

Bill No. 120
2016

By-law No. Z.-1-16_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1065, 1069 and 1093 Margaret Street.

WHEREAS **Multiplex Chemicals Ltd.** has applied to rezone an area of land located at 1065, 1069 and 1093 Margaret Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1065, 1069 and 1093 Margaret Street, as shown on the attached map comprising part of Key Map No. A108, **from** a Residential R2 (R2-2) Zone and a Light Industrial (LI1/LI7/LI8) Zone **to** Residential R2 Special Provision (R2-2(___)) Zone, a Light Industrial Special Provision (LI1(*)) Zone, a Light Industrial Zone (LI1/LI7/LI8) and a Light Industrial Special Provision Zone (LI1(**)) Zone.

2. Section Number 6.4 of the Residential R2 (R2-2) Zone is amended by adding the following Special Provision:

R2-2(____) 1065 Margaret Street

a) Regulations:

Notwithstanding the regulations contained in Table 6.3 – Regulations for R2 Zone variations – the following regulations apply to the building(s) existing on the date of the passing of the By-law:

- i) Front Yard Depth 0.0 metres (Min.)
- ii) Interior Side Yard 0.0 metres (Min.)

3. Section Number 40.4 of the Light Industrial (LI1) Zone is amended by adding the following Special Provision:

LI1(*) 1069 Margaret Street

a) Permitted Uses:

- i) Bakeries;
- ii) Business service establishments;
- iii) Offices support;
- iv) Printing, reproduction and data processing industries;
- v) Research and development establishments;
- vi) Warehouse establishments;
- vii) Wholesale establishments;
- viii) Custom workshop;
- ix) Brewing on premises establishments.

b) Regulations:

- i) Lot Area 1,000m² (Min.)
- ii) Frontage 25.0 metres (Min.)

c) Additional Regulations for Existing Building(s)

Notwithstanding the regulations contained in Table 40.3 – Regulations for LI Zone variations – the following regulations apply to the building(s) existing on the date of the passing of the By-law:

i)	Interior Side Yard Depth (Min.)	0.0 metres
ii)	Front Yard Depth (Min.)	3.5 metres
iii)	Lot Coverage (Max.)	65%

4. Section Number 40.4 of the Light Industrial (LI1) Zone is amended by adding the following Special Provision:

LI1(**) 1093 Margaret Street (eastern portion)

a) Permitted Uses:

- i) Bakeries;
- ii) Business service establishments;
- iii) Offices support;
- iv) Printing, reproduction and data processing industries;
- v) Research and development establishments;
- vi) Warehouse establishments;
- vii) Wholesale establishments;
- viii) Custom workshop;
- ix) Brewing on premises establishments;
- x) Automobile body shops;
- xi) Automobile repair garages;
- xii) Repair and rental establishments;
- xiii) Service and repair establishments;
- xiv) Service trades;

b) Regulations:

i)	Lot Area (Min.)	1,100m ²
ii)	Frontage (Min.)	27.0 metres

5. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

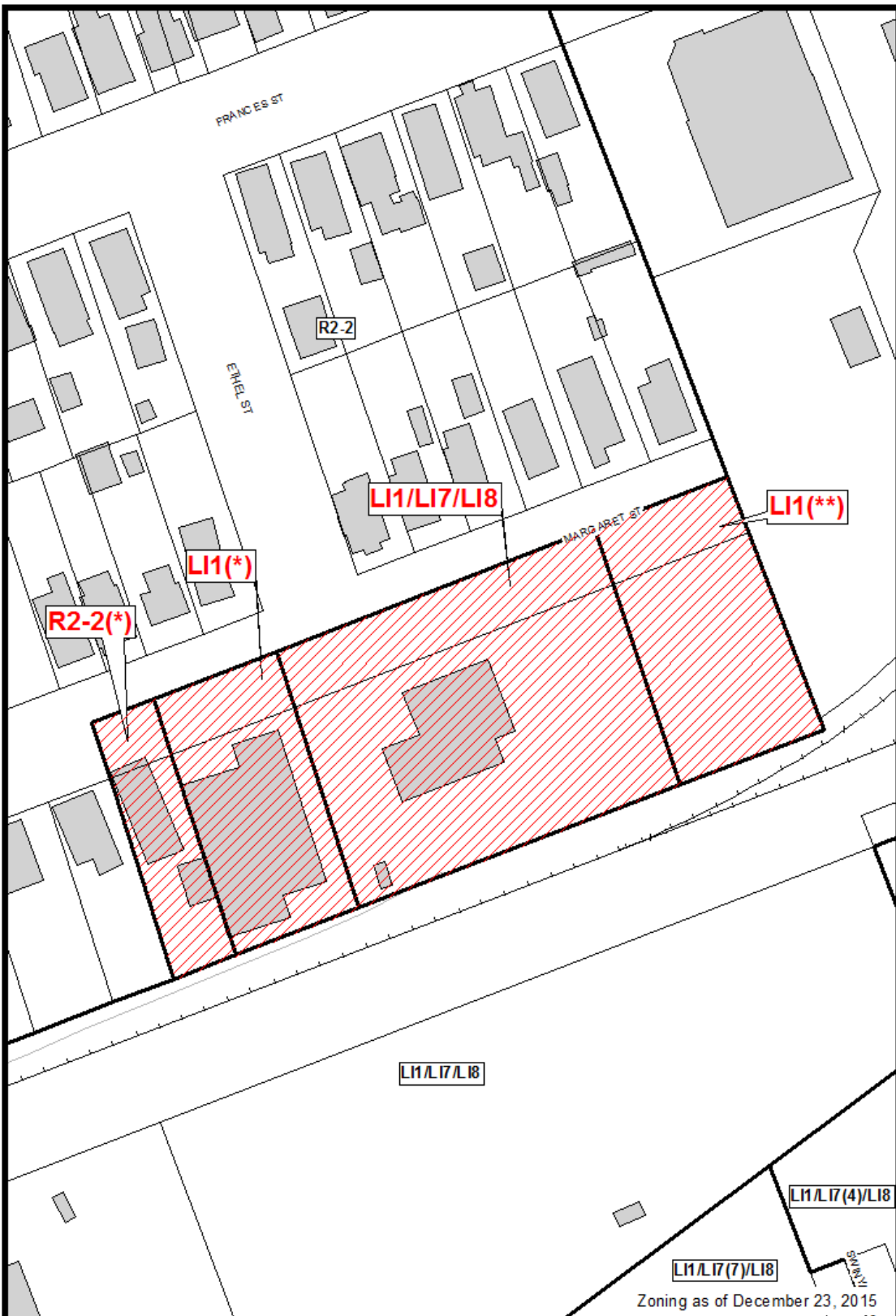
PASSED in Open Council on March 22, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk


First Reading – March 22, 2016
Second Reading – March 22, 2016
Third Reading – March 22, 2016

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of December 23, 2015

File Number: Z-8575
Planner: MD
Date Prepared: 2016/02/26
Technician: TT
By-Law No: Z.-1-

SUBJECT SITE 

1:900

0 4.5 9 18 27 36 Meters

