

Bill No. 149
2016

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

A by-law to amend By-law No. Z.-1 to rezone lands located at 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive, and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard, within the Victoria on the River subdivision.

WHEREAS **Sifton Properties Limited** has applied to rezone lands located at 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive, and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard, 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 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); 2465 to 2519 Leeds Crossing, 2512 to 2564 Holbrook Drive, and 2516 to 2581 Seven Oaks Ridge (legally described as Lots 1-60 Plan 33M-688); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard, as shown on the attached map, **from** a Residential R1 (R1-4) Zone **to** a Residential R1 Special Provision (R1-4()) Zone; **from** a holding Residential R1 (h•h-100•R1-4) Zone **to** a holding Residential R1 Special Provision (h•R1-4()) Zone; **from** a holding Residential R5/R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31) Zone **to** a holding Residential R1 Special Provision (h•R1-4()) Zone; and **from** a holding Residential R1 (h•h-100•R1-4) Zone **to** a holding Residential R1 (h•R1-3) Zone.

2. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-4()

(a) Regulations

i)	Lot Coverage	45%
	One (1) Storey Single Detached Dwelling (Maximum)	

3. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

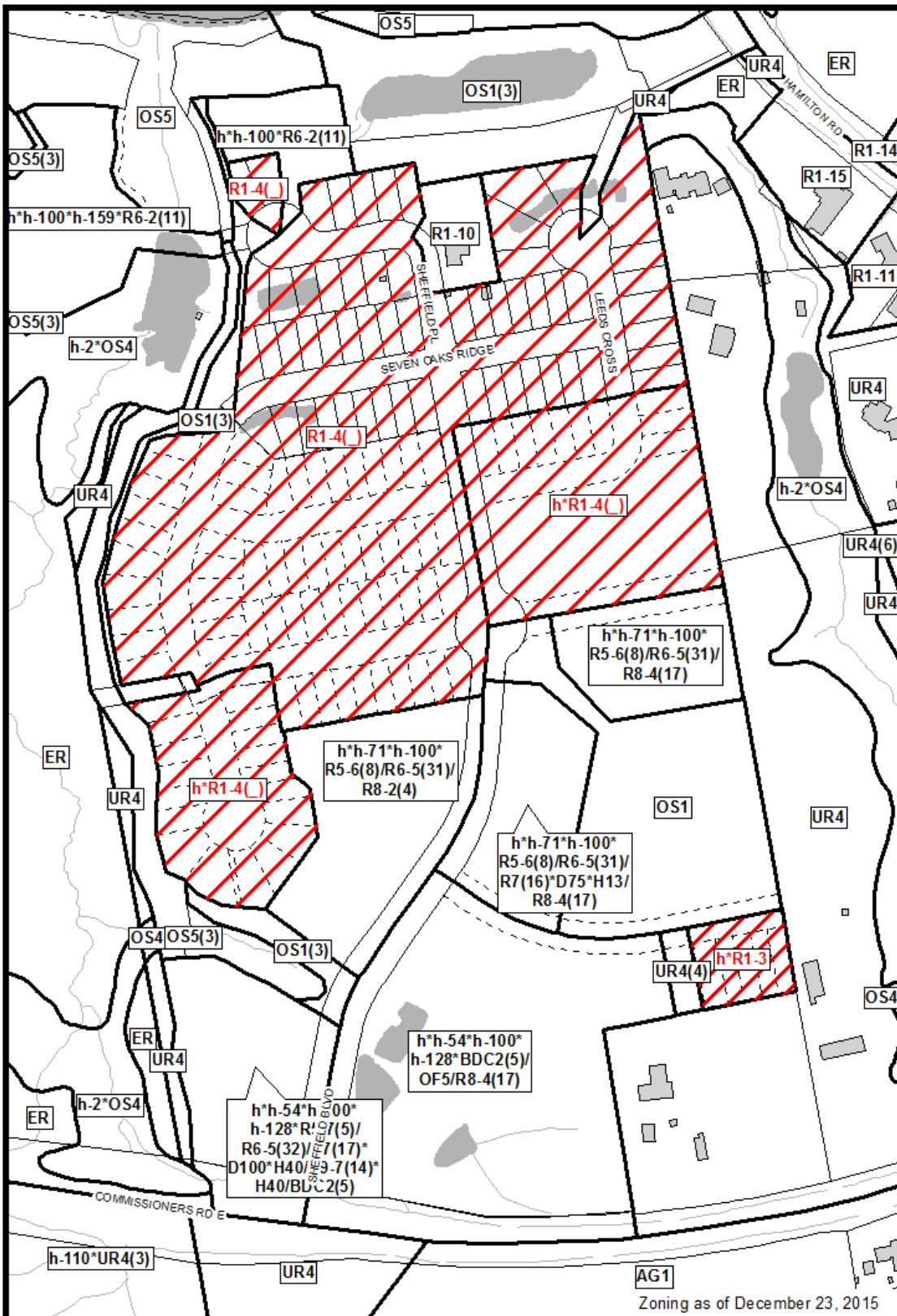
PASSED in Open Council on April 5, 2016.

Paul Hubert
Deputy Mayor



Catharine Saunders
City Clerk

First Reading - April 5, 2016
Second Reading – April 5, 2016
Third Reading - April 5, 2016

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



Zoning as of December 23, 2015

<p>File Number: 39T-09502 / Z-8528 Planner: LM Date Prepared: January 14, 2016 Technician: JTS By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters</p> <p align="center"></p>
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