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Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
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 276 Highbury Avenue North, 281 & 285 Short Avenue and 1325 Trafalgar Street.

WHEREAS Ross of London Holdings Inc. has applied to rezone an area of land located at 276 Highbury Avenue North, 281 & 285 Short Avenue and 1325 Trafalgar Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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 276 Highbury Avenue North, 281 & 285 Short Avenue and 1325 Trafalgar Street, as shown on the attached map comprising part of Key Map No. A109, from a Service Station (SS) Zone and Residential R1 (R1-6) Zone to a Neighbourhood Shopping Area Special Provision (NSA5()) Zone.

2) Section Number 23.4 of the Neighbourhood Shopping Area (NSA) Zone is amended by adding the following Special Provision:

) NSA5() 276 Highbury Avenue North, 281-285 Short Avenue and 1325 Trafalgar Avenue

- a) Regulations:
 - i) Rear Yard Depth (minimum) 1.0 metre (3.3 feet)
 - ii) Rear Yard Depth (maximum) 2.0 metre (6.6 feet)
 - iii) Exterior Side Yard Depth (minimum) 1.0 metres (3.3 feet)
 - iv) Exterior Side Yard Depth (maximum) 2.0 metres (6.6 feet)
 - v) Stacked Parking Spaces (minimum) 13 spaces
 - vi) Parking areas shall be permitted in all yards provided that no part of any parking area is located closer than 2.0 metres (6.6 feet) to any required road allowance.
 - vii) Notwithstanding Section 4.35.1) a minimum interior side and rear yard depth of 8.0 metres (26.2 feet) for any portion of drive-through lane or speaker location, where noise attenuation measures have been provided to the satisfaction of the City.

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File: OZ-8579
Planner: Eric Lalande

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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 May 3, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - May 3, 2016
Second Reading - May 3, 2016
Third Reading - May 3, 2016