

Bill No. 131
2012

By-law No. Z.-1-122089

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1103 Adelaide Street North.

WHEREAS **2261531 Ontario Limited** have applied to rezone an area of land located at 1103 Adelaide Street North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 520 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 the lands located at 1103 Adelaide Street North, as shown on the attached map comprising part of Key Map No. 32, from an Automobile Service Station (SS1) Zone to a Holding Neighbourhood Shopping Area Special Provision (h-5*h-11*h-64*h-95*NSA1(8)) Zone.
2. Section Number 23 of the Neighbourhood Shopping Area Zone to By-law No. Z.-1 is amended by adding the following Special Provision:
 - 8) NSA1(8) 1103 Adelaide Street North
 - a) Regulations:

i)	Loading Spaces (Minimum)	0 Loading Spaces
ii)	Distance of Parking Area Located next to an Ultimate Road Allowance (Minimum)	0.0 metres
iii)	Distance of Parking Area Located next to Property Line (Minimum)	0.0 metres
iv)	Drive-Through Setback from interior and rear lot line with appropriate noise attenuation and a 2.4 metre high noise attenuation wall (Minimum)	0.0 metres
v)	Rear Yard Setback (Minimum)	3.4 metres
vi)	Gross Floor Area Restaurant (Maximum)	416.4 m ²
3. 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.

4. 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. P.13*, 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 20, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – March 20, 2012
Second Reading – March 20, 2012
Third Reading – March 20, 2012