

Bill No. 253  
2016

By-law No. Z.-1-16\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone lands located at 1691 Hamilton Road.

WHEREAS **Thames Village Joint Venture Corporation** has applied to rezone lands located at 1691 Hamilton Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_\_ this rezoning will conform 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 1691 Hamilton Road, as shown on the attached map, **from** an Urban Reserve Special Provision (UR4(6)) Zone **to** a holding Residential R1 Special Provision (h•R1-3(\_\_\_\_)) Zone; an Open Space Special Provision (OS1(3)) Zone; a holding Open Space (h-2•OS4) Zone; and an Urban Reserve Special Provision (UR4(\_\_\_\_)) Zone.

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

R1-3(\_\_\_\_)

(a) Regulations

- |      |  |                           |
|------|--|---------------------------|
| i)   | Lot Coverage<br>One (1) Storey<br>Single Detached<br>Dwelling<br>(Maximum)                   | 45%                       |
| ii)  | Front and Exterior Yard<br>Depth for Main Dwelling<br>to Primary Collector Road<br>(Minimum) | 4.5 metres<br>(14.76 ft.) |
| iii) | Front and Exterior Yard<br>Depth for Garages<br>to Primary Collector Road<br>(Minimum)       | 6.0 metres<br>(19.7 ft.)  |

3. Section 49.3 of the Urban Reserve UR Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

UR4(\_\_\_\_)

(a) Regulations

- |     |  |                                  |
|-----|--|----------------------------------|
| i)  | Lot Area (Minimum)                     | 190 square metres (2,045 sq.ft.) |
| ii) | No Minimum Lot<br>Frontage Requirement |                                  |

4. Section Number 4.21 Road Allowance Requirements - Specific Roads to By-law No. Z.-1 is amended by adding the following road:

Street	From	To	Street Classification	Limit of Road Allowance Measured from Centreline
Street 'C' (39T-13502)	West limit of Plan	East limit of Plan	Primary Collector	10.75 m (35.3 ft.)

5. 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.

6. 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.

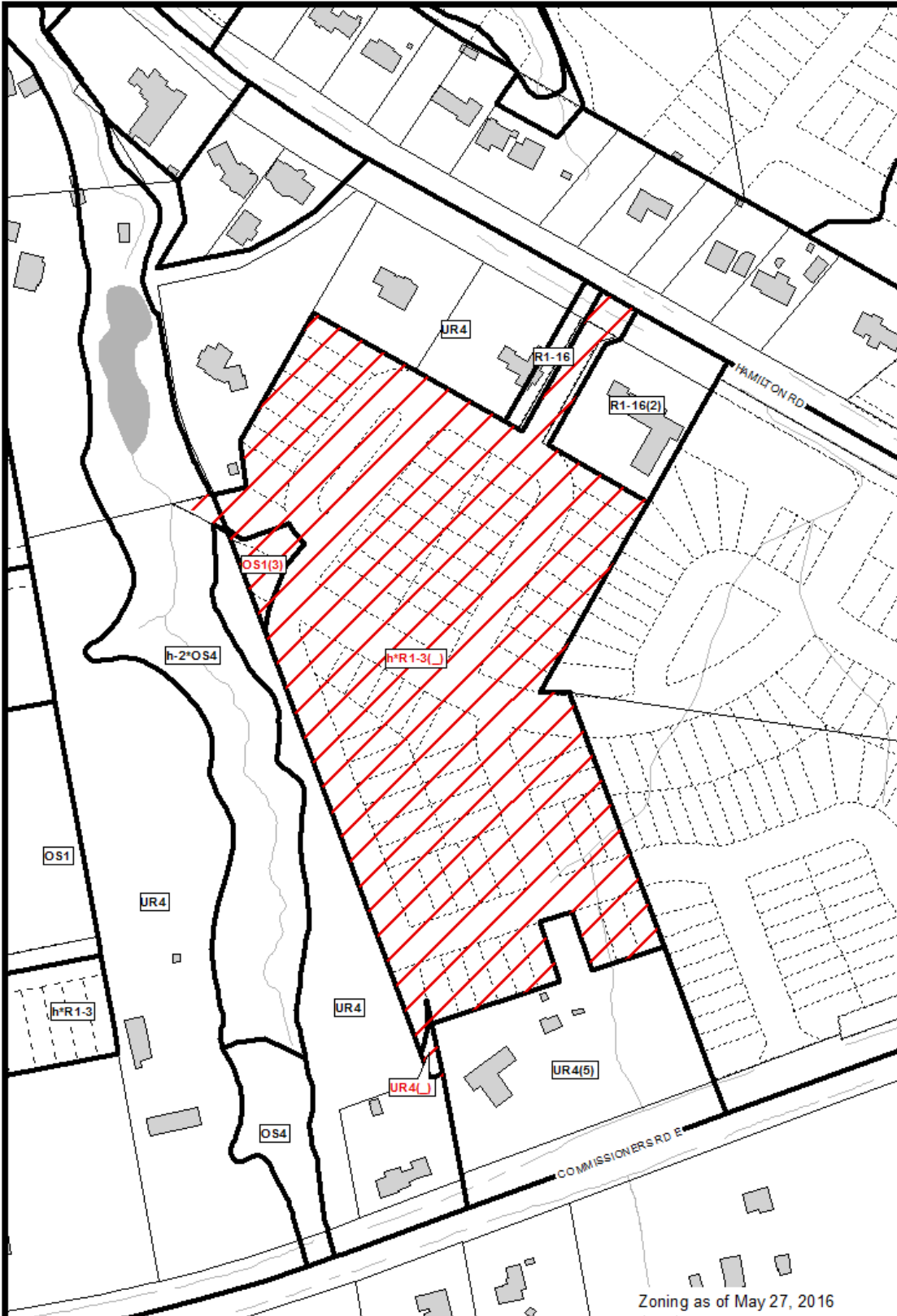
PASSED in Open Council on June 23, 2016.

Paul Hubert  
Deputy Mayor

Catharine Saunders  
City Clerk

First Reading – June 23, 2016  
Second Reading – June 23, 2016  
Third Reading – June 23, 2016

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




File Number: 39T-13502 / OZ-8147

Planner: LM

Date Prepared: June 3, 2016

Technician: JTS

By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

