

Bill No. 255
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 240 Waterloo Street & 358 Horton Street East.

WHEREAS **Creative Properties Design Build Inc.** has applied to rezone an area of land located at 240 Waterloo Street & 358 Horton Street East, 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 240 Waterloo Street & 358 Horton Street East, as shown on the attached map comprising part of Key Map No. A107, **from** Business District Commercial Special Provision (BDC(29)) Zone, and a Restricted Service Commercial (RSC1/RSC4) Zone, and a Restricted Service Commercial/Light Industrial (RSC1/RSC4/LI8) Zone, **to** a Business District Commercial Special Provision (BDC(29)) Zone.

2. Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by deleting the current special provision BDC(29) and replacing it with the following new special provision:

BDC(29)	240 Waterloo Street & 358 Horton Street East	
a)	Regulation[s]	
i)	Front Yard Depth (maximum)	6.9m (22.6 ft)
ii)	Existing parking located in front of 358 Horton East (maximum)	2 Spaces
iii)	Minimum number of parking spaces where the total number of required spaces does not exceed 75	26 spaces
iv)	Parking Area Setback (minimum)	0m (0 ft)
v)	The front lot line shall be interpreted to be Horton Street East regardless of whether or not it is the shorter lot line that abuts the street.	
vi)	Gross floor area for office uses (maximum)	3,000m ² (32,291 sq ft)

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. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

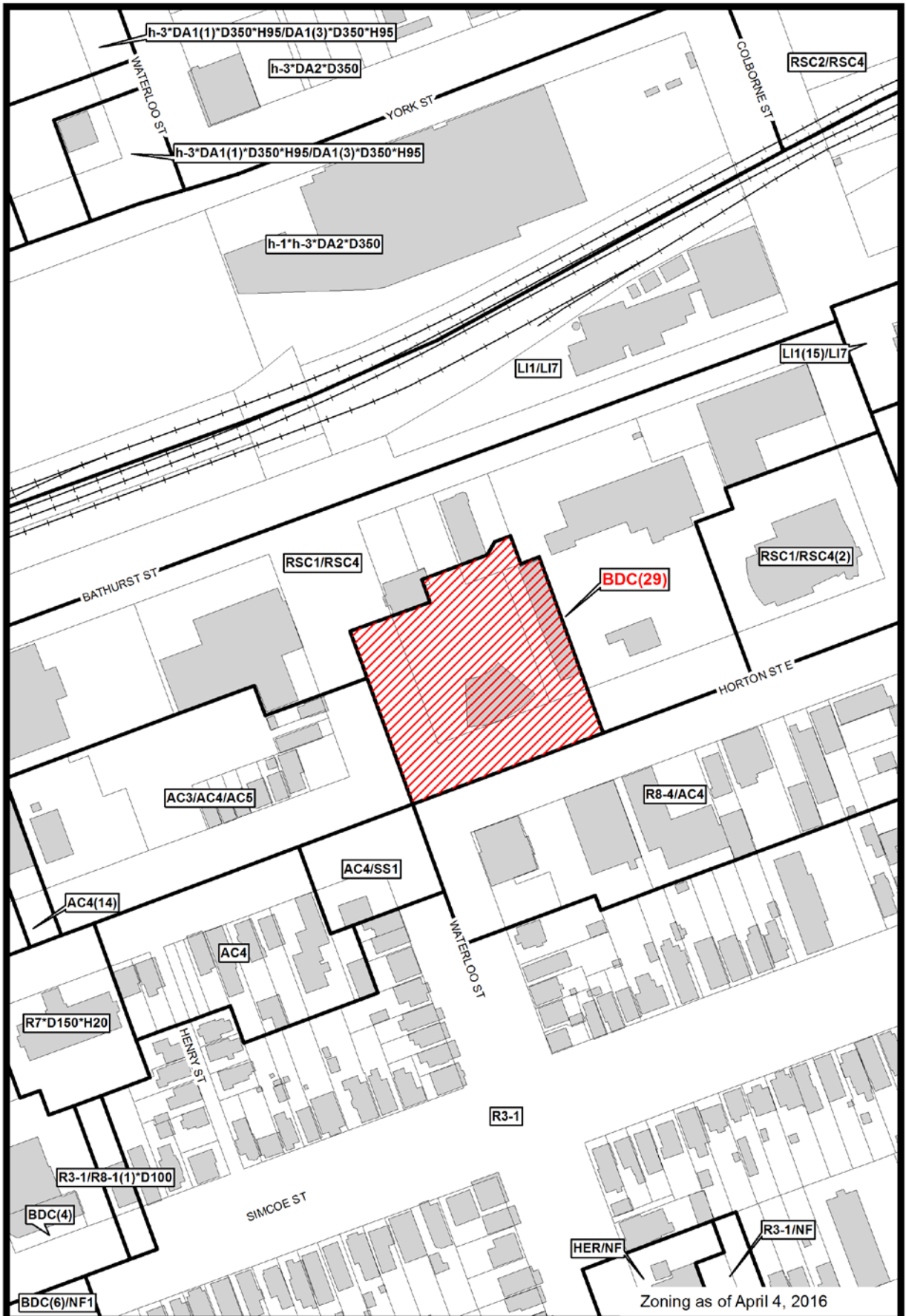
PASSED in Open Council on June 23, 2016.

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: OZ-8598
 Planner: SW
 Date Prepared: 2016/05/17
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

