

Bill No. 333
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 66 Byron Avenue East.

WHEREAS **Doug Lansink** has applied to rezone an area of land located at 66 Byron Avenue East, 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 Z.-1 is amended by changing the zoning applicable to those lands located at 66 Byron Avenue East, as shown on the attached map comprising part of Key Map No. A107, **from** a Residential R2 (R2-2) **to** a Residential R2 Special Provision (R2-2(*)) Zone and a Residential R2 Special Provision (R2-2(**)) Zone.

2. Section Number 6.4 of the Residential (R2-2) Zone Variation is amended by adding the following Special Provisions:

- R2-2(*) That portion of lands fronting Byron Avenue East located at 66 Byron Avenue East
- a) Additional permitted Use:
- i) Converted Dwelling (maximum 3 Dwelling Units)
- b) Regulations
- i) Lot Area (Minimum) 471 square metres (5,069 sq. ft.)
 - ii) Rear Yard Depth (Minimum) 4.8 metres (15.7 ft.)
 - iii) Interior Side Yard Depth (west) as existing

- R2-2(**) That portion of lands fronting Euclid Avenue East located at the rear of 66 Byron Avenue East
- a) Permitted Use:
- i) A single detached dwelling
- b) Regulations
- i) Lot Area (Minimum) 244 square metres (2,626 sq. ft.)
 - ii) Front Yard Depth (building) (Minimum) 1.2 metres (3.9 ft.)
 - iii) Rear Yard Depth (Minimum) 2 metres (6.5 ft.)
 - iv) Interior Side Yard Depth (west) (Minimum) 0.9 metres (2.9 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 August 30, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - August 30, 2016
Second Reading – August 30, 2016
Third Reading - August 30, 2016

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



Zoning as of July 5, 2016

File Number: Z-8616
 Planner: BT
 Date Prepared: 2016/08/02
 Technician: MB
 By-Law No: Z-1-

SUBJECT SITE 

1:2,000

