

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES and CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED 1877 SANDY SOMERVILLE LANE PUBLIC PARTICIPATION MEETING ON OCTOBER 31, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Sifton Properties Limited relating to lands located at 1877 Sandy Somerville Lane:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 8, 2016 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Residential R1 Special Provision (R1-10(6)) Zone **TO** a Residential R6 Special Provision (R6-5()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and apartment buildings, together with a special provision to permit uses to be developed in the form of land lease community homes, at a maximum density of 30 units per hectare, minimum lot frontage of 0 metres, minimum side yard depth adjacent to an OS5 Zone of 1.0 metre, and minimum side yard depth adjacent to a R6-5(7) and R1-10() Zone of 1.2 metres; an Open Space OS5 Zone to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; and a Residential R1 Special Provision (R1-10()) Zone to permit single detached dwellings with access permitted via a private right-of-way to a public street, a minimum lot area of 0.3 hectares, minimum yard depth from an R6-5() Zone of 6.0 metres, and minimum yard depth from an OS5 Zone of 10 metres.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

June 4, 2001 - Planning Committee – Application by City of London on behalf of Sifton Properties Limited – River Bend Phase 1 Subdivision Area (File No. Z-6090 / 39T-00506)

October 10, 2000 - Planning Committee – Application by Sifton Properties Limited – River Bend Subdivision - Phase 1 (File No. 39T-00506 / OZ-5881)

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommended action is to amend the zoning to permit the development of nine (9) single detached dwellings in the form of land lease community homes, and to retain the existing residential dwelling with access via a private right-of-way to a public street.

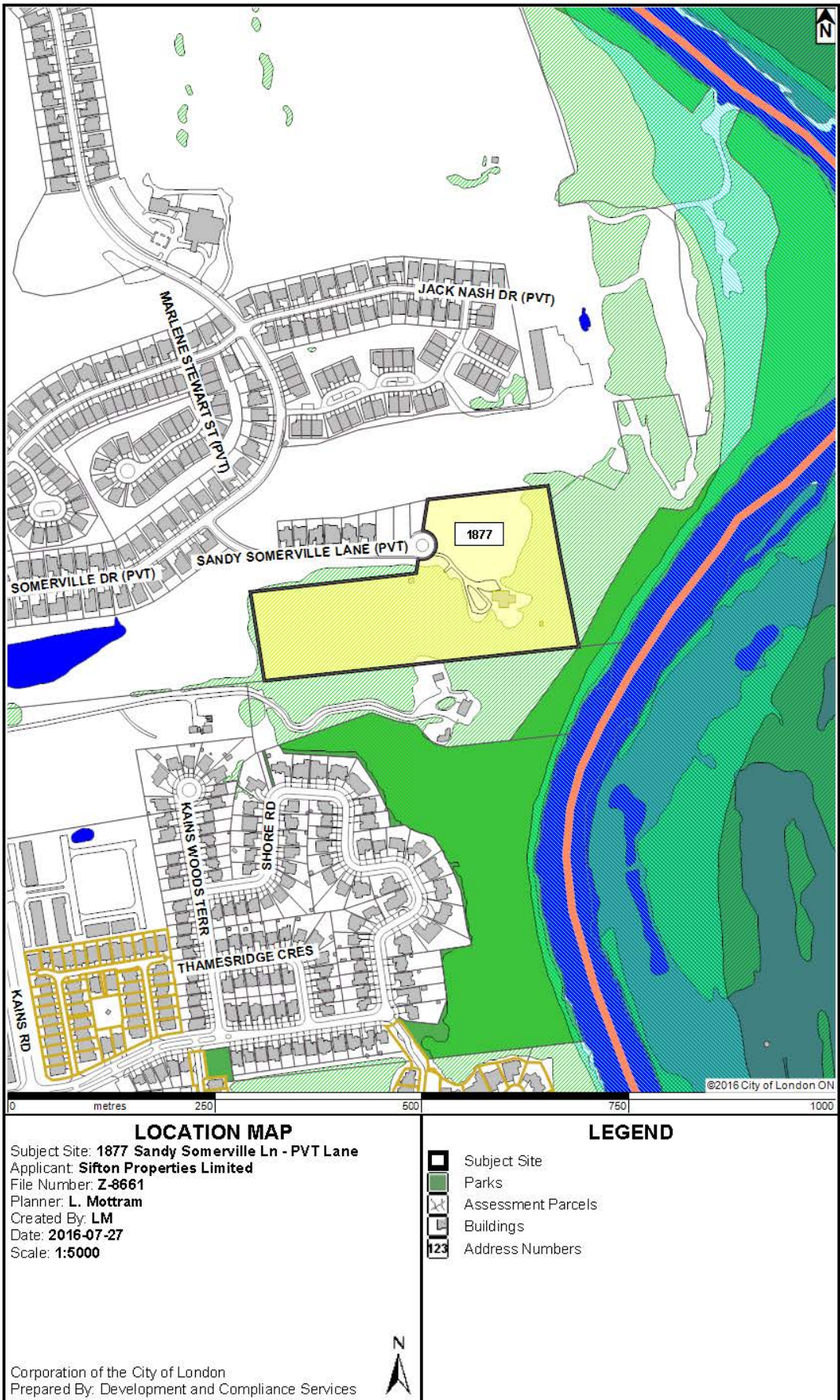
RATIONALE

1. The recommended zoning is compatible with adjacent development and represents an appropriate extension of Sandy Somerville Lane, a private street within the Riverbend Golf community.
2. The proposed site development plan incorporates an appropriate buffer from the Kains Woods ESA, and as part of this amendment will be rezoned Open Space OS5.
3. The recommended zoning is consistent with the Official Plan designation for the site, and is consistent with the Provincial Policy Statement.

BACKGROUND

Date Application Accepted: July 21, 2016	Agent: n/a
<div>REQUESTED ACTION:</div> <p>Amendment to Zoning By-law Z.-1 to change the zoning from a Residential R1 Special Provision (R1-10(6)) Zone TO a Residential R6 Special Provision (R6-5(*)) Zone which would permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and apartment buildings in the form of land lease community homes, together with special provisions for a maximum density of 30 units per hectare, minimum lot frontage of 0 metres, minimum side yard depth adjacent an OS5 Zone of 1.0 metre, and minimum side yard depth adjacent an R6-5(7) and R1-10(6) Zone of 1.2 metres; TO an Open Space OS5 Zone which permits such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; and TO a Residential R1 Special Provision (R1-10(6)) Zone to permit single detached dwellings with access permitted via a private right-of-way to a public street, a minimum lot area of 0.3 hectares, minimum yard depth from an R6-5(*) Zone of 6.0 metres, and minimum yard depth from an OS5 Zone of 10 metres.</p> <p>A separate application to the London Consent Authority has been submitted by Sifton Properties Limited and is being processed concurrently with the zoning request (File No. B.037/16). The request is to sever approximately 4.1 hectares for the existing residential use, and retain approximately 1.4 hectares for the purpose of the proposed residential use.</p>	

<div>SITE CHARACTERISTICS:</div> <ul style="list-style-type: none">Current Land Use – residential dwelling and open spaceFrontage – No public road frontageDepth – Approx. 376 metres (1,234 ft.)Area – 5.5 hectares (13.58 acres)Shape – Irregular



SURROUNDING LAND USES:
<ul style="list-style-type: none">• North – golf course• South – open space• East – open space• West – residential

OFFICIAL PLAN DESIGNATIONS: (refer to map on page 5)
Low Density Residential and Open Space
EXISTING ZONING: (refer to map on page 6)
Residential R1 Special Provision (R1-10(6)) and Open Space OS5

PLANNING HISTORY

The subject site forms part of the River Bend Community Plan which was initiated as a developer led Community Planning process in November of 1996. On June 22nd, 1998, City Council adopted Official Plan Amendment No. 121 which implemented the River Bend Community Plan. The amendment was subsequently appealed to the Ontario Municipal Board by a number of landowners within the area. During the Pre-Hearing Conference on the appeals, Sifton Properties Limited announced that significant modifications were being proposed to the Phase 1 development area, and at Sifton's request, the Board agreed to defer a hearing in order to allow time for consideration of the revised development proposal.

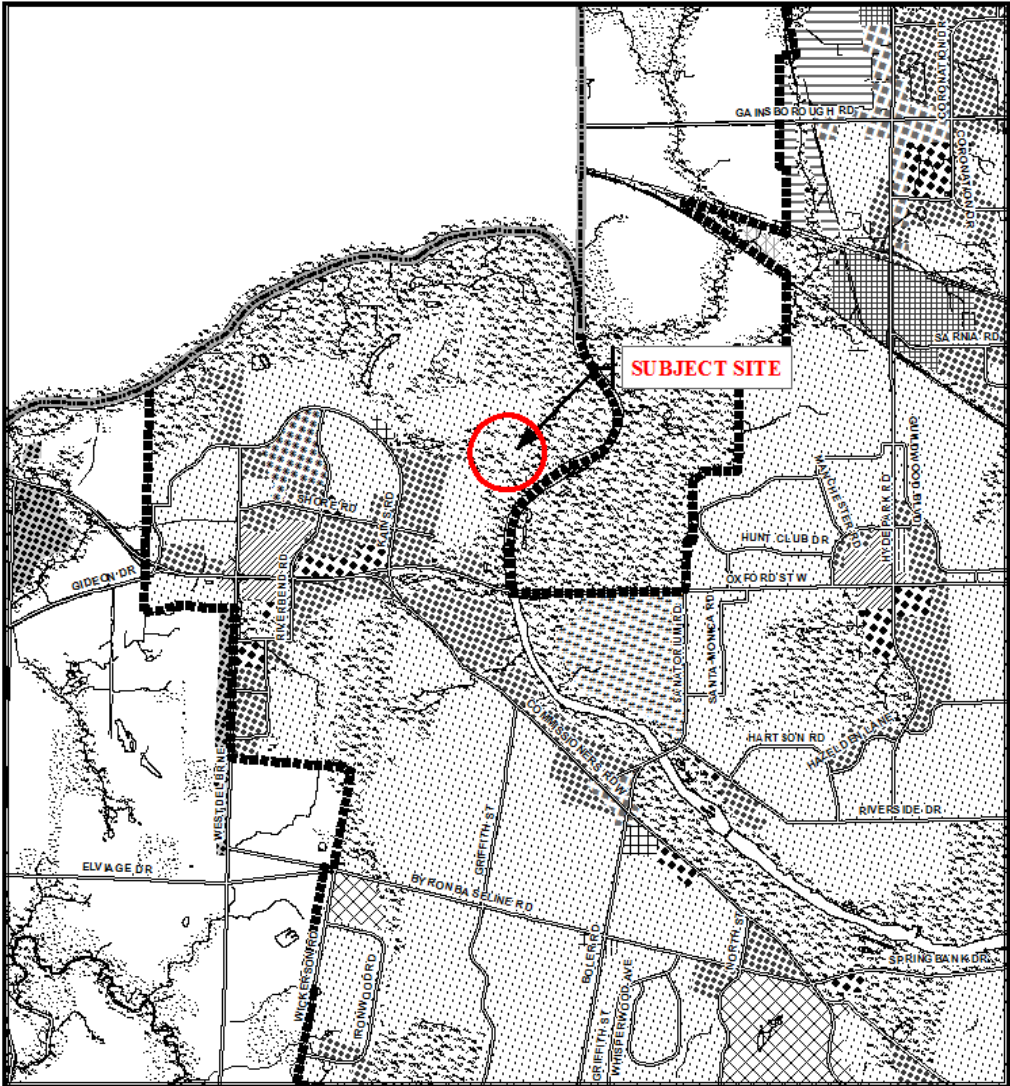
On February 11, 2000, Sifton Properties Limited submitted an application for Official Plan and Zoning By-law amendments, and subdivision approval for the revised Phase 1 development proposal. The applications sought approval for a Low Density Residential designation with a special provision to also permit an apartment building in the interior of the area, to a maximum overall density of 30 units per hectare (12 units per acre). The development concept included a private residential/golf course community, with a controlled entrance at Kains Road.

At the May 1, 2000 City Council meeting, Council resolved to advise the Ontario Municipal Board (OMB) that they supported the modifications to Official Plan Amendment No. 121 that would permit the revised land use concept being proposed by Sifton. The OMB met on May 8th and issued a partial Decision/Order on June 7th, which modified OPA 121 in a manner consistent with Council's position.

On October 16, 2000, Municipal Council approved a Zoning By-law amendment and recommended approval of the Draft Plan of Subdivision application for the River Bend Phase 1 area. The Zoning Amendment applied a Residential R6 Special Provision (R6-5(7)) Zone to the residential block portion of the subdivision draft plan which comprises an area of 43 hectares (106 acres). The Special Provision R6-5(7) Zone permits cluster housing in the form of single-detached, semi-detached, duplex, triplex, townhouse, stacked townhouse and apartment buildings. The maximum overall density is 30 units per hectare (12 units per acre).

A Residential R1 Special Provision (R1-10(6)) Zone was applied to the area identified on the draft plan as Block 7 consisting of an existing dwelling and a large manicured lawn (now known as 1877 Sandy Somerville Lane). The special provision permitted access via a private right-of-way with access to a public street. An Open Space OS5 Zone was applied to the remainder of the subject property.

Official Plan Map



Legend

Downtown

Wonderland Road Community Enterprise Corridor

Enclosed Regional Commercial Node

New Format Regional Commercial Node

Community Commercial Node

Neighbourhood Commercial Node

Main Street Commercial Corridor

Auto-Oriented Commercial Corridor

Multi-Family, High Density Residential

Multi-Family, Medium Density Residential

Low Density Residential

Office Area

Office/Residential

Office Business Park

General Industrial

Light Industrial

Regional Facility

Community Facility

Open Space

Urban Reserve - Community Growth

Urban Reserve - Industrial Growth

Rural Settlement

Environmental Review

Agriculture

Urban Growth Boundary

CITY OF LONDON

Department of Planning and Development

OFFICIAL PLAN SCHEDULE A - LANDUSE -

PREPARED BY: Graphics and Information Services

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Scale 1:30,000

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Meters

FILE NUMBER: Z-8661

PLANNER: LM

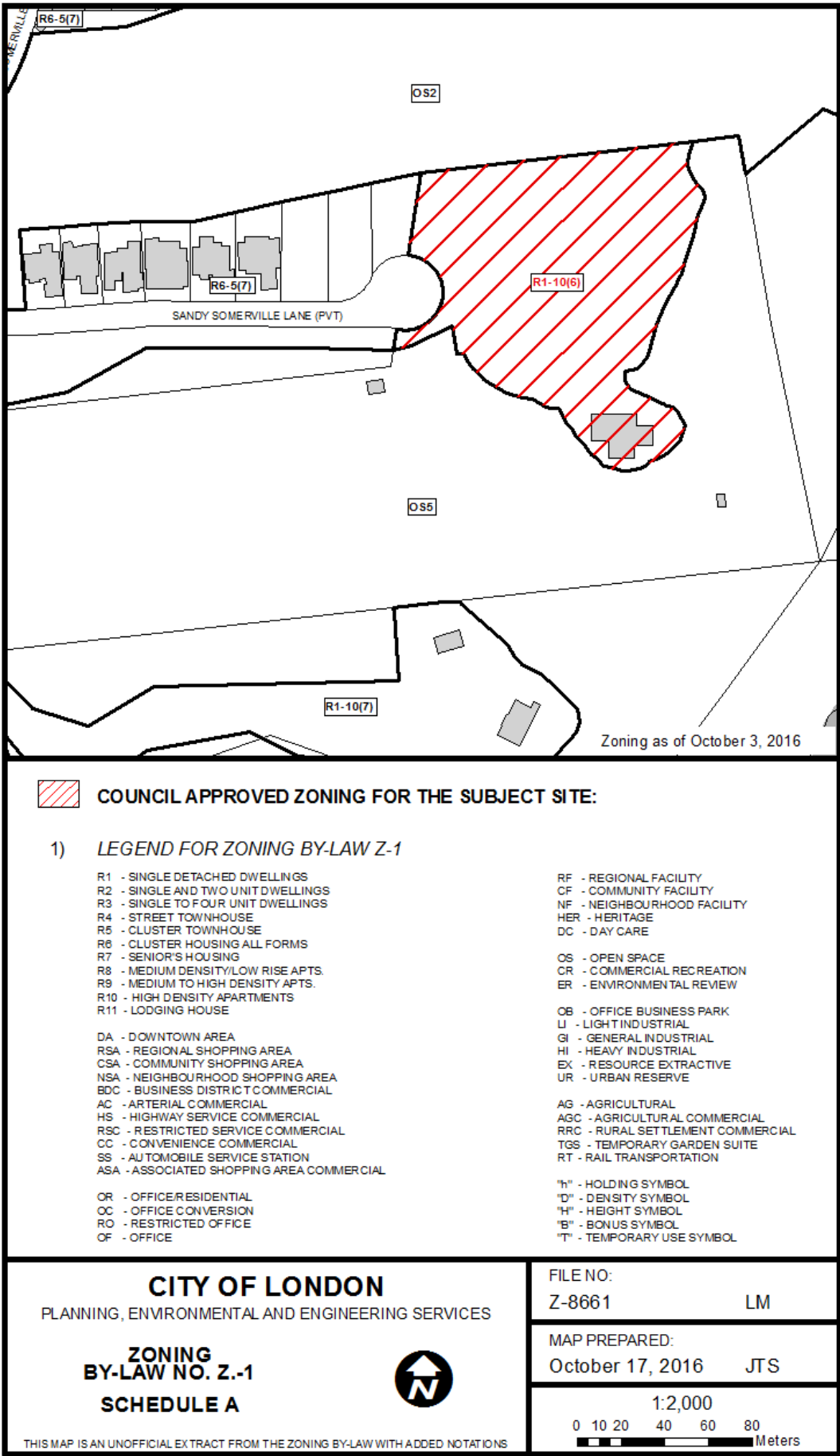
TECHNICIAN: JTS

DATE: October 17, 2016

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\council\excerpts\inroad_templates\scheduleA_b&w_8x14_with_SWAP.mod

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Zoning Map



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File No: Z-8661
Planner: L. Mottram

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Upper Thames River Conservation Authority (UTRCA)

The subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. The regulation limit is comprised of a riverine erosion hazard associated with the Thames River. The UTRCA has jurisdiction over these lands and landowners may be required to obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

The UTRCA staff have met with the applicant on site and report having no objections to this application or Section 28 permit requirements for the proposed development.

Servicing Related City Comments

Transportation Division:

- A turning circle shall be provided as opposed to a hammer head.

Stormwater Engineering Division (SWED):

Stormwater Engineering staff have no objection to the above-noted application to amend the Zoning By-law. Please ensure the applicant is informed about the need to address/consider, among others, the following SWM requirements/concerns during the consent application process and the site plan application stage:

- There is no municipal storm outlet available for the subject land and therefore a SWM servicing report is to be prepared by a Professional Engineer licensed in the Province of Ontario. The report is to include the design of on-site SWM controls and any associated conveyance system and outlet, all to the satisfaction of the City Engineer and the UTRCA where applicable.
- The design and construction of SWM servicing works for the subject land shall be in accordance with:
 - > The SWM criteria and targets for the Downstream Thames Subwatershed,
 - > Any as-constructed information and any accepted functional report or development agreement for the area (e.g. Plan 33M-429),
 - > The City Design Requirements for on-site SWM controls which may include but not be limited to quantity/quality and erosion controls, and
 - > The City's Waste Discharge and Drainage By-Laws; the Ministry of the Environment Planning & Design Manual; as well as all applicable Acts, Policies, Guidelines, Standards and Requirements of all approval agencies (i.e. UTRCA).
- The design of the SWM servicing work shall include but not be limited to such aspects as requirements for Oil/Grit separator if a parking area is proposed, on-site SWM controls design, implementation of SWM Best Management Practices (e.g. Low impact Development features "LID"), grading and drainage design (minor, and major flows), storm drainage conveyance from external areas (including any associated easements), hydrological conditions, etc.
- The applicant and his consultant shall ensure the storm/drainage conveyance from the existing external drainage through the subject lands are preserved, all to the satisfaction of the City Engineer.
- Additional SWM related comments may be required and provided upon future review of this site through the consent application process and the site plan application stage.

Wastewater Engineering Division (WADE):

- The new lots are intended to be serviced via an extension of the existing sanitary sewers on Sandy Somerville Lane.
- Subject to the final grading of the lots/units, a direct gravity sewer connection may not be achievable, therefore requiring a small packaged pumping station installation or individual ejector pumps for each of the units.

No comments from the Water Division.

PUBLIC LIAISON:	On July 28, 2016, a Notice of Application to Amend the Zoning By-law was sent to 53 surrounding property owners. Notice was published in the “Londoner” on August 11, 2016.	3 replies received
Nature of Liaison: see “Requested Action” section.		
Responses: Three e-mail responses received. <ul style="list-style-type: none">- Concerns for protection of forest and wildlife- The rezoning would be detrimental to wildlife in this area- Many species including deer inhabit and depend on this area- The grass and fruit trees maintained by the previous owner is vital to the habitat in the Kains Woods area		

ANALYSIS

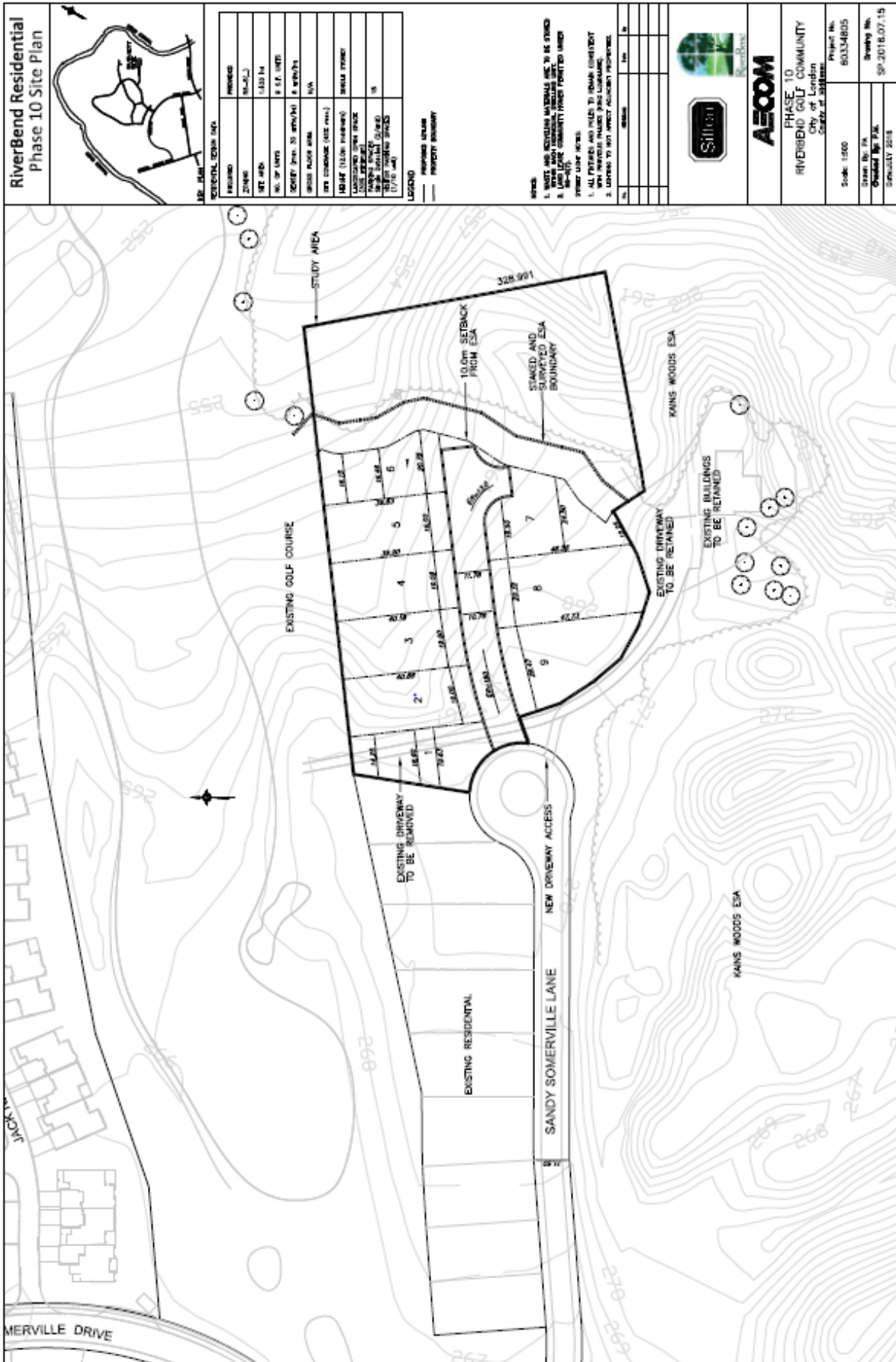
Requested Action

The application by Sifton Properties Limited is a request for a zoning by-law amendment on lands located at 1877 Sandy Somerville Lane. The proposed amendment would permit the development of nine (9) single detached dwelling lots within the portion of the property currently existing as manicured lawn, and would also retain the existing residential dwelling.

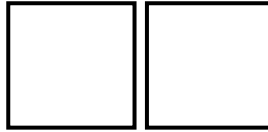
The subject lands are located at the eastern terminus of Sandy Somerville Lane, a cul-de-sac street within Sifton’s Riverbend Golf community. The site has street frontage and access at the end of the cul-de-sac, which is a private street. Access is permitted via a private right-of-way through the Riverbend Golf community to Kains Road.

Approximately 1.3 hectares of the overall site consists of the existing residence and accessory buildings, driveway and manicured lawn with some planted ornamental trees. Of that area, approximately 0.91 hectares is proposed for the development of the nine lots, on a land lease basis, as an extension of the Riverbend Golf community. The proposed development would occur within the area that is currently manicured lawn. A 10 metre buffer is proposed between the limits of the development and the edge of the Kains Woods and will be zoned Open Space OS5.

The request is to change the zoning from a Residential R1 Special Provision (R1-10(6)) Zone to a Residential R6 Special Provision (R6-5()) Zone which will be generally consistent with the adjacent zoning along Sandy Somerville Lane to the west, and to revise the R1-10(6) Zone with new regulations with respect to the minimum lot area and building setback requirements. The buffer area is also proposed to be rezoned Open Space OS5 from the current Residential R1-10(6) Zone.







File No: Z-8661
Planner: L. Mottram

The requested zoning change is intended to facilitate an Application for Consent which has been submitted for the purpose of severing the existing residence and the majority of the woodlot to be retained as a private residence outside of the Riverbend Golf community. The area to be retained will include the portion to be developed for residential purposes (9 lots) as well as a portion of the Kains Woods and an associated buffer which will remain as open space.

Official Plan

The Official Plan designates the lands affected by the requested zoning changes as “Low Density Residential” on Schedule ‘A’ Land Use Map. The primary permitted uses include single detached, semi-detached, and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of the plan and provided they do not exceed the maximum density of development permitted under policy 3.2.2 which specifies net residential densities up to an approximate limit of 30 units per hectare.

Schedule ‘B1’ Natural Heritage Features Map identifies an Environmentally Significant Area (ESA) feature to the east and south known as the Kains Woods ESA. The Kains Wood ESA was identified and delineated as part of the Natural Heritage Study for the Riverbend Community Plan Area in 1998 (Proctor and Redfern, now AECOM). AECOM was retained by Sifton Properties Limited to investigate the natural heritage conditions of the subject lands at 1877 Sandy Somerville Lane and the adjacent Kains Woods ESA. In June of this year AECOM confirmed, delineated and staked the boundary of the ESA as identified on Schedule ‘B1’. The boundary was staked at the drip-line of trees considered part of the Kains Woods ESA.

Section 15.5 of the Official Plan Environmental Policies indicates that the presence of the Kains Woods ESA triggers the requirement for an Environmental Impact Study (EIS) to be completed in support of the proposed development. The applicant indicated they have had further discussions with the City’s Environmental and Parks Planning staff and based on the field work completed to date in conjunction with the proposed development an EIS is not required so long as a 10 metre buffer between the staked drip line and the proposed residential lot line is provided in accordance with the City of London’s “Guideline Documents for Determination of Ecological Buffers and Development Setbacks” (2007), and that planting and restoration plans are provided through the site plan approval process.

Schedule ‘B2’ Natural Resources and Natural Hazards Map indicates a “Riverine Erosion Hazard Limit for Confined Systems” along the easterly portion of the site generally corresponding with the limits of the ESA. A small portion of the proposed development overlaps the erosion hazard limit as shown on Schedule ‘B1’. Response received from the Upper Thames River Conservation Authority indicated that a meeting was held with the applicant on site on July 15, 2016. Based on the configuration of the proposed development, the Conservation Authority confirmed that a geotechnical study would not be required. The applicant’s Planning Justification Report submitted with this application also made reference to the geotechnical investigations completed as part of the Riverbend Community Plan by Golder Associates in 1997 (“Preliminary Geotechnical Study - River Valley Slopes, Proposed Riverbend Development” Golder Associates, May 1997). The stable slope line as mapped in that report indicates that the proposed development area is outside of the stable slope line.

With respect to *The London Plan*, which has been adopted by City Council but is not yet in force and effect, the subject lands affected by the recommended zoning amendment are within the “Neighbourhoods” Place Type permitting a range of uses such as single detached, semi-detached, duplex, triplex, and townhouse dwellings, and small-scale community facilities.

Based on our review, the recommended zoning to allow the requested residential uses and development configuration as proposed with an Open Space buffer for protection adjacent the Kains Wood ESA conforms to both the current City of London Official Plan and The London Plan.

Zoning

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File No: Z-8661
Planner: L. Mottram

Residential R6 Special Provision (R6-5()) Zone – The recommended zoning is generally consistent with the existing residential zoning along Sandy Somerville Lane and other developed phases throughout the Riverbend Golf community. Various forms of cluster housing would be permitted in the form of “land lease community homes” including single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and apartment buildings at a maximum density of 30 units per hectare and maximum height of 12 metres. The requested special provision regulations include a minimum lot frontage of 0 metres to recognize that the proposed lot does not have frontage on a public road, a minimum side yard depth to an OS5 Zone of 1.0 metre to recognize there will be an additional 10 meter setback as proposed within the recommended Open Space OS5 buffer, and a minimum side yard depth to an R6-5(7) and R1-10() Zone of 1.2 metres in order to maintain continuity with the side yard setbacks and spacing between dwellings along Sandy Somerville Lane.

Residential R1 Special Provision (R1-10()) Zone – The recommended zoning is basically a revised version of the current R1-10(6) zoning applied to a smaller land parcel. The special provision regulations need to be revised with respect to minimum lot area and setbacks as the proposed lot would no longer be adjacent to the OS2 zoning on the adjacent golf course to the north, and would also have a reduced land area. The recommended special provision regulations include a minimum lot area of 0.3 hectares, all yard setbacks from any R6-5() Zone of 6 metres, and all yard setbacks from any Open Space OS5 Zone of 10 metres consistent with the current zone regulation.

OS5 Zone – The recommended zoning would be applied to the 10 meter buffer area adjacent the Kains Woods. The zoning permits such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots. A restoration and re-naturalization plan for the buffer area will be required as part of the site plan review for the development of the proposed nine lots.

Response to Public Comments

Concerns for protection of forest and wildlife habitat – The subject lands are currently a residential property with maintained lawns, gardens and ornamental trees located immediately adjacent to the Riverbend Golf community and the Kains Wood ESA. There is a significant amount of open space for wildlife which have been observed in the area, such as white tail deer and wild turkey, to inhabit and roam freely. The findings of the investigation of natural heritage conditions undertaken by AECOM indicated that no Species at Risk (SAR) have been recorded for, or were observed within the subject lands, or immediate surrounding ESA lands; no provincially or regionally rare vegetation communities or floral species were found within the subject lands; and recommended a 10 meter buffer from the ESA boundary for the proposed development, determined in accordance with the City’s ecological buffer guidelines.

Provincial Policy Statement

The recommended Zoning By-law amendment is consistent with the PPS 2014, as summarized as follows:

1. Building Strong Healthy Communities

The recommended zoning changes are consistent with objectives of Section 1.1.1 by creating healthy, liveable, and safe communities sustained by promoting efficient development patterns, and compact and cost effective development. The proposed changes are also consistent with policies to promote economic development and efficient use of existing municipal infrastructure.

2. Wise Use and Management of Resources

Natural heritage studies were previously prepared as part of the Riverbend Community Plan for the area in which the subject lands are located. The lands were identified in the community plan and the City's Official Plan for Low Density Residential uses. The boundary of the Kains Woods ESA was also delineated and mapped in the community plan and Official Plan. The boundary was further delineated and staked in the field to identify the limits of development. Recommendations for protecting natural heritage features include a 10 metre buffer from the ESA boundary to the residential lot line. Archaeological studies were also completed at the time of the preparation of the community plan. There are no identified concerns for protection of agricultural, mineral aggregates, or cultural heritage and archaeological resources.

3. Protecting Public Health and Safety

The recommended zoning amendments do not pose any public health and safety concerns, and there are no known human-made hazards.

CONCLUSION

Based on our review, the recommended zoning is considered appropriate and represents sound planning. The zoning amendment will facilitate a proposed development of nine residential dwelling lots and represents a logical extension of Sandy Somerville Lane, a private street within the Riverbend Golf community. The permitted residential uses are compatible with existing development in the immediate area, and represents an efficient use of land and infrastructure. The recommended amendment conforms to the policies of the Official Plan and is considered appropriate.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
JENNIE RAMSAY, P. ENG. MANAGER, DEVELOPMENT SERVICES AND ENGINEERING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

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File No: Z-8661
Planner: L. Mottram

Responses to Public Liaison Letter and Publication in “The Londoner”

Telephone

None

Written

Christine and Brian Watson
 1370 Kains Woods Terrace
 - concerns for protection of forest and wildlife

Dan Green
 - The rezoning would be detrimental to wildlife in this area
 - Many species including deer inhabit and depend on this area
 - The grass and fruit trees maintained by the previous owner is vital to the habitat in the Kains Woods area

Doug Nolan and Laura Watkin
 1378 Kains Woods Terrace
 - concerns for protection of forest and wildlife

Bibliography

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Sifton Properties Limited, dated July 15, 2016

ZBA Planning Justification Report – Riverbend Golf Phase 10, submitted by Sifton Properties Limited in association with AECOM, dated July 2016

Reference Documents:

City of London Official Plan, June 19, 1989, as amended

City of London, Zoning By-law No. Z.-1, May 21, 1991, as amended

Ontario Ministry of Municipal Affairs and Housing, *Planning Act*, R.S.O. 1990, CHAPTER P. 13, as amended

Ontario Ministry of Municipal Affairs and Housing, *Provincial Policy Statement*, April 30, 2014

Correspondence: (located in City of London File No. Z-8661 unless otherwise stated)

Various hard copy and e-mail correspondences to the Notice of Application to Amend Zoning By-law

Bill No. (number to be inserted by Clerk's Office)
2016

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone lands located at 1877 Sandy
Somerville Lane.

WHEREAS Sifton Properties Limited has applied to rezone a portion of lands
located at 1877 Sandy Somerville Lane, 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 No. Z.-1 is amended by changing the zoning applicable to lands
located at 1877 Sandy Somerville Lane, as shown on the attached map, **from** a
Residential R1 Special Provision (R1-10(6)) Zone **to** a Residential R6 Special Provision
(R6-5()) Zone; an Open Space OS5 Zone; and a Residential R1 Special Provision (R1-
10()) Zone.
2. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the
following Special Provision:

R1-10()

(a) Regulations

- i)

Notwithstanding the provisions of Section 4.2 or any other section
of this By-law to the contrary, access may be permitted via a
private right-of-way with access to a public street.
- ii)

Lot Area

0.3 hectares

(Minimum)
- iii)

All yard setbacks from

6.0 metres

any Residential R6

Special Provision (R6-5())

Zone (Minimum)
- iv)

All yard setbacks from

10.0 metres

any Open Space OS5 Zone

(Minimum)

3. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the
following Special Provision:

R6-5()

(a) Additional Permitted Uses:

Permitted uses may be developed in the form of land lease
community homes.

- (b)Regulations:
- i)Density
(Maximum)

30 units per hectare
- ii)Lot Frontage

0 metres
- iii)Side yard depth
to OS5 Zone
(Minimum)

1.0 metre
- iv)Side yard depth
to R6-5(7) and
R1-10() Zones
(Minimum)

1.2 metres

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 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 November 8, 2016.

Matt Brown

Mayor

Catharine Saunders

City Clerk

First Reading – November 8, 2016

Second Reading – November 8, 2016

Third Reading – November 8, 2016

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

