

Appendix “A”

Zoning By-law Amendment

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 an area of land located at 185 and
199 Commissioners Road East

WHEREAS York Developments has applied to rezone an area of land located at 185 and 199
Commissioners Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 lands
located at 185 and 199 Commissioners Road East, as shown on the attached map, from a
Holding Residential R1 (h.R1-7) Zone; a Holding Residential R1 (h.R1-8) Zone; and a Holding
Residential R1 Special Provision h.h-54.(R1-9(7)) Zone to a holding Residential R1 Special
Provision (h.R1-8()) Zone and a holding Residential R1 Special Provision (h.R1-8()) Zone
2. Section 5.4 Residential R1 Zone is amended by adding the following Special Provisions:

a) R1-8(**) Zone Variation

Regulation:	i)	Lot Area	580m2
		(Minimum)	
	ii)	Rear Yard Setback	6.0m
		(Minimum)	
	iii)	Interior Yard Setback	1.2m
		(Minimum)	

b) R1-8(*) Zone Variation

Regulation:	i)	Notwithstanding Section 4.23 of the Z-1 Zoning By-law, the Front Yard Setback shall be 10.0m (Minimum)	
	ii)	The front face of the dwelling unit shall be oriented towards Commissioners Road East	
	iii)	Incorporate enhanced landscape and design features such as black Wrought iron fencing and vegetation in the landscaped open space area between the arterial road and the face of the main building, and in the boulevard or side entrances of the local road in the subdivision.	

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 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

Agenda Item # Page #

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File: 39T-08501/Z-8682
Planner: Alanna Riley

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - November 22, 2016
Second Reading – November 22, 2016
Third Reading - November 22, 2016