

By-law No. Z.-1-16

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(____)

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
(Minimum) | 0.3 hectares |
| iii) | All yard setbacks from
any Residential R6
Special Provision (R6-5(___))
Zone (Minimum) | 6.0 metres |
| iv) | All yard setbacks from
any Open Space OS5 Zone
(Minimum) | 10.0 metres |

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) | <p>Additional Permitted Uses:</p> <p>Permitted uses may be developed in the form of land lease community homes.</p> | | | | | | | | | | | | |
| (b) | <p>Regulations:</p> <table border="0" style="margin-left: 40px;"> <tr> <td style="vertical-align: top;">i)</td> <td>Density
(Maximum)</td> <td style="text-align: right;">30 units per hectare</td> </tr> <tr> <td style="vertical-align: top;">ii)</td> <td>Lot Frontage</td> <td style="text-align: right;">0 metres</td> </tr> <tr> <td style="vertical-align: top;">iii)</td> <td>Side yard depth
to OS5 Zone
(Minimum)</td> <td style="text-align: right;">1.0 metre</td> </tr> <tr> <td style="vertical-align: top;">iv)</td> <td>Side yard depth
to R6-5(7) and
R1-10(____) Zones
(Minimum)</td> <td style="text-align: right;">1.2 metres</td> </tr> </table> | 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 |
| 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 | | | | | | | | | | | |

4. 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.

5. 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)

