

Bill No. 427  
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 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;

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 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.	

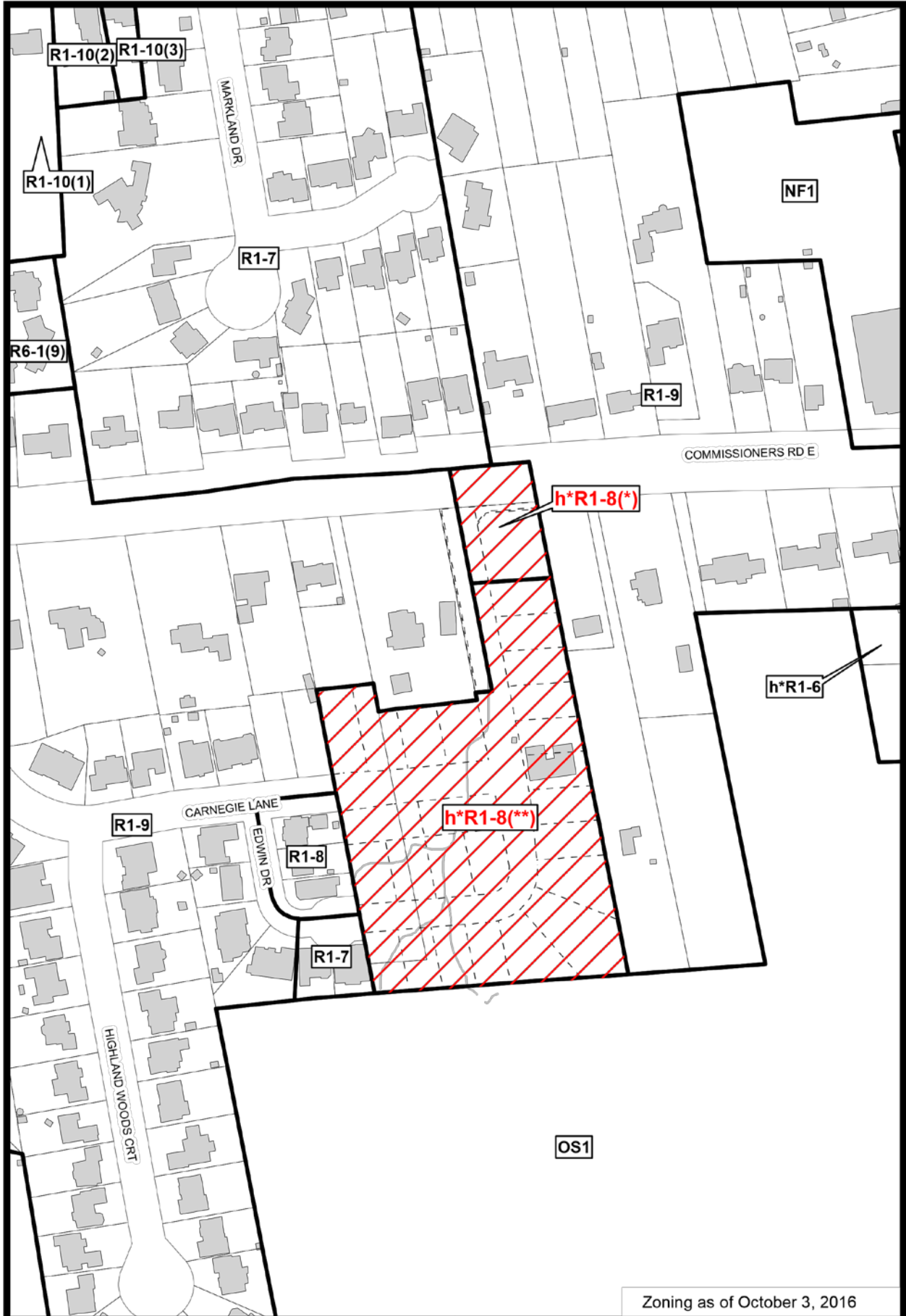
3. This By-law shall come into force and be deemed to come into force in accordance with subsection 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 22, 2016

Matt Brown  
Mayor

Catharine Saunders  
City Clerk


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



Zoning as of October 3, 2016

File Number: Z-8682  
 Planner: AR  
 Date Prepared: 2016/11/02  
 Technician: JS  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500  
  
 0 12.525 50 75 100 Meters