

Bill No. 409
2011

By-law No. Z.-1-112044

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 580 Fanshawe Park Road East.

WHEREAS **1830150 Ontario Limited** has applied to rezone an area of land located at 580 Fanshawe Park Road East as shown on the map attached to this by-law, as set out below;

AND WHEREAS this application 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 amendment by changing the zoning applicable to lands located at 580 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No.10 **FROM** an Automobile Service Station (SS2) Zone **TO** a Holding Community Shopping Area Special Provision (h-5*h-11*h*103-CSA3(5)).
2. Section Number 22 of the Community Shopping Area (CSA3) Zone to By-law No. Z.-1 is amended by adding the following Special Provision:
 - 5) CSA(5) 580 Fanshawe Park Road East
 - a) Regulations:

i) Parking Spaces (Minimum)	43
ii) Lot depth (Minimum)	38.1 meters
iii) Front yard setback from ultimate road allowance	0.0 meters
iv) Loading spaces	0
v) Distance of parking area located next to an ultimate road allowance	0 meters
vi) Distance of a parking area next to any side yard	0 meters
vii) Distance of a parking area next to a rear yard	0 meters
viii) Distance between a drive-through lane located in the interior side yard and the property line	0 meters
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 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 October 3, 2011

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - October 3, 2011
Second Reading - October 3, 2011
Third Reading - October 3, 2011