File: Z-8008 Planner: M. Tomazincic

Appendix "A"

Bill No. (number to be inserted by Clerk's Office) 2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 497-499 Central Avenue.

WHEREAS Filipe Abrantes and Daniel McFadden have applied to rezone an area of land located at 497-499 Central Avenue, 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:

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 497-499 Central Avenue, as shown on the attached map compromising part of Key Map No. 70, from a Residential R3 (R3-2) Zone to a Residential R3 Special Provision (R3-2()) Zone.

1) Section Number 7.4 of the Residential R3 (R3-2) Zone is amended by adding the following

')	Special Provision:					
)	R3-2()	497-499 Central Avenue			
		a)	Add i)	itional Permitted Use Multiple Dwelling		
		b)	Reg i)	ulations Number of Dwelling Units (Maximum)	5	
			ii)	Number of bedrooms per dwelling unit (Maximum)	2	
			iii)	Number of 2-bedroom dwelling units (Maximum)	2	
			iv)	Lot Area (m²) Minimum	600m² (6,458 sq.ft)	
			v)	Lot Frontage (m) Minimum	15 metres (49.2 feet)	
			vi)	Exterior Side Yard Depth (m) Minimum	3.6 metres (11.8 feet)	
			vii)	Rear Yard Depth (m) Minimum	6.0 metres (19.7 feet)	
		•	viii)	Interior Side Yard Depth (m) Minimum	3.0 metres (9.8 feet)	
			ix)	Landscaped Open Space (Minimum)	30%	

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X)	Lot Coverage (Maximum)	44%			
xi)	Height (m) Maximum	12.0 metres (39.4 feet)			
xii)	Parking Area Coverage (Maximum)	25%			
xiii)	Parking (Minimum)	1 space per dwelling unit			
xiv)	Notwithstanding the provisions of Section 4.28, the minimum front yard depth shall be 0.0 metres and the maximum front yard depth shall be 1.0 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 Section 34 of the *Planning Act, R.S.O. 1990, c. P13,* either upon the date of the passage of this by-law or as otherwise provided by the said section.

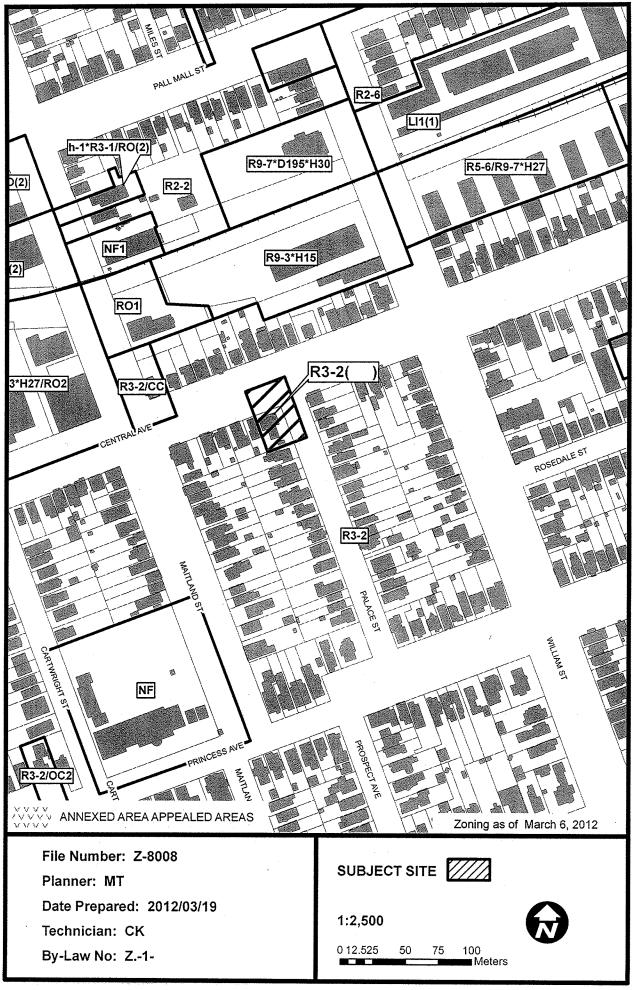
PASSED in Open Council on May 1, 2012.

Joe Fontana Mayor

Catharine Saunders City Clerk

First Reading – May 1, 2012 Second Reading – May 1, 2012 Third Reading – May 1, 2012

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

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