

Bill No. 423  
2017

By-law No. Z.-1-17 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1175, 1185, 1195, 1205, 1215 Fanshawe Park Road West and 2151 Dalmagarry Road.

WHEREAS **2415121 Ontario Ltd** has applied to rezone an area of land located at 1175, 1185, 1195, 1205, 1215 Fanshawe Park Road West and 2151 Dalmagarry Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_\_ this rezoning will conform 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 1175, 1185, 1195, 1205, 1215 Fanshawe Park Road West and 2151 Dalmagarry Road, as shown on the attached map comprising part of Key Map No. A101, **from** a Neighbourhood Shopping Area Special Provision (NSA5(8)) Zone **to** a Neighbourhood Shopping Area Special Provision (NSA5(\_\_\_)) Zone.

2. Section Number 23.4 of the Neighbourhood Shopping Area (NSA5) Zone is amended by adding the following Special Provision:

"NSA5(\_\_\_)

a) Additional Permitted Use[s]

- i) Restricted Automotive Use (car washes are not permitted)
- ii) Commercial Recreation Establishment

b) Regulation[s]

The following regulations apply for all lands zoned NSA5(\_\_\_):

- i) Yard Depth Abutting the Residential Zone 7.0m (22.97 feet)
- ii) Total Gross Floor Area (maximum) 6,000 m2 (64,585.58 sq.ft.)
- iii) Parking shall not be permitted between any building or structure and any road allowance.

c) Regulation[s] 2151 Dalmagarry Road & 1185, 1205, 1215 Fanshawe Park Road West

- i) Maximum Gross Floor Area of 1,000m2 for one individual use (10,763.9sq.ft) other than food stores or restaurants.
- ii) Maximum Gross Floor Area of 635m2 for one individual use (6,835.1sq.ft) other than food stores or restaurants.
- iii) Gross Floor Area for one individual "Restaurant" (maximum) 530m2 (5,704.85 sq.ft.)

d) Regulation[s] 1175 & 1195 Fanshawe Park Road West

- |      |  |                  |
|------|--|------------------|
| i)   | Maximum Gross Floor Area of 790m <sup>2</sup> for one individual use (8,503.5sq.ft) other than food stores or restaurants. |                  |
| ii)  | East Yard Depth<br>(minimum)   | 5.0m (16.4 feet) |
| iii) | Landscaped Open Space<br>(minimum)   | 13%              |
| iv)  | Lot Coverage<br>(maximum)"   | 31%              |

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 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.

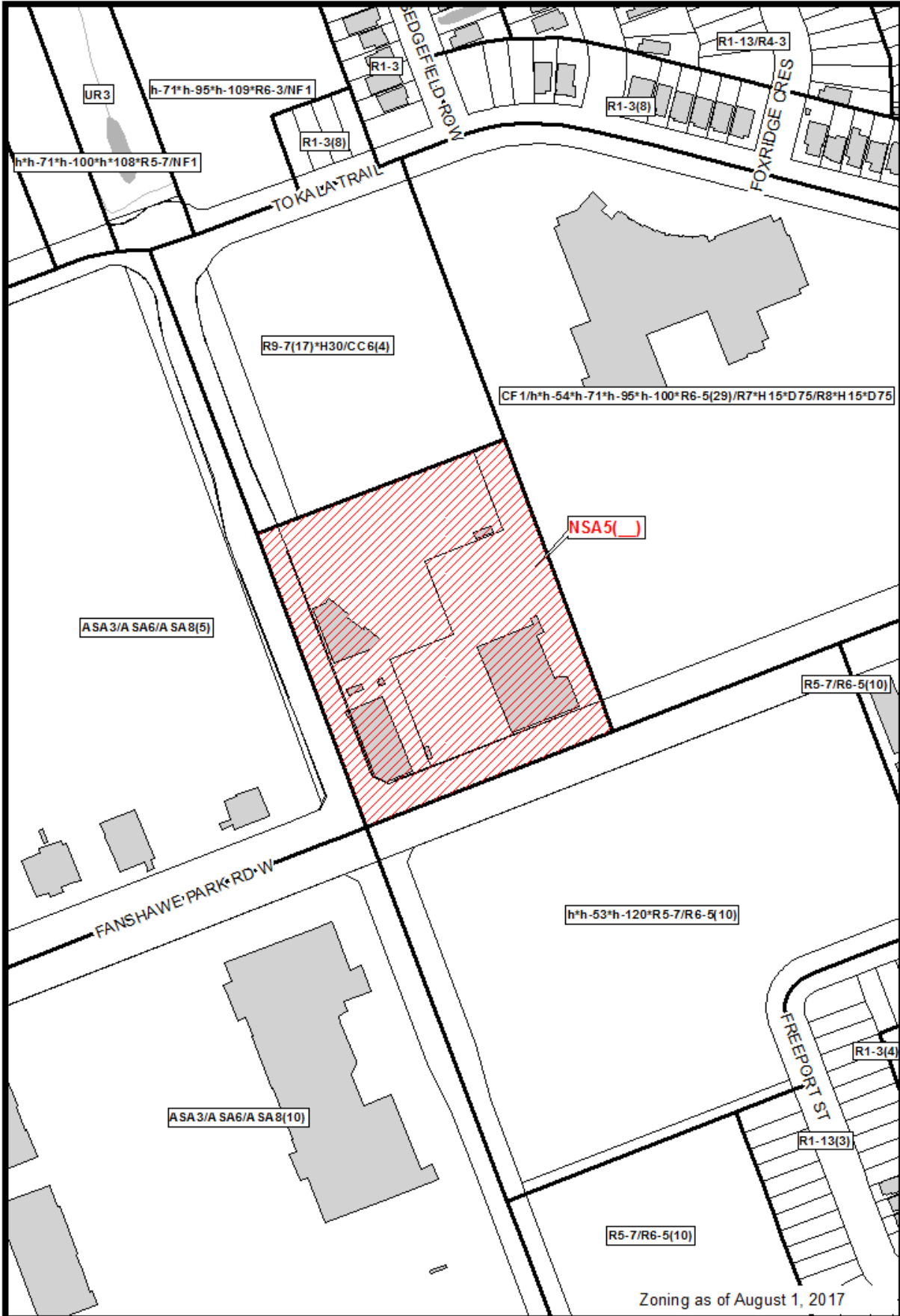
PASSED in Open Council on September 19, 2017.

Matt Brown  
Mayor


Catharine Saunders  
City Clerk

First Reading – September 19, 2017  
Second Reading – September 19, 2017  
Third Reading – September 19, 2017

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



File Number: Z-8776  
 Planner: MC  
 Date Prepared: 2017/08/16  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

