

Bill No. 619  
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 1835 Dundas Street.

WHEREAS **1891614 Ontario Inc.** has applied to rezone an area of land located at 1835 Dundas Street, 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 1835 Dundas Street, as shown on the attached map comprising part of Key Map No. A108, **from** an Associated Shopping Area/Restricted Service Commercial (ASA5/RSC6) Zone **to** an Associated Shopping Area Special Provision (ASA1/ASA2/ASA3(\_\_\_\_)) Zone.

2. Section Number 24.4 c) of the Associated Shopping Area (ASA) Zone is amended by adding a new special provision:

"ASA3(\_\_\_\_) 1835 Dundas Street

a)	Regulation[s]	
i)	Rear Yard Setback (Minimum)	1.0 metre (3.3 feet)
ii)	Interior (west) Side Yard Setback (Minimum)	2 metres (6.7 feet)
iii)	Interior (east) Side Yard Setback (Minimum)	0.0 metres (0.0 Feet)
iv)	Interior (east) Side Yard Setback abutting the residential zone of properties fronting Avondale Road (Minimum)	5.5 metres (18 feet)
v)	Lot Coverage (Maximum)	34%
vi)	Parking (Minimum)"	200 parking spaces

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.

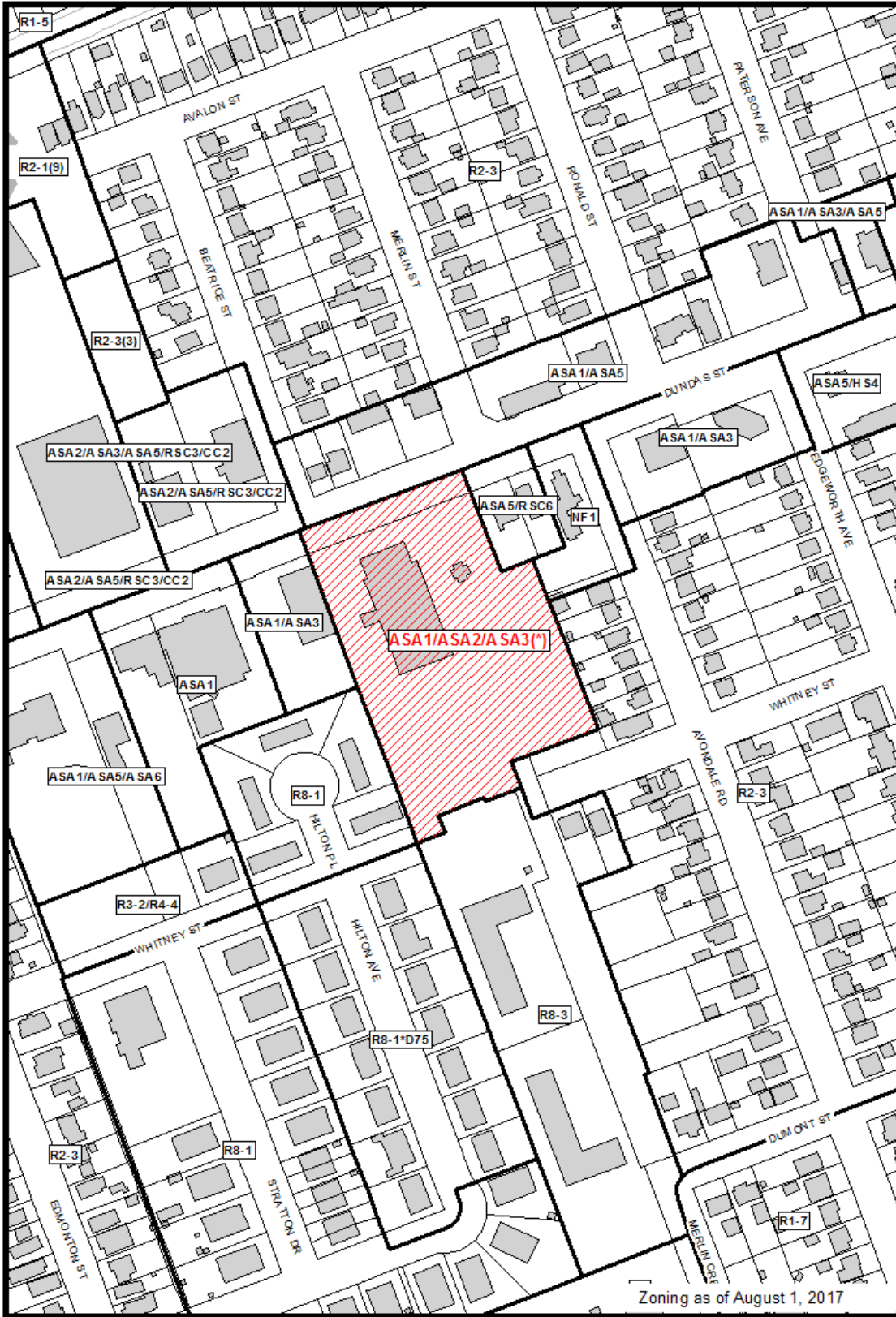
PASSED in Open Council on October 17, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk


First Reading - October 17, 2017  
Second Reading – October 17, 2017  
Third Reading - October 17, 2017

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



Zoning as of August 1, 2017

File Number: Z-8790  
 Planner: BT  
 Date Prepared: 2017/08/21  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

