

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1140 & 1154 Sunningdale Road East.

WHEREAS **Mary Dann & Daniel Gough** have applied to rezone an area of land located at 1140 & 1154 Sunningdale 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 1140 & 1154 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A103, **from** a Convenience Commercial Special Provision (CC(1)) **to** a Residential R1 Special Provision (R1-3(7)) Zone and a Convenience Commercial Special Provision (CC(_)) Zone; and **from** an Urban Reserve Special Provision (UR(1)) Zone **to** a Residential R1 Special Provision (R1-3(7)) Zone, and an Urban Reserve Special Provision (UR(1)) Zone.

2. Section Number 29 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

"CC(____)	1140 Sunningdale Road East	
i)	Additional Permitted Use	florist shop
ii)	For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, parking setback, drive aisles, and gross floor area; until such time as the road allowance dedication is assumed by the Municipality.	
iii)	Landscaped Open Space (minimum)	14%
iv)	Number of parking spaces (minimum)"	64

3. Section Number 49 of the Urban Reserve (UR) Zone is amended by deleting the current special provision UR1(1) and replacing it with the following new special provision:

"UR1(1)	1154 Sunningdale Road East	
i)	For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, drive aisles, and density; until such time as the road allowance dedication is assumed by the Municipality.	
ii)	Lot Frontage (minimum)	20m (65.6ft)
iii)	Lot Area (minimum)	0.42ha (1.03ac)
iv)	Rear Yard Depth (minimum)	9m (29.5ft)
v)	Interior Side Yard (west) (minimum)"	9m (29.5ft)

4. 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.

5. 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 November 14, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - November 14, 2017
Second Reading - November 14, 2017
Third Reading - November 14, 2017

