

Bill No. 264
2012

By-law No. Z.-1-122117

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 537 Crestwood Drive.

WHEREAS **Star Homes Limited** has applied to rezone an area of land located at 537 Crestwood Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 531, this rezoning will conform 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 amended by changing the zoning applicable to lands located at 537 Crestwood Drive, as shown on the attached map comprising part of Key Map No. 127, **from** a Residential R1 (R1-9) Zone and an Urban Reserve (UR1) Zone, **to** a Holding Residential R6 Special Provision (h-145.h-146.R6-2(13)) Zone.

2. Section Number 3.8 of By-law No. Z-1 is amended by adding the following holding provisions:

"2) pppppp) h-145 *Purpose*: To ensure there will be no conflicts between the existing aggregate resource extraction use and the proposed residential uses, the h-145 shall not be deleted until a geotechnical report is prepared which confirms the Erosion Hazard Limit and addresses potential erosion hazards based on the proposed development, layout and site grading, to the satisfaction of the City of London,

Permitted Interim Uses: Existing Uses

qqqqqq) h-146 *Purpose*: To ensure there will be no conflicts between existing aggregate resource extraction use and the proposed residential uses, the h-146 shall not be deleted until a noise impact assessment is prepared which confirms that noise levels at 537 Crestwood Drive are within MOE guidelines, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses"

3. Section Number 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

"13) R6-2(13)

a) Regulations:

i) Lot Frontage (Minimum) 10.0 metres

ii) East Interior Side Yard (Minimum)" 1.2 metres

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 June 12, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - June 12, 2012
Second Reading - June 12, 2012
Third Reading - June 12, 2012