

Bill No. 54
2018

By-law No. Z.-1-18_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 653 Talbot Street.

WHEREAS **The London Language Institute** has applied to rezone an area of land located at 653 Talbot 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 653 Talbot Street, as shown on the attached map comprising part of Key Map No. A107, **from** a Residential R3/Office Conversion (R3-1/OC2) Zone **to** a Residential R3 Special Provision/Neighbourhood Facility Special Provision (R3-1(__)/NF1(__)) Zone, and an Open Space (OS4) Zone.

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

R3-1(__)	653 Talbot Street	
a)	Regulations	
	i)	Number of driveways (Maximum) 2

3. Section Number 33.4 of the Neighbourhood Facility (NF) Zone is amended by adding the following Special Provision:

NF1(__)	653 Talbot Street	
b)	Regulations	
	ii)	Frontage (Minimum) 25m (82ft)
	iii)	Interior Side Yard Setback (north) As existing on the date of the passing of this by-law
	iv)	Interior Side Yard Setback (south) (Minimum) 2m (6.5ft)
	v)	Required Parking Spaces (Minimum) 8
	vi)	Required Bicycle Parking Spaces (Minimum) 14

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.

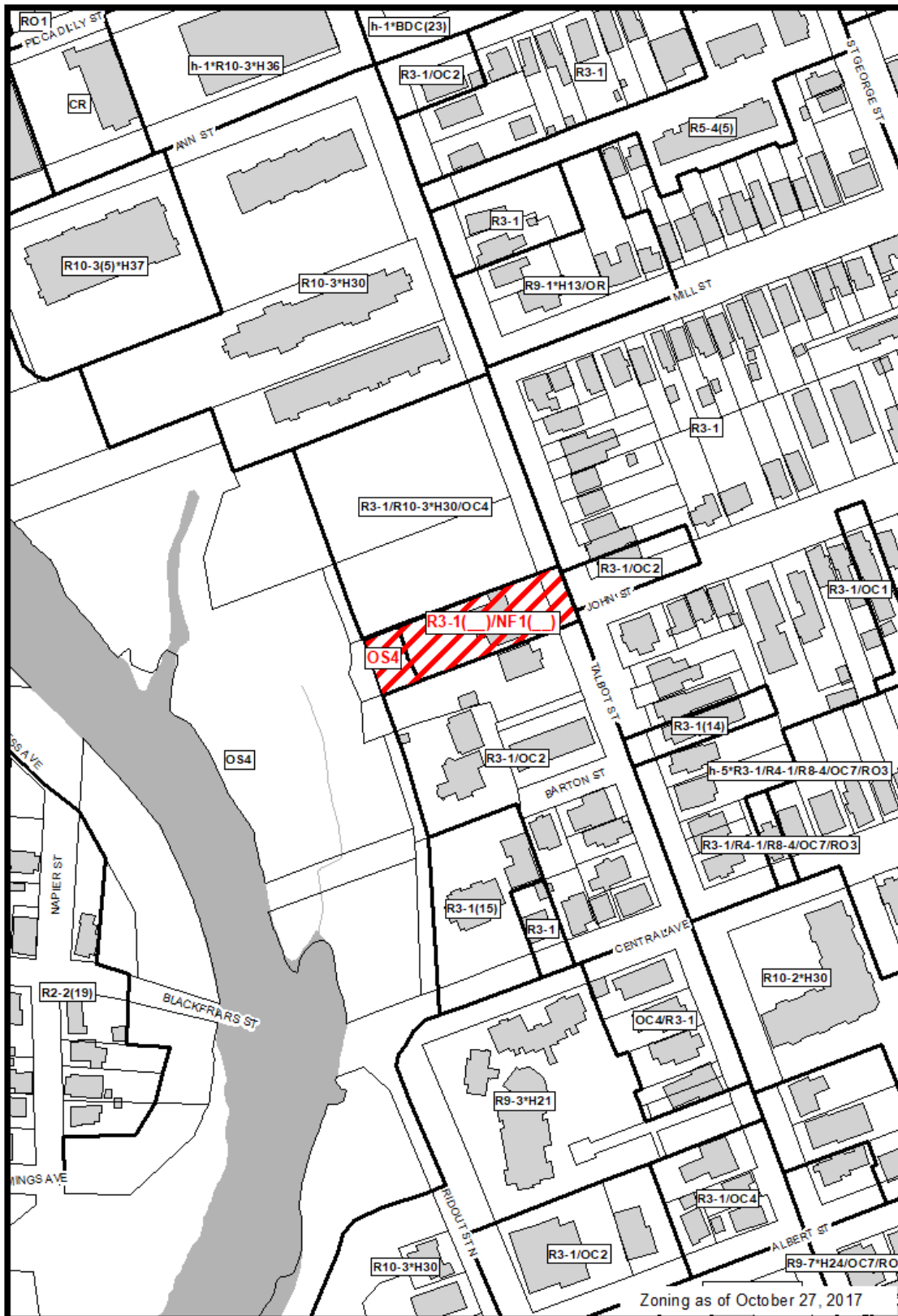
PASSED in Open Council on January 16, 2018.

Matt Brown
Mayor


Catharine Saunders
City Clerk

First Reading - January 16, 2018
Second Reading - January 16, 2018
Third Reading - January 16, 2018

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



File Number: Z-8808
 Planner: SW
 Date Prepared: 2017/11/27
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

