

Bill No. 252  
2018

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to amend General Provisions related to low-rise residential development in the Primary Transit Area.

WHEREAS The Corporation of the City of London has applied to amend Section 4.23 of the Zoning By-law, pertaining to the area known as the Primary Transit Area, that is generally bounded by Fanshawe Park Road to the north, Highbury Avenue to the east, Bradley Avenue/Southdale Road to the south and Wonderland Road to the west, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1) Section 4.23, Regulations for Low-rise Residential Development in the Primary Transit Area, to By-law No. Z.-1 is amended adding the following:

“4.23.1(a)iv. Subsection 4.23.1(a) i, ii and iii shall not apply to additions to existing buildings.”

“4.23.1 b) iii. Notwithstanding 4.23.1(b)i., where an existing building has a front yard setback and/or exterior side yard setback that is less than the adjacent buildings, the existing front and/or exterior side yard setback shall be regarded as the minimum setback that applies to the building.”

“4.23.5. Notwithstanding 4.23.1, where buildings are constructed on lots fronting onto a new street, the minimum and maximum front yard setback and exterior side yard setback will be established by the underlying zone regulations.”

2) 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.

3) 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 May 22, 2018.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – May 22, 2018  
Second Reading – May 22, 2018  
Third Reading – May 22, 2018