

Bill No. 562
2018

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

A by-law to amend By-law No. Z.-1 to rezone properties located at 3493 Colonel Talbot Road, 3418 to 3538 Silverleaf Chase, 3428 to 3556 Grand Oak Cross, 7392 to 7578 Silver Creek Crescent and 7325 to 7375 Silver Creek Circle.

WHEREAS 2219008 Ontario Limited has applied to rezone properties located at 3493 Colonel Talbot Road, 3418 to 3538 Silverleaf Chase, 3428 to 3556 Grand Oak Cross, 7392 to 7578 Silver Creek Crescent and 7325 to 7375 Silver Creek Circle as shown on the map attached as Schedule "A" to this by-law, 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. Schedule "A" to By-law No. Z.-1 as amended, is amended by changing the zoning applicable to lands located at 3493 Colonel Talbot Road, 3418 to 3538 Silverleaf Chase, 3428 to 3556 Grand Oak Cross, 7392 to 7578 Silver Creek Crescent and 7325 to 7375 Silver Creek Circle as shown on the map attached as Schedule "A" to this by-law **FROM** a Residential R1 Special Provision (R1-8(5)) Zone and a Holding Residential R1 Special Provision (h*h-100*R1-8(5)) **TO** a Holding Residential R1 Special Provision (R1-8(5)) Zone and a Holding Residential R1 Special Provision (h*h-100*R1-8(5)) Zone.
2. Section Number 5.4 of By-law No. Z.-1, as amended being the Residential R1-8 Zone is amended by adding the following regulations to the Special Provision R1-8(5) Zone:

R1-8(5)

a) Regulations:

- i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage
- ii) Lot Coverage (%) 40%
(Maximum):
- iii) Landscaped Open Space (%) 35%
(Minimum):
- iv) Rear Yard Depth 7.0 m
(Minimum):
- v) Front Yard 4.5 m
Depth for Main Dwelling
To Local Street or
Secondary Collector
(Minimum):
- vi) Exterior Yard 4.5 m
Depth for Main Dwelling
To Local Street or
Secondary Collector
(Minimum):

vii)	Interior Side Yard Depth for Main Dwelling (Minimum):	1.2 m; except that where no private garage is attached to the dwelling, one yard shall be 3.0 m.
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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 September 18, 2018

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – September 18, 2018
Second Reading – September 18, 2018
Third Reading – September 18, 2018

