

Bill No. 48  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court.

WHEREAS The Corporation of the City of London, Fanshawe College and Western University have applied to rezone an area of land located at 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court, 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 2475, 2506, 2555 Bonder Road, 2535 Advanced Avenue, 2575 Boyd Court, as shown on the attached map comprising part of Key Map No. A.113, from a Light Industrial Special Provision (LI2(16)) Zone to a Light Industrial Special Provision (LI2(\*)) Zone.
2. Section Number 40.4 of the Light Industrial (LI2) Zone is amended by adding the following Special Provision:

LI2(\*)

a) Permitted Uses:

- i) Advanced Manufacturing Industrial Uses
- ii) Advanced Manufacturing Educational Uses

b) Prohibited Uses:

- i) Any use not explicitly defined as permitted.

c) Regulations:

- |      |   |   |
|------|---|---|
| i)   | Lot Area<br>(Minimum):                              | 2000 M <sup>2</sup><br>(21,528 sq.ft)   |
| ii)  | Lot Frontage<br>(Minimum):                          | 30.0 metres<br>(98.43 feet)   |
| iii) | Front and Exterior<br>Side Yard Depth<br>(Minimum): | 6.0 metres (19.7 feet) plus<br>1.0 metre (3.3 feet) per 3.0<br>3.0 metres (9.8 feet) of<br>main building height or<br>fraction thereof above the<br>first 3.0 metres (9.8 feet) |
| iv)  | Interior Side and<br>Rear Yard Depth<br>(Minimum):  | 1.2 metres (3.9 feet) per<br>3.0 metres (9.8 ft.) of main<br>building height or fraction<br>thereof, but in no case less<br>than 4.5 metres (14.8 ft.)                          |

- |      |   |   |
|------|---|---|
| v)   | Landscaped Open Space (%)<br>(Minimum): | 20.0  |
| vi)  | Height<br>(Maximum):                    | 15.0 metres; the maximum height limitation does not apply to windmills or wind turbines accessory to a permitted use. |
| vii) | Open Storage (%)<br>Maximum:            | 5.0; all open storage areas shall be screened by fencing and/or landscaped berms.                                     |
- d) Regulations for properties adjacent to Veterans Memorial Parkway:
- i) No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.
  - ii) Landscaped Open Space – a minimum 5 metre wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor.

3. 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.

4. 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. P.13*, 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 15, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 15, 2019  
Second Reading – January 15, 2019  
Third Reading – January 15, 2019

SCHEDULE "A"



File Number: Z-8949

Planner: MC

Date Prepared: 2018/11/08

Technician: MB

By-Law No: Z.-1-

SUBJECT SITE 

1:7,000

0 35 70 140 210 280 Meters

