

Bill No. 49
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 470 Colborne Street.

WHEREAS Peter and Janice Denomme have applied to rezone an area of land located at 470 Colborne Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ___ this rezoning will conform 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 470 Colborne Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3 (R3-2) Zone and a Commercial Recreation (CR) Zone, to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(_)/OC4(_)) Zone.

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

R3-2(_) 470 Colborne Street

a) Regulations:

- | | | |
|-------|---|---|
| i) | Number of Converted Dwelling Units (Maximum): | 8 |
| ii) | Lot Area per Converted Dwelling Unit (Minimum): | 140 m ² (1,506 sq. feet) |
| iii) | Front Yard Depth (main building) (Minimum): | As existing on the date of passing of this by-law |
| iv) | Front Yard Depth (enclosed porch) (Minimum): | As existing on the date of passing of this by-law |
| v) | North Interior Side Yard Depth (Minimum): | As existing on the date of passing of this by-law |
| vi) | Parking Area Coverage (Maximum): | 40% |
| vii) | Parking Spaces (Maximum): | 8 |
| viii) | Front Yard Parking | 0 spaces |

3) Section Number 17.4 of the Office Conversion (OC3) Zone is amended by adding the following Special Provision:

OC3() 470 Colborne Street

a) Additional Permitted Uses:

- i) Converted dwellings within the existing building
- ii) Commercial School in existing building together with at least one dwelling unit
- iii) Day Care Centre in existing building together with at least one dwelling unit
- iv) Offices in existing building together with at least one dwelling unit
- v) Private School in existing building together with at least one dwelling unit

b) Regulations:

- i) Number of Converted Dwelling Units (Maximum): 8
- ii) Lot Area per Converted Dwelling Unit (Minimum): 140m² (1,506 sq. feet)
- iii) Landscaped Open Space (Minimum): 23%
- iv) Parking Area Coverage (Maximum): 45%
- v) Parking Spaces (Maximum): 11
- vi) Front yard parking 0 spaces
- vii) Any combination of converted dwellings and non-residential uses in the existing building shall be restricted such that the number of required parking spaces calculated in accordance with Section 4.19 of this By-law does not exceed 11 spaces.

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.

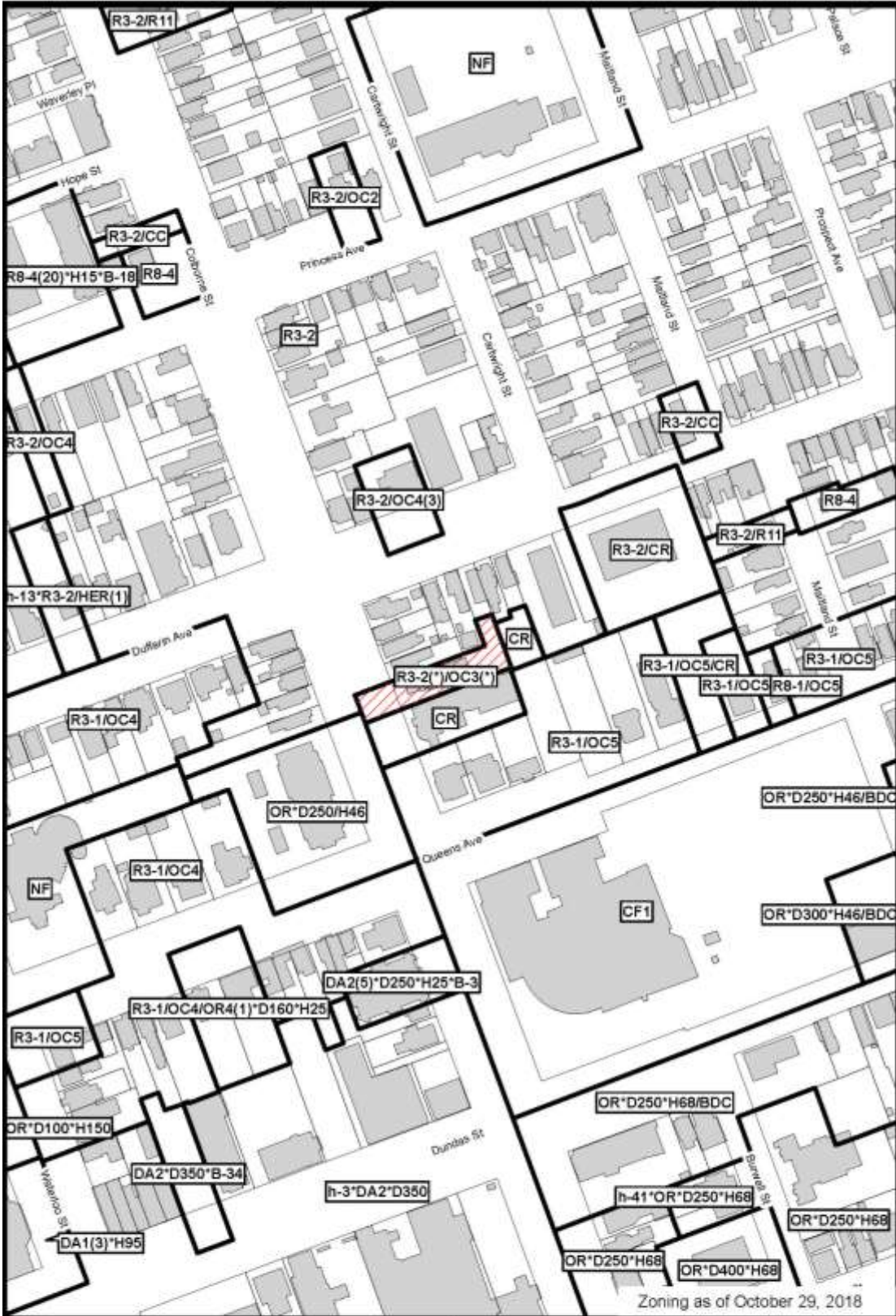
PASSED in Open Council on January 15, 2019.

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: OZ-8948
 Planner: BD
 Date Prepared: 2018/11/28
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

