

Bill No. 104
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 1395
Riverbend Road.

WHEREAS Sifton Properties Limited has applied to rezone an area of land located at 1395 Riverbend Road, 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 1395 Riverbend Road, as shown on the attached map, from a Holding Residential R5/R6/R7/R8 Special Provision (h•h-206•R5-6(10)/R6-5(42)/R7•D75•H18/R8-4(29)) Zone and a Holding Residential R5/R6 Special Provision (h•h-206•R5-3(18)/R6-5(42)) Zone to a Holding Residential R6/R7 Special Provision (h•h-206•R6-5(42)/R7()•D115•H30) Zone.

2) Section Number 11.4 of the Residential R7 Zone is amended by adding the following Special Provision:

R7()

a) Permitted Uses:

- i) Seniors apartment building – maximum 115 units
- ii) Retirement lodge – maximum 150 beds

b) Regulations:

- i) Front and Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
- ii) Front and Exterior Side Yard Depth to Sight Triangle (Minimum): 0.8 metres
- iii) Lot Coverage (Maximum): 40%
- iv) Parking (Minimum): 123 spaces

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. P.13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

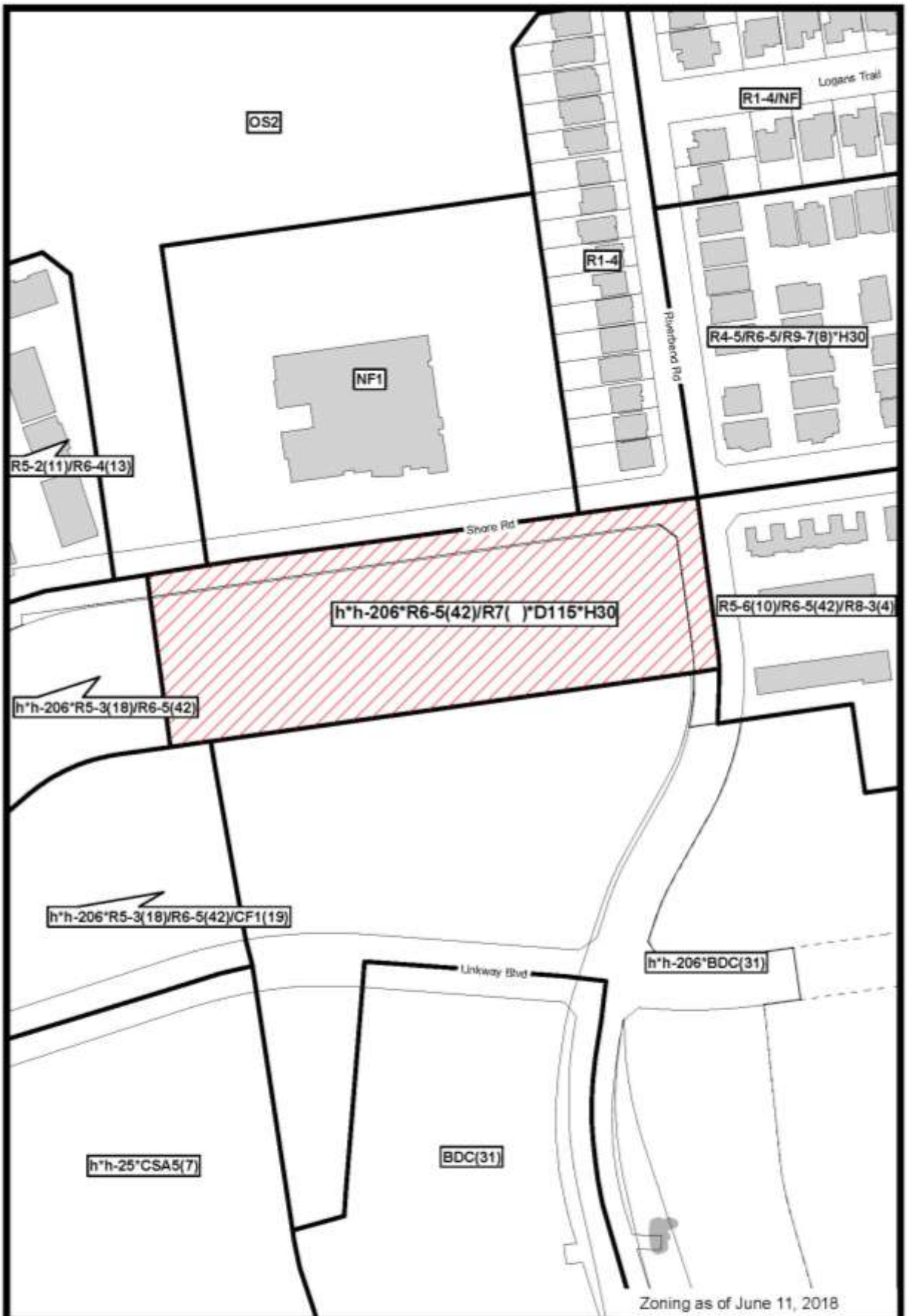
PASSED in Open Council on March 5, 2019.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – March 5, 2019
Second Reading – March 5, 2019
Third Reading – March 5, 2019

SCHEDULE "A"



File Number: Z-8924
 Planner: LM
 Date Prepared: 2019/01/31
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

