

Bill No.
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 1081 Riverside
Drive.

WHEREAS Hajar Properties Inc. has applied to rezone an area of land
located at 1081 Riverside Drive , 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 1081 Riverside Drive, as shown on the attached map
comprising part of Key Map No. A106, from a Private Road Residential R6 (PR*R6-1)
Zone to a Residential R3 Special Provision (R3-2(_)) Zone.

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

R3-2(_) 1081 Riverside Drive

a) Regulations

- i) Interior Side Yard Depth 1.3 metres
(Minimum): (4.3 feet)
- ii) Notwithstanding Section 4.19.4 a), all required parking is
permitted in the exterior side yard (Hyde Park Road) for this
site.
- iii) Notwithstanding Section 4.19.4 c) (a), the parking area
setback shall a minimum 2.4 m (7.9 feet) from the property
line (Hyde Park Road).

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 May 21, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – May 21, 2019
Second Reading – May 21, 2019
Third Reading – May 21, 2019

SCHEDULE "A"

