

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 on the future extension of Turner Crescent within the Draft Plan of Subdivision – Summerside Phase 12B (39T-07508).

WHEREAS Greengate Village Limited has applied to rezone an area of land located on the future extension of Turner Crescent within the Draft Plan of Subdivision – Summerside Phase 12B (39T-07508), 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 on the future extension of Turner Crescent within the Draft Plan of Subdivision - Summerside Phase 12B (39T-07508), as shown on the attached map, from a Residential R4 Special Provision (R4-5(2)) Zone to a Residential R1/R4 Special Provision (R1-3(12)/R4-5(2)) Zone; a Residential R4 Special Provision (R4-5(*)) Zone; and a Residential R4 Special Provision (R4-5(**)) Zone.
2. Section Number 8.4 of the Residential R4 Zone is amended by adding the following special provisions:

R4-5(*)	Blocks 63 and 66 (39T-07508)	
a)	Regulations:	
i)	Lot Frontage (Minimum):	6.7 metres
ii)	Garage Front Yard Depth (Minimum):	5.5 metres
iii)	Exterior Side Yard Depth Main Building (Minimum):	3.0 metres
iv)	Interior Side Yard Depth (Minimum):	1.5 metres
v)	Lot Coverage (Maximum):	45%
vi)	East and West Side Yard Depth to Main Building (Minimum):	3.0 metres
vii)	Exterior Side Yard Depth Main Building shall apply to all adjacent street classifications	

R4-5(**) Blocks 64, 65, 67 and 68 (39T-07508)

a) Regulations:

- | | | |
|------|--|------------|
| i) | Lot Frontage
(Minimum): | 7.0 metres |
| ii) | Garage Front Yard Depth
(Minimum): | 5.5 metres |
| iii) | Exterior Side Yard
Depth Main Building
(Minimum): | 3.0 metres |
| iv) | Interior Side Yard Depth
(Minimum): | 1.5 metres |
| v) | Lot Coverage
(Maximum): | 45% |
| vi) | Exterior Side Yard Depth Main Building shall apply to all
adjacent street classifications | |

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.

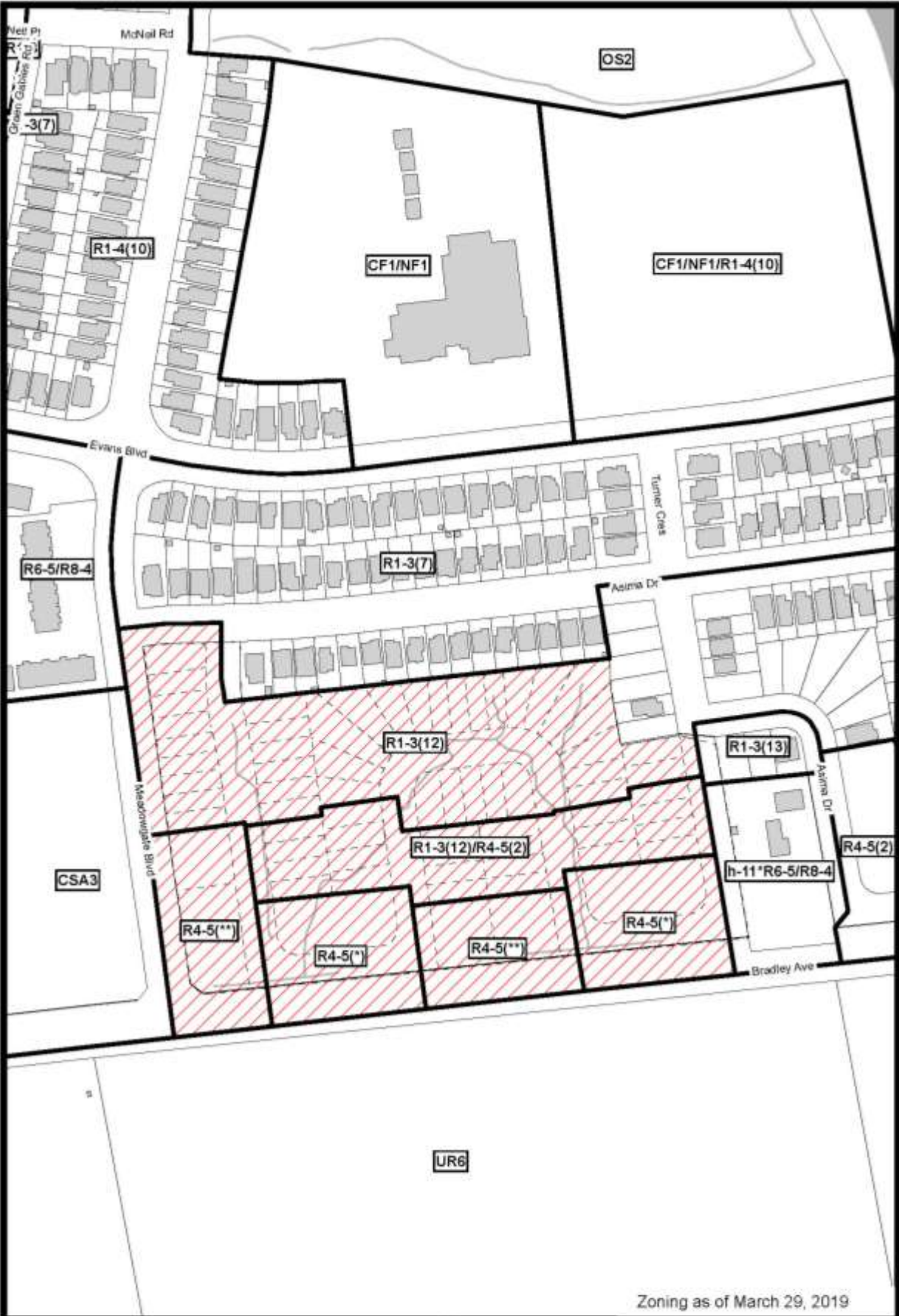
PASSED in Open Council on May 21, 2019

Ed Holder
Mayor

Catharine Saunders
City Clerk


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

SCHEDULE "A"



Zoning as of March 29, 2019

File Number: 39T-07508 / Z-9021
Planner: LM
Date Prepared: 2019/04/08
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 
1:2,500
0 12.525 50 75 100 Meters

