

Bill No. 229
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 3087 White Oak
Road.

WHEREAS Whiterock Village Inc. has applied to rezone an area of land
located at 3087 White Oak 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 3087 White Oak Road, as shown on the attached map
comprising part of Key Map No. A111 from an Urban Reserve (UR4) Zone, and a
Residential R1 (R1-10) Zone, **TO** a holding Residential R1 Special Provision (h*h100*h-
161*R1-3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*h-__*R1-
3(*)) Zone; a holding Residential R1 Special Provision (h*h100*h-161*R1-3(**)) Zone; a
holding Residential R6 Special Provision (h*h-71*h-100*h-161*h-__*R6-5(*)) Zone; a
holding Residential R6 Special Provision/Residential R8 Special Provision Bonus (h*h-
71*h-100*h-161*h-__*R6-5(**)/R8-4(**)*B-__) Zone; a holding Urban Reserve Special
Provision (h-94*UR4(*)) Zone; and an Urban Reserve Special Provision (UR4(**))
Zone.

2. Section Number 3.8 2) (Holding "h" Zones/Holding Zone Provisions) is
amended by adding the following new holding zone:

h-__ Purpose: To ensure the orderly development of land and the adequate
provision of municipal services, the "h-__" symbol shall not be deleted until
the sanitary forcemain has been relocated to the future municipal right-of-
ways, all to the satisfaction of the City Engineer.

Permitted Interim Uses: Existing uses

3. Section 4.3. 4) (Bonus Zones/Site Specific Bonus Provisions) is amended
by adding the following new bonus zone:

B(____) 3087 White Oak Road

This bonus zone is intended to facilitate a high quality development which
substantively implements through the required development agreement(s), the
Site Plan, Elevations and Concept Landscape Plan, attached as Schedule "1" to
the amending by-law; and

- i) Enhanced landscaping along White Oak Road with wrought
iron (or similar) fencing and provision of a pedestrian
pathway from Petty Road to White Oak Road;

The following special regulations apply within the bonus zone upon the
execution and registration of the required development agreement(s):

a) Regulations:

- i) For the purpose of this by-law the front lot line shall be
interpreted as Petty Road
- ii) Front Yard Depth 3m (9.8ft)
(Minimum):

- iii) Density (Maximum): 79 units per hectare
- iv) Height (Maximum): four storeys 16m (52.5 ft)

4. Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:

- R1-3 (*) 3087 White Oak Road
 - a) Regulations:
 - i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.

5. Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:

- R1-3 (**) 3087 White Oak Road
 - a) Regulations:
 - i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
 - ii) The primary entrance of the dwelling shall be oriented and accessed from Petty Road.

6. Section Number 6.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

- R6-5(*) 3087 White Oak Road
 - a) Permitted Uses:
 - i) All uses within the R6-5 zone variation with the exception of apartment buildings, or cluster apartment buildings
 - b) Regulations:
 - i) Front Yard Depth (Minimum) 3m (9.8ft)
 - ii) Density (Maximum) 75 units per hectare

7. Section Number 6.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

- R6-5(**) 3087 White Oak Road
 - a) Regulations:
 - i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
 - ii) Front Yard Depth (Minimum): 3m (9.8ft)
 - iii) Density (Maximum): 75 units per hectare

8. Section Number 8.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(**) 3087 White Oak Road

a) Regulations:

- i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
- ii) Front Yard Depth 3m (9.8ft)
(Minimum):

9. Section Number 49.4 of the Urban Reserve (UR4) Zone is amended by adding the following Special Provision:

UR4(*) 3087 White Oak Road

a) Regulations:

- i) Lot Frontage on Petty Road 10m (32.8ft)
(Minimum):
- ii) No Minimum Lot Area

10. Section Number 49.4 of the Urban Reserve (UR4) Zone is amended by adding the following Special Provision:

UR4(**) 3087 White Oak Road

a) Regulations:

- i) No Minimum Lot Frontage
- ii) No Minimum Lot Area

11. 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.

12. 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 June 11, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 11, 2019
Second Reading – June 11, 2019
Third Reading – June 11, 2019

Schedule “A”

