

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P.-1284-
A by-law to amend the Official Plan for
the City of London, 1989 relating to 3493
Colonel Talbot Road.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2019
Second Reading – June 25, 2019
Third Reading – June 25, 2019

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a new policy in Section 20.5.10.1.iii to the Official Plan (Southwest Area Secondary Plan) for the City of London to permit an alternative form of single detached dwelling.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3493 Colonel Talbot Road in the City of London.

C. BASIS OF THE AMENDMENT

Section 20.5 of the Official Plan is the Southwest Area Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will permit an alternative dwelling form that what is permitted by the Southwest Area Secondary Plan policies.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Section 20.5.10.1.iii “North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods – Low and Medium Density Residential Built Form and Intensity” of the Official Plan – Southwest Area Secondary Plan for the City of London is amended by adding the following:

3493 Colonel Talbot Road

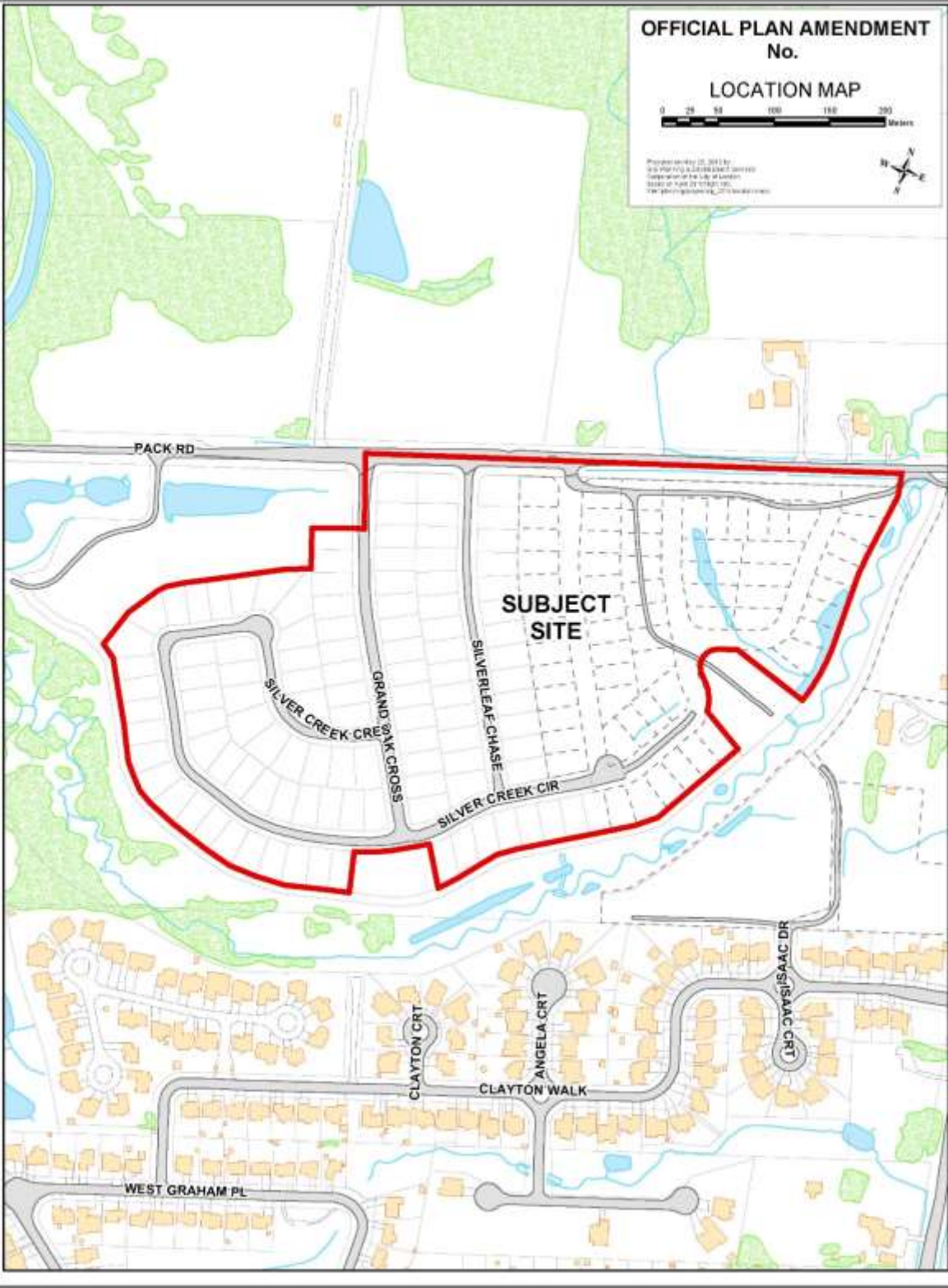
For **not more than 30% of** the single detached dwellings lots within the Silverleaf Subdivision Phase 2 and registered plan 33M-742, notwithstanding policy 20.5.3.9.iii.e), for courtyard dwellings, garages may project beyond the façade of the dwelling, or the façade (front face) of any porch, where the interior garage façade that includes the garage door(s) is located at no more than 90 degrees to the main building and principle entrance.

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared by: J. [unreadable]
for: [unreadable]
on behalf of: [unreadable]
Date: [unreadable]



Appendix B

Bill No. (number to be inserted by Clerk's Office)
2019

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for
the City of London, 2016 relating to 3493
Colonel Talbot Road.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 25, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2019
Second Reading – June 25, 2019
Third Reading – June 25, 2019

**AMENDMENT NO.
to the
THE LONDON PLAN FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a new policy in Section 1565_5 of The London Plan (Southwest Area Secondary Plan) for the City of London to permit an alternative form of single detached dwelling.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3493 Colonel Talbot Road in the City of London.

C. BASIS OF THE AMENDMENT

Section 1565_5 of The London Plan is the Southwest Area Secondary Plan which includes more specific policy guidance for the plan area. The recommended amendment will permit an alternative dwelling form that what is permitted by the Southwest Area Secondary Plan policies.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. Section 20.5.10.1.iii “North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods – Low and Medium Density Residential Built Form and Intensity” of the Official Plan – Southwest Area Secondary Plan for the City of London is amended by adding the following:

3493 Colonel Talbot Road

For **not for than 30% of** the single detached dwellings lots within the Silverleaf Subdivision Phase 2 and registered plan 33M-742, notwithstanding policy 20.5.3.9.iii.e), for courtyard dwellings, garages may project beyond the façade of the dwelling, or the façade (front face) of any porch, where the interior garage façade that includes the garage door(s) is located at no more than 90 degrees to the main building and principle entrance.

Appendix C

Bill No. (number to be inserted by Clerk's Office)
(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 3493 Colonel Talbot Road.

WHEREAS 2219008 Ontario Ltd has applied to rezone an area of land located at 3493 Colonel Talbot Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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 3493 Colonel Talbot Road, as shown on the attached map, from a Residential R1 Special Provision (R1-8(5)) Zone and a holding Residential R1 Special Provision (h*h-100*R1-8(5)) Zone to a Residential R1 Special Provision/Residential R1 Special Provision (R1-8(5)/R1-8(_)) Zone and a holding Residential R1 Special Provision/Residential R1 Special Provision (h*h-100*R1-8(5)/R1-8(_)) Zone.
- 2) Section Number 5.4 of the Residential R1 Zone is amended by adding the following Special Provision:

R1-8 ()

- a) Additional Permitted Use

Courtyard Dwelling: means a single detached dwelling, less than 2 storeys in height that has an attached garage projecting beyond the principle entrance or front façade of any porch. For the purpose of this definition, the definition of garage shall be comprised of an interior garage façade that includes the garage door(s) located at no more than 90 degrees to the main building and principle entrance, an exterior garage façade located opposite to the interior garage façade, and a front garage façade being parallel to the street.

- b) Regulations for Courtyard Dwellings

- i) Notwithstanding Section 5.3.1) or anywhere else in this by-law to the contrary, the lot frontage shall be as follows:

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|---------------------------|------------|
| Lot Frontage (Minimum) | 19m (62ft) |
|---------------------------|------------|

- ii) Garage door(s) to be located perpendicular (not more than 90 degrees) to the main building façade and principle entrance
- iii) Garage door(s) and driveways are prohibited between the street and the front garage façade
- iv) Garage projection (depth) from the 8m (26.2ft)

principle entrance or the façade (front face) of any porch, whichever is closer to the street. (Maximum)

- v) Amount of transparent glazing (windows) on first storey of front garage façade (façade parallel to street) (Minimum) 18%
- vi) Amount of transparent glazing (windows) on first storey of exterior garage façade (façade opposite to interior garage façade and garage door(s)) (Minimum) 8%
- vii) Front yard depth of garage (Minimum) 4.5m (14.7ft)
- viii) Notwithstanding section 4.19.6.a) paragraph 2, the maximum driveway width shall not exceed 8m maximum for any portion of the driveway between the street line and the interior garage façade.
- ix) The maximum garage width (inner side of the interior garage wall to the inner side of the exterior garage wall) shall not exceed 8 m or 45% of the overall building width, whichever is greater.
- x) Courtyard Dwellings shall be limited to not more than 30% of single detached lots to which the Zone applies to.

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.

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 June 25, 2019.



Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 25, 2019
Second Reading – June 25, 2019
Third Reading – June 25, 2019

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



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|---|---|
| <p>File Number: OZ-9032 Planner: SW Date Prepared: 2019/05/28 Technician: RC By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:4,000</p> <p>0 20 40 80 120 160 Meters</p> <p></p> |
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