

Bill No. 253
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 Numbers ___ and ___ this rezoning will conform 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 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:

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

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| iv) | Garage projection (depth) from the principle entrance or the façade (front face) of any porch, whichever is closer to the street (Maximum): | 8m (26.2ft) |
| 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 that 30% of single detached lots to which the Zone applies to. | |

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.

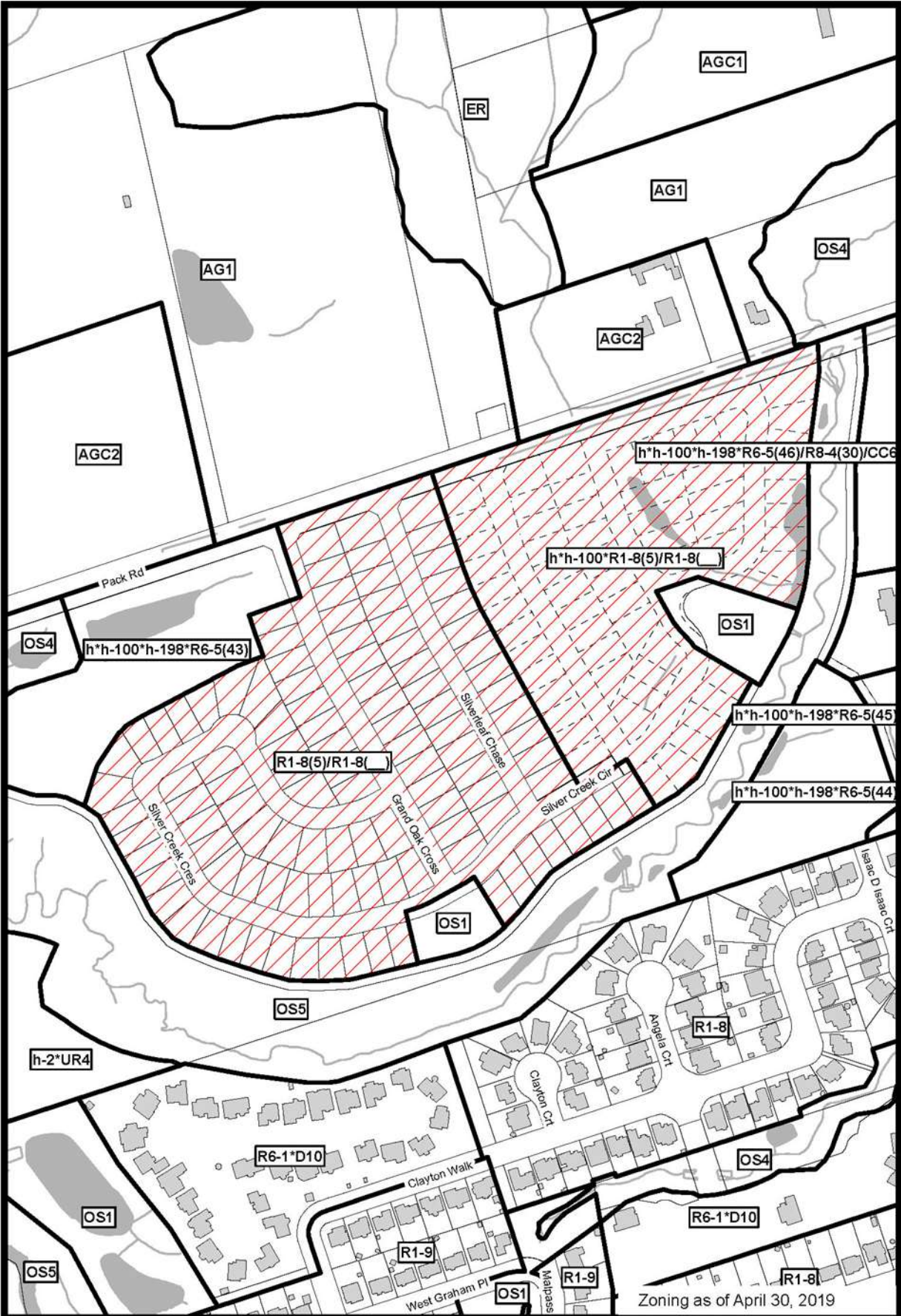
PASSED in Open Council on June 25, 2019.



Ed Holder
Mayor

Catharine Saunders
City Clerk

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

Schedule "A"



<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>
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