

Bill No .459
2011

By-law No. Z.-1-112054

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1100 and 1108 Dundas Street.

WHEREAS **EMCO Corporation** has applied to rezone 1100 and 1108 Dundas Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment 512 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 of the lands located at 1100 and 1108 Dundas Street, as shown on the attached map comprising part of Key Map No. 74, from a General Industrial (GI1) Zone to a General Industrial Special Provision (GI1(7)) Zone.
2. Section 41.4 of the General Industrial (GI1) Zone Variation, of Zoning By-law No. Z.-1, is hereby amended by adding the following new special provision:
 - 7) GI1(7)
 - a) Additional Permitted Uses
 - i) Offices within existing buildings, excluding medical/dental offices and clinics;
 - ii) Convenience stores, financial institutions, restaurants, and personal service establishments, but excluding pharmacies.
 - b) Regulations For Additional Permitted Uses
 - i) Notwithstanding other regulations to the contrary, the maximum gross floor areas, building heights and building locations, shall be as existing on the date of this by-law;
 - ii) Restricted to existing buildings;
 - iii) Aggregate Gross Floor Area for Non-ancillary Offices 8,732m2
(94,000 sq.ft.)
(Maximum)
 - iv) Commercial Uses Gross Floor Area 1,000m2
(10,764 sq.ft.)
(Maximum)
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 November 7, 2011.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – November 7, 2011
Second Reading – November 7, 2011
Third Reading – November 7, 2011