

Bill No. 356
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 915, 965, 1031 and 1095 Upperpoint Avenue.

WHEREAS Sifton Properties Limited has applied to rezone an area of land located at 915, 965, 1031 and 1095 Upperpoint Avenue, 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 915, 965, 1031 and 1095 Upperpoint Avenue, as shown on the attached map, from a Holding Residential R5/R6/R8 Special Provision (h•h-54•h-209•R5-7(9)/R6-5(21)/R8-3(5) Zone, a Holding Residential R5/R6/R8 Special Provision (h•h-54•h-209•R5-7(9)/R6-5(21)/R8-4(35) Zone, and a Holding Residential R5/R6/R9 Special Provision (h•h-54•h-209•R5-7(9)/R6-5(21)/R9-7(26)•H40 Zone to a Holding Residential R4/R5/R6/R8 Special Provision (h•h-54•h-209•R4-6(*)/R5-7(9)/R6-5(*)/R8-3(5) Zone, a Holding Residential R4/R5/R6/R8 Special Provision (h•h-54•h-209•R4-6(*)/R5-7(9)/R6-5(*)/R8-4(35) Zone, and a Holding Residential R4/R5/R6/R9 Special Provision (h•h-54•h-209•R4-6(*)/R5-7(9)/R6-5(*)/R9-7(26)•H40 Zone.

2. Section Number 8.4 of the Residential R4 Zone is amended by adding the following special provisions:

R4-6(*) 915, 965, 1031 and 1095 Upperpoint Avenue

a) Regulations:

- | | | |
|------|---|------------|
| i) | Lot Frontage
(Minimum): | 7.0 metres |
| ii) | Front and Exterior Yard
Depth to Main Dwelling
(Minimum): | 3.0 metres |
| iii) | Front and Exterior Yard
Depth to Garage
(Minimum): | 5.5 metres |
| iv) | Garages shall not project beyond the façade of the main dwelling or façade (front face) of any porch. | |
| v) | Interior Side Yard Depth
(Minimum): | 1.5 metres |
| vi) | Height
(Maximum): | 13 metres |
| vii) | Dwelling Setback from a
High Pressure Pipeline
(Minimum): | 20 metres |

3. Section Number 9.4 of the Residential R5 Zone is amended by adding the following regulations to the R5-7(9) Zone:

- R5-7(9) 915, 965, 1031 and 1095 Upperpoint Avenue
- a) Regulations:
- ii) Front Yard Depth to Main Dwelling (Minimum) 3.0 metres
 - iii) Front and Exterior Yard Depth to Garage (Minimum) 5.5 metres
 - iv) Exterior Side Yard Depth (Minimum) 4.5 metres
 - v) Interior Side Yard Depth (Minimum) 1.2 metres
 - vi) Height (Maximum) 13 metres

4. Section Number 10.4 of the Residential R6 Zone is amended by adding the following special provisions:

- R6-5(*) 915, 965, 1031 and 1095 Upperpoint Avenue
- a) Regulations:
- i) Front Yard Depth to Main Dwelling (Minimum): 3.0 metres
 - ii) Front and Exterior Yard Depth to Garage (Minimum): 5.5 metres
 - iii) Exterior Side Yard Depth (Minimum): 4.5 metres
 - iv) Interior Side Yard Depth (Minimum): 1.2 metres
 - v) Height (Maximum): 13 metres
 - vi) Dwelling Setback from a High Pressure Pipeline (Minimum): 20 metres

5. Section Number 12.4 of the Residential R8 Zone is amended by adding the following regulations to the R8-3(5) Zone:

- R8-3(5) 915, 965, 1031 and 1095 Upperpoint Avenue
- b) Regulations:
- ii) Front and Exterior Yard Depth (Minimum): 3.0 metres

6. Section Number 12.4 of the Residential R8 Zone is amended by adding the following regulations to the R8-4(35) Zone:

R8-4(35) 915, 965, 1031 and 1095 Upperpoint Avenue

b) Regulations:

ii) Front and Exterior 3.0 metres
Yard Depth
(Minimum):

7. Section Number 13.4 of the Residential R9 Zone is amended by adding the following regulations to the R9-7(26) Zone:

R9-7(26) 915, 965, 1031 and 1095 Upperpoint Avenue

b) Regulations:

ii) Front and Exterior 3.0 metres
Yard Depth
(Minimum):

8. 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.

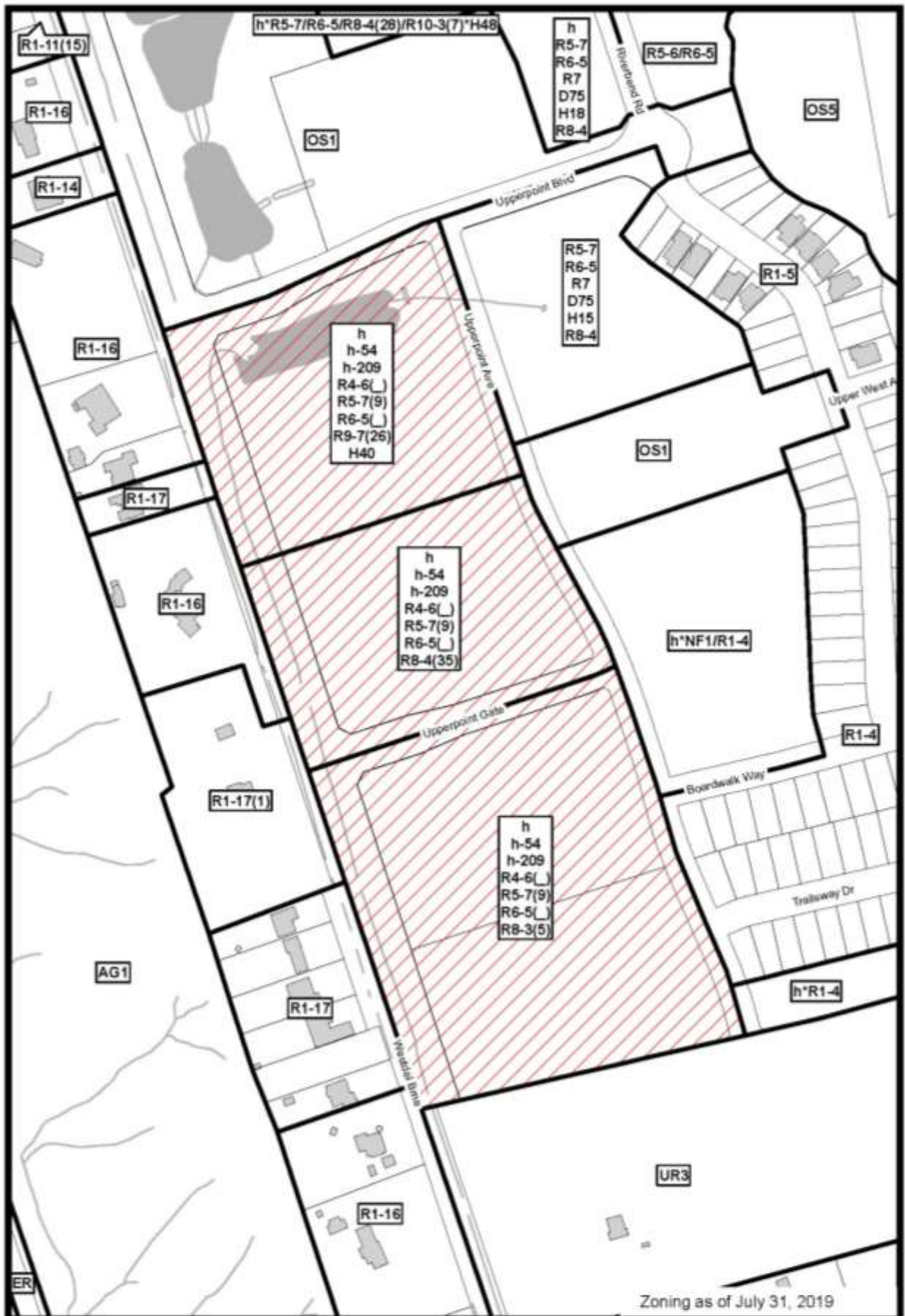
PASSED in Open Council on September 17, 2019

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – September 17, 2019
Second Reading – September 17, 2019
Third Reading – September 17, 2019

Schedule "A"



File Number: Z-9057
 Planner: LM
 Date Prepared: 2019/8/26
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

