

Bill No. 359  
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 # 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 comprising part of Key Map No. A110, from a holding Residential R6 Special Provision/ Residential R8 Special Provision/Convenience Commercial (h\*h-100\*h-198\* R6-5(46)/ R8-4(30)/CC6) Zone, to holding Residential R6 Special Provision/Residential R8 Special Provision/Convenience Commercial Special Provision/Service Station Special Provision (h\*h-100\*h-198\*R6-5(46)/R8-4(30)/CC6(\*)/SS2(\*) Zone.

2. Section Number 29.4 of the Convenience Commercial (CC6) Zone is amended by adding the following Special Provision:

- |        |   |
|--------|---|
| CC6(*) | 3493 Colonel Talbot Road  |
| a)     | Additional Permitted Use:   |
| i)     | Restaurant, take-out with or without a drive-through facility               |
| b)     | Regulations:  |
| i)     | Exterior Side Yard Depth                      4.5m (14.7 ft.)<br>(Minimum): |

3. Section Number 30.4 of the Service Station (SS2) Zone is amended by adding the following Special Provision:

- |        |   |
|--------|---|
| SS2(*) | 3493 Colonel Talbot Road  |
| a)     | Regulations:  |
| i)     | Exterior Side Yard Depth                      4.5m (14.7 ft.)<br>(Minimum):                                       |
| ii)    | Rear and Interior Side Yard                      30m (98ft)<br>Depth Abutting an<br>Open Space Zone<br>(Minimum): |
| iii)   | Noise attenuation barriers prohibited within 15m (49ft) of an<br>Open Space Zone                                  |

- iv) Notwithstanding the provisions of section 4.35.1) of the By-law Z.-1 to the contrary, the Rear and Interior Side Yard Depth for a drive-through Facility from the edge of the drive-through lane or speaker location abutting a Residential Zone (Minimum): 15m (49 ft.)
- v) Notwithstanding the provisions of Section 4.35.1) of the By-law Z.-1 to the contrary, Noise attenuation barrier height (Maximum): 2.4m (7.8 ft)

4. 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.

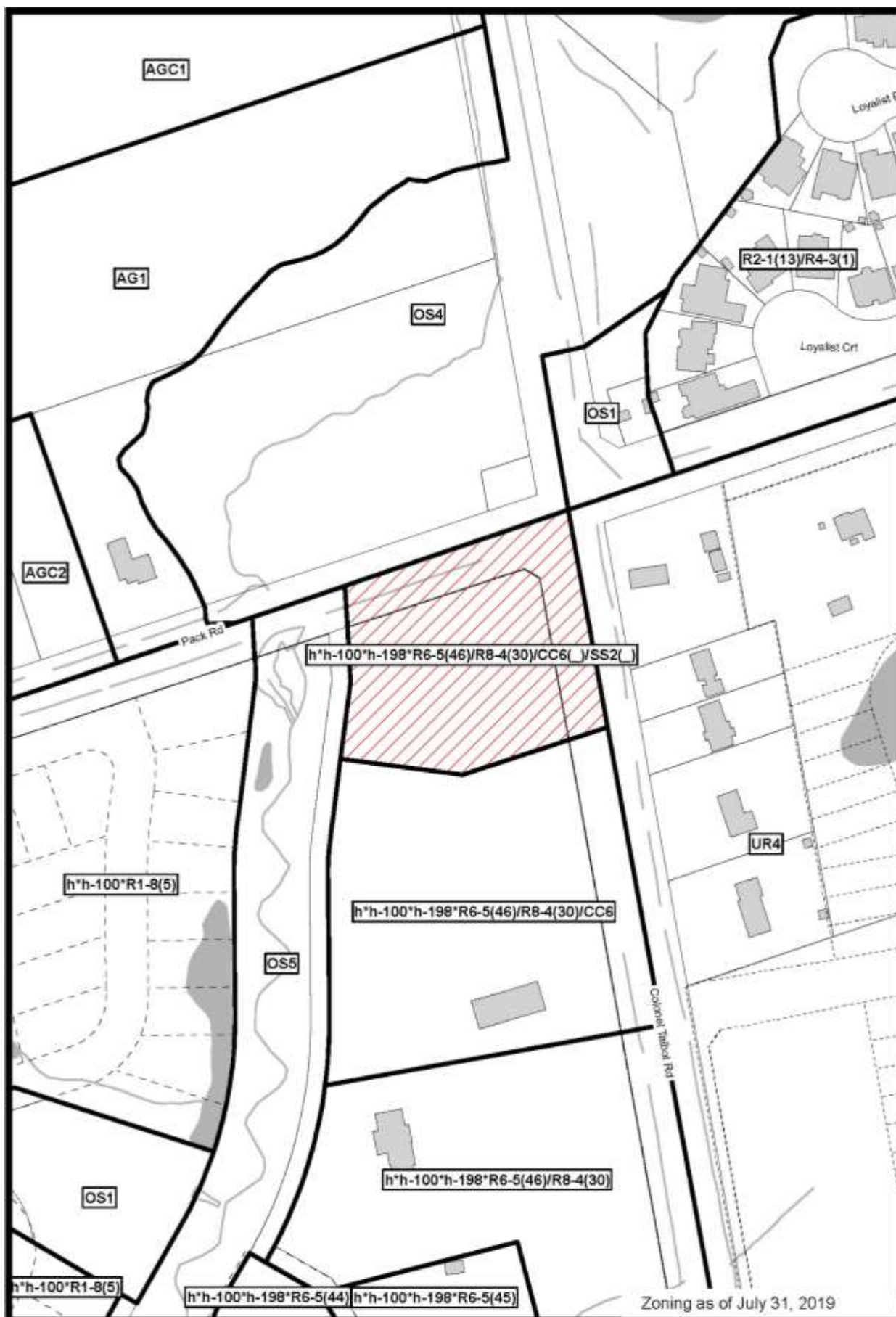
5. This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 17, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

Schedule "A"



File Number: OZ-9049  
Planner: SW  
Date Prepared: 2019/08/26  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

