

Bill No. 391  
2019

By-law No. Z.-1-192791

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 307 Fanshawe Park Road East.

WHEREAS Royal Premier Homes has applied to rezone the lands located at 307 Fanshawe Park Road East, 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 307 Fanshawe Park Road East, as shown on the attached map, from a Holding Residential R1/ Bonus (h-5\*h-54\*h-89\*R1-8\*B-15) Zone to a Holding Residential R5 Special Provision (h-5\*h-54\*h-89\*R5-7(10\*)) Zone.
2. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

R5-7(10)	307 Fanshawe Park Road East	
a)	Permitted Uses:	
i)	Stacked Townhouse	
b)	Regulation[s]:	
i)	Density (Maximum):	75 units per hectare
ii)	Front yard depth (Minimum):	4.5 metres
iii)	West interior side yard for a lot depth of 30 metres	4.9 metres
iv)	Front yard setback to patio/porch (Minimum):	2.3 metres
v)	Height for a lot depth of 30 metres (Maximum):	12 metres
vi)	Height for balance of the lands (Maximum):	10 metres
vii)	Parking spaces required (Maximum):	1.25 per unit

3. 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.

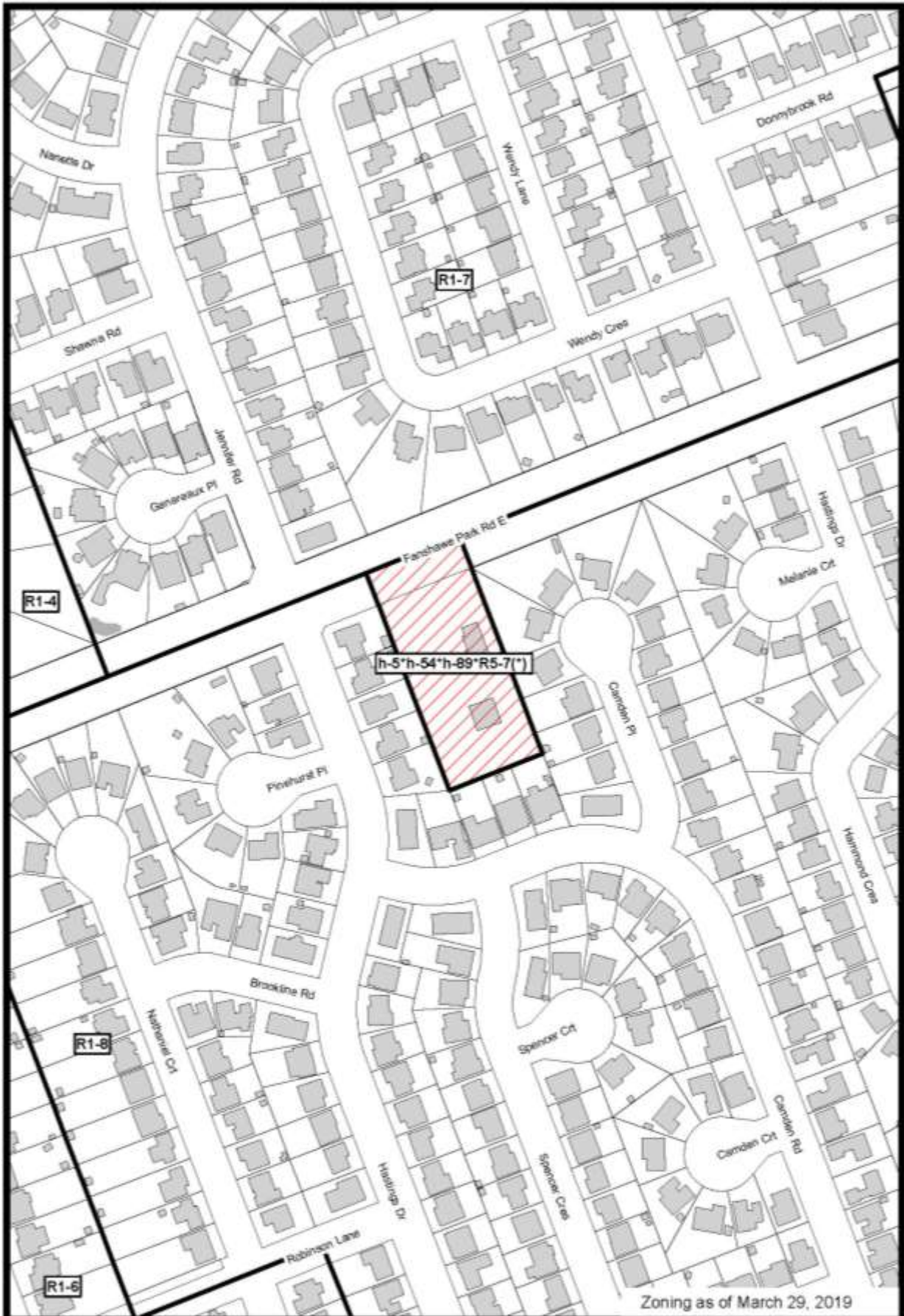
PASSED in Open Council on October 1, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 1, 2019  
Second Reading – October 1, 2019  
Third Reading – October 1, 2019

Schedule "A"



File Number: Z-9006

Planner: CS

Date Prepared: 2019/04/05

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters 