

Bill No. 21  
2020

By-law No. Z.-1-20\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at a portion of 943 Fanshawe Park Road West and 1800 Aldersbrook Gate.

WHEREAS Loco Holdings Ltd. has applied to rezone a portion of an area of land located at 943 Fanshawe Park Road West and 1800 Aldersbrook Gate, 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 a portion of the lands located at 943 Fanshawe Park Road West and 1800 Aldersbrook Gate, as shown on the attached map comprising part of Key Map No. A101, from a Holding Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (h\*h-71\*h-95\*h-100\*h-108\*R5-3(16)/R6-5(28)/R7\*H15\*D75) Zone, Holding Convenience Commercial (h\*h-108\*CC5) Zone, Convenience Commercial (CC5) Zone, and Urban Reserve (UR3) Zone to a Residential R5 Special Provision/Residential R6 Special Provision/Residential R7 (R5-3(\*)/R6-5(\*)/R7\*H15\*D75), Residential R5 Special Provision/Residential R6 Special Provision/Residential R7/Convenience Commercial (R5-3(\*)/R6-5(\*)/R7\*H15\*D75/CC5) Zone, and a Convenience Commercial (CC5) Zone;
2. Section Number 9.4 of the Residential R5 (R5-3) Zone is amended by adding the following Special Provision:

R5-3(\*)      Northerly Portion of 943 Fanshawe Park Road West and 1800 Aldersbrook Gate

a) Regulations:

- |     |                                |                       |
|-----|--------------------------------|-----------------------|
| i)  | Front Yard Depth<br>(Minimum): | 2.8 Metres (9.2 feet) |
| ii) | Density<br>(Maximum):          | 40 Units Per Hectare  |

3. Section Number 10.4e) of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(\*)      Northerly Portion of 943 Fanshawe Park Road West and 1800 Aldersbrook Gate

a) Regulations:

- |     |                                |                       |
|-----|--------------------------------|-----------------------|
| i)  | Front Yard Depth<br>(Minimum): | 2.8 Metres (9.2 feet) |
| ii) | Density<br>(Maximum):          | 40 Units Per Hectare  |

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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

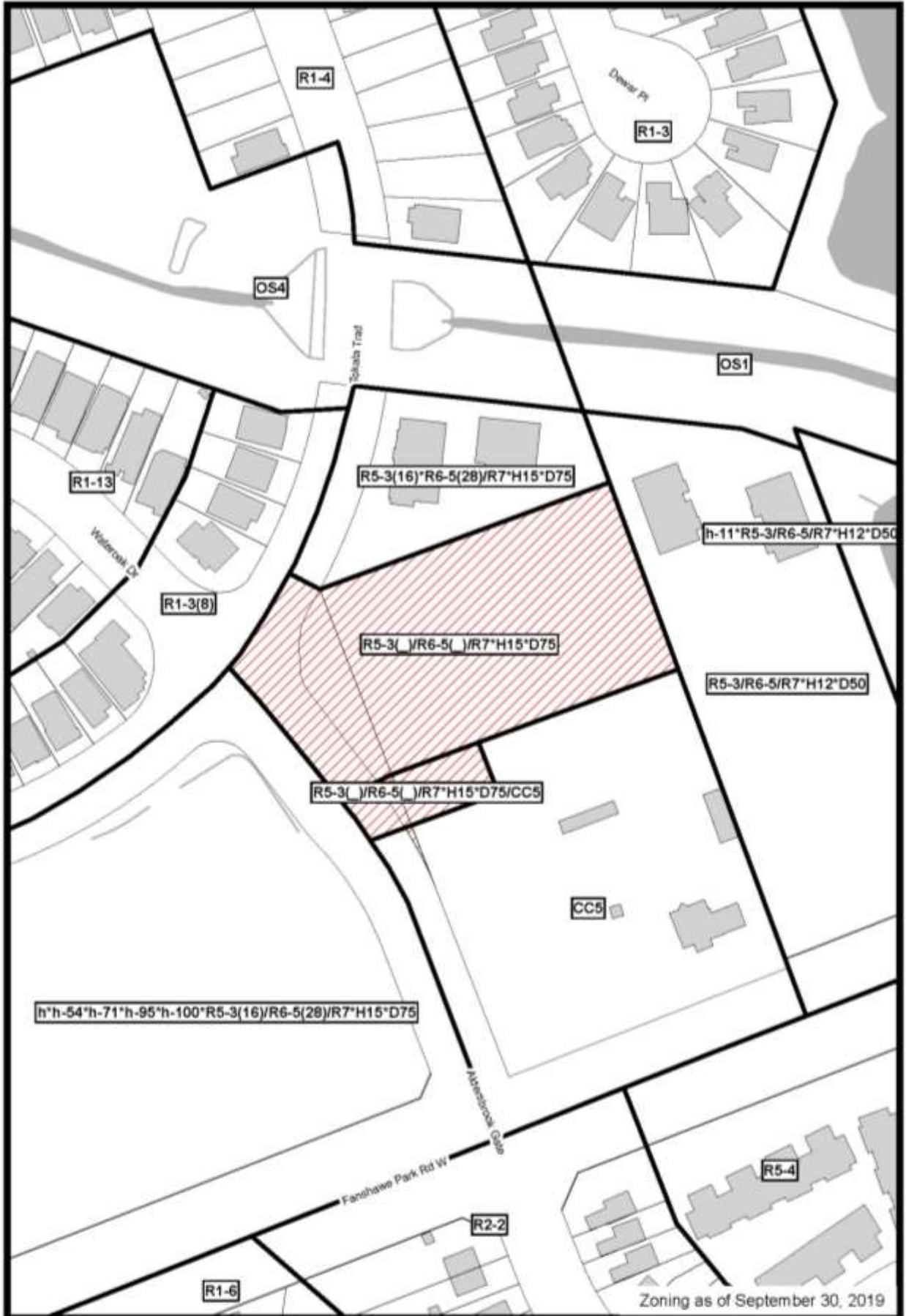
PASSED in Open Council on December 10, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 10, 2019  
Second Reading – December 10, 2019  
Third Reading – December 10, 2019

Schedule "A"



File Number: Z-9108

Planner: CL

Date Prepared: 2019/10/28

Technician: RC

By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40  
 Meters



Zoning as of September 30, 2019