

Bill No. 77
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 332 Central Avenue and 601 Waterloo Street.

WHEREAS Mr. Tao Tran has applied to rezone an area of land located at 332 Central Avenue/601 Waterloo Street 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 332 Central Avenue/601 Waterloo Street, as shown on the attached map comprising part of Key Map No. A102, from a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to a Residential R3 Special Provision/Office Conversion Special Provision (R3-2(6)/OC2(_)) Zone.

2. Section Number 17.3 of the Office Conversion (OC2) Zone is amended by adding the following Special Provision:

OC2(_) 332 Central Avenue and 601 Waterloo Street

a) Additional Permitted Use

i) Personal service establishments in the existing building, together with at least one dwelling unit

b) Regulation[s]:

i) Parking Spaces 5
(Minimum):

ii) Landscape Open Space 10%
(Minimum):

iii) Lot Coverage 56%
(Maximum):

iv) All existing setbacks will be maintained for 332 Central Avenue and 601 Waterloo Street as existing on the date of the passing of the by-law.

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 January 28, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2020
Second Reading – January 28, 2020
Third Reading – January 28, 2020

Schedule "A"



File Number: Z-9121

Planner: MV

Date Prepared: 2019/11/12

Technician: DM

By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

