

Bill No. 87
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 464-466 Dufferin Avenue and 499 Maitland Street.

WHEREAS Ian B. Johnstone Professional Corporation has applied to rezone an area of land located at 464-466 Dufferin Avenue and 499 Maitland 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 464-466 Dufferin Avenue and 499 Maitland Street as shown on the attached map comprising part of Key Map No. 107, from a Residential R3/Convenience Commercial (R3-2/CC) Zone to a Residential R3/Convenience Commercial Special Provision (R3-2/CC(_)) Zone.

2. Section Number 29.2 of the Convenience Commercial (CC) Zone is amended by adding the following Special Provision:

CC(_) 464-466 Dufferin Avenue and 499 Maitland Street

a) Additional Permitted Use[s]:

i) Restaurant, eat-in, within the ground floor of the existing building, together with at least four (4) dwelling units

b) Regulation[s]:

i) Gross floor area for all commercial uses (Maximum): 230m²

ii) Parking Spaces (Minimum): 2

iii) Lot Coverage (Maximum): 74%

iv) Landscape Open Space (Minimum): 0%

v) Parking Area Setback (Minimum): 0m

vi) All existing setbacks will be maintained for 464-466 Dufferin Avenue and 499 Maitland Street as existing on the day of the passing of the by-law.

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 February 11, 2020.

Ed Holder
Mayor


Catharine Saunders
City Clerk

First Reading – February 11, 2020
Second Reading – February 11, 2020
Third Reading – February 11, 2020

Schedule "A"



File Number: OZ-9130
Planner: MV
Date Prepared: 2019/12/23
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:725

0 3.5 7 14 21 28 Meters

