

Bill No. 215
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 944 Hamilton Road.

WHEREAS York Developments has applied to rezone an area of land located at 944 Hamilton Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 944 Hamilton Road, as shown on the attached map comprising part of Key Map No. A.107, from a Convenience Commercial/Service Station (CC/SS1) and Residential R1 (R1-6) Zone to an Associated Shopping Area Special Provision (ASA1(_)/ASA2(_)/ASA3(_)) Zone.

2. Section Number 24.4 of the Associated Shopping Area (ASA1) Zone is amended by adding the following Special Provisions:

ASA1(_)	944 Hamilton Road	
a)	Regulations	
i)	Rear Yard Setback from the existing building (Minimum)	2.1 metres (6.9 feet)
ii)	Lot Frontage (m) (Minimum)	40.0 metres (131.2 feet)
	Lot Depth (m) (Minimum)	41.0 metres (134.5 feet)
iii)	Parking Spaces (Minimum)	46 spaces for all uses permitted in the zone
iv)	Landscaped strip width adjacent to any noise barrier (Minimum)	1.5 metres (4.9 feet)
v)	Landscaped buffer between the edge of the drive-through lane and the ultimate road allowance along Highbury Avenue North (Minimum)	0.9 metres (3.0 feet)

3. Section Number 24.4 of the Associated Shopping Area (ASA2) Zone is amended by adding the following Special Provisions:

ASA2(_)	944 Hamilton Road	
a)	Regulations	
i)	Rear Yard Setback from the existing building (Minimum)	2.1 metres (6.9 feet)
ii)	Lot Frontage (m) (Minimum)	40.0 metres (131.2 feet)
iii)	Lot Depth (m) (Minimum)	41.0 metres (134.5 feet)

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|-----|---|---|
| iv) | Parking Spaces
(Minimum) | 46 spaces for all uses
permitted in the zone |
| v) | Landscaped strip
width adjacent to any
noise barrier (Minimum) | 1.5 metres (4.9 feet) |
| vi) | Landscaped buffer
between the edge of
the drive-through lane
and the ultimate road
allowance along Highbury
Avenue North (Minimum) | 0.9 metres (3.0 feet) |

4. Section Number 24.4 of the Associated Shopping Area (ASA3) Zone is amended by adding the following Special Provisions:

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|---------|---|---|
| ASA3(_) | 944 Hamilton Road | |
| a) | Regulations | |
| i) | Rear Yard Setback from
the existing building
(Minimum) | 2.1 metres (6.9 feet) |
| ii) | Lot Frontage (m)
(Minimum) | 40.0 metres (131.2 feet) |
| iii) | Lot Depth (m)
(Minimum) | 41.0 metres (134.5 feet) |
| iv) | Parking Spaces
(Minimum) | 46 spaces for all uses
permitted in the zone |
| v) | Landscaped strip
width adjacent to any
noise barrier (Minimum) | 1.5 metres (4.9 feet) |
| vi) | Landscaped buffer
between the edge of
the drive-through lane
and the ultimate road
allowance along Highbury
Avenue North (Minimum) | 0.9 metres (3.0 feet) |

5. 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.

6. 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.

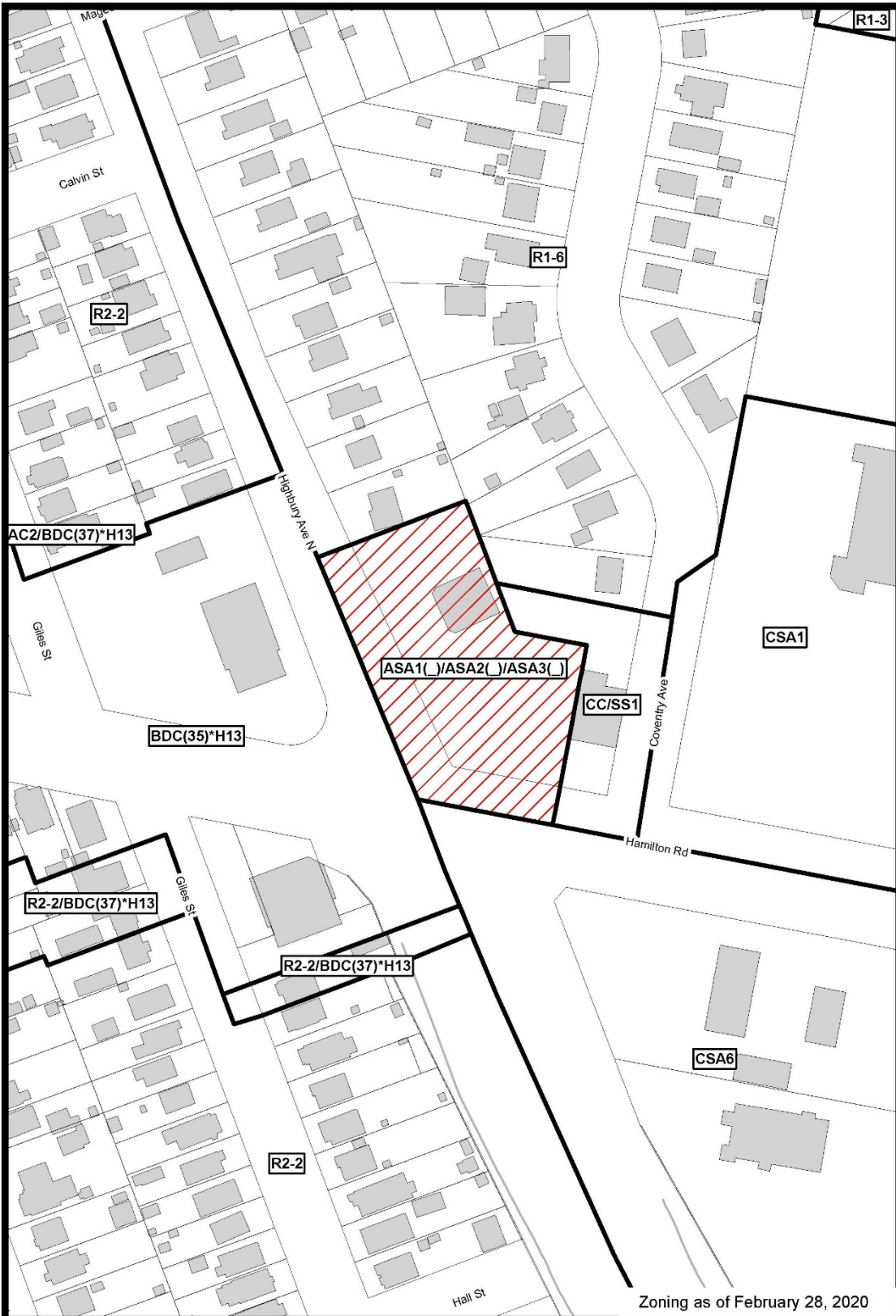
PASSED in Open Council on June 29, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – June 29, 2020
Second Reading – June 29, 2020
Third Reading – June 29, 2020

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9151
 Planner: MW
 Date Prepared: 2020/03/11
 Technician: rc
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters 

