

Bill No. 274
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 3557 Colonel Talbot Road.

WHEREAS 1423197 Ontario Inc. (Royal Premier Homes) has applied to rezone an area of land located at 3557 Colonel Talbot 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 3557 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A110, from an Urban Reserve (UR4) Zone and Open Space (OS4) Zone to a Holding Residential R5 Special Provision (h-5*R5-6(_)) Zone, Open Space Special Provision (OS4(_)) Zone and an Open Space Special Provision (OS5(_)) Zone.

2. Section Number 9.4 of the Residential R5 (R5-6) Zone is amended by adding the following Special Provision:

R5-6()	3557 Colonel Talbot Road.
a)	Regulation[s]
i)	Front Yard Depth (min) 2.0 metres
ii)	Rear Yard Depth (min) 0.7 metres (From OS4(_) Zone)
iii)	South Interior Side Yard Depth (min) 3.1m
iv)	Density (max) 51 uph
v)	Deck Encroachment (max) 0.0m (From OS4(_) Zone)

3. Section Number 36.4 of the Open Space (OS4) Zone is amended by adding the following Special Provision:

OS4()	3557 Colonel Talbot Road
a)	Additional Permitted Uses:
i)	One accessory structure
b)	Regulation[s]
i)	Lot Area (min) 1,056m ²
ii)	Lot Frontage (min) 14.0m

4. Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:

OS5() 3557 Colonel Talbot Road

a) Regulation[s]

i) Lot Area (min) 2,860m²

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 September 15, 2020

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – September 15, 2020
Second Reading – September 15, 2020
Third Reading – September 15, 2020

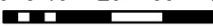
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9003
Planner: MV
Date Prepared: 2020/09/09
Technician: DM
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

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