

Bill No. 14  
2021

By-law No. Z.-1-21\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1284 Sunningdale Road West and 2804, 2808, 2812, 2816 and 2830 Tokala Trail.

WHEREAS Auburn Developments Ltd. has applied to rezone an area of land located at 1284 Sunningdale Road West and 2804, 2808, 2812, 2816 and 2830 Tokala Trail, 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 portions of the lands located at 1284 Sunningdale Road West, as shown on the attached map comprising part of Key Map No. A.101, from an Open Space (OS1) Zone to a Holding Residential R1 (h\*100\*R1-5) Zone; from a Holding Residential R1 Special Provision (h\*100\*R1-3(8)) Zone to a Holding Residential R1/R4 Special Provision (h\*100\*R1-3(8)/R4-6( )) Zone; from a Holding Residential R6 (h\*54\*h-71\*h-95\*h-100\*R6-5) Zone to a Holding Residential R1/R4/R6 (h\*54\*h-71\*h-95\*h-100\*R1-1/R4-6( )/R6-5) Zone; and from a Holding Residential R6/R7/R8 (h\*54\*h-71\*h-95\*h-100\*R6-5/R7\*h15\*D75/R8\*H15\*D75) to a Holding Residential R4/R6/R7/R8 Special Provision (h\*54\*h-71\*h-95\*h-100\*R4-6( )/R6-5/R7\*h15\*D75/R8\*H15\*D75) Zone.

2. Section Number 8.4 of the Residential R4 Zone is amended by adding the following Special Provision:

R4-6( )

a) Regulations:

- |      |  |               |
|------|--|---------------|
| i)   | Lot Frontage   | 6.7m (22ft)   |
| ii)  | Exterior Side Yard Depth<br>for local and collector streets<br>(minimum) | 4.5m (14.7ft) |
| iii) | Front and Exterior Side<br>Yard Setback<br>adjacent to a cul-de sac      | 3.5m (11.5ft) |

3. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 2804, 2808, 2812, 2816 and 2830 Tokala Trail, as shown on the attached map comprising part of Key Map No. A.101, from Residential R1 Special Provision (R1-3(8)) Zone and Holding Residential R6/Neighbourhood Facility (h-71\*h-95\*h-109\*R6-3/NF1) Zone to Holding Residential Special Provision R1/R5/R6 (h-71\*h-95\*h-109\*R1-3/R5-7(\*)/R6-3) Zone;

4. Section Number 9.4 of the Residential R5 Zone is amended by adding the following Special Provision:

R5-7(\*)

a) Permitted Uses:

- i) Cluster townhouse dwellings;

b) Regulations:

- i) Height 10.5 m (34.4ft)

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 December 8, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 8, 2020  
Second Reading – December 8, 2020  
Third Reading – December 8, 2020

