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**Z-7992  
A.MacLean**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY:  CITY OF LONDON Z.-1 TEXT AMENDMENTS  PUBLIC PARTICIPATION MEETING ON MARCH 19, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner-Development Planning, based on the City initiated application relating to technical amendments to the Z-1 Zoning By-law text the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 26, 2013 to amend the Zoning By-law Z-1 by **REPLACING** the existing Schedules A and B Indexes and 221 "Key Maps" with a new Indexes and 21 "Key Maps" in order to bring the Z-1 Zoning By-law text in alignment with the City's current digital mapping system.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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To replace the existing "Key Maps" with new "Key Maps" and the amend the text of the Z-1 Zoning By-law so that it is consistent with the City's digital mapping system. This involves a change to the format and number of Key Maps only. No changes to the current zoning of properties will occur as a result of this change.

<b>BACKGROUND</b>
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The Z-1 mapping system originally consisted of a uniform grid of zone maps which were manually prepared and updated as amendments to the By-law came into effect. In 2002 staff prepared a report to the Planning Committee to replace these manually prepared maps with digital mapping. The Z-1 Zoning By-law currently contains Schedule A – Key Maps (Zoning Designations) which includes 197 maps; and Schedule B – Key Maps (Parking) which includes 24 maps.

The City has implemented a new mapping program which required that all key maps be reproduced. In order to more easily manage the system, City staff reformatted the 221 key maps (197 Schedule A Key Maps and 24 Schedule B Key Maps) down to 21 key maps.

<b>Date Application Initiated:</b> November 22, 2011
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**REQUESTED ACTION:**  
Amendments to the Z-1 Zoning By-law text and to replace "Key Maps" associated with Schedule "A".

<b>PUBLIC LIAISON:</b>	On February 21, 2013 notice of this application was published in the Londoner.	No replies
<b>Nature of Liaison:</b> Amendments to replace the 221 "Key Maps" associated with Schedules "A" and "B" with 21 "Key Maps" and to amend the Z-1 Zoning By-law text to reflect the new mapping format. The proposed changes to the By-law are intended to align the Z-1 Zoning By-law maps to the City's current digital mapping system. These technical amendments will not affect any of the Zones which currently apply to properties within the City.		

**ANALYSIS**

A review of the By-law identified the following areas where text changes are required in order to align the Z-1 Zoning By-law with our current mapping system.

**3.11 MAP DETAILS**

*Any street or other names, property boundaries, municipal numbers or physical features on key map grid patterns shown on the maps are for reference purposes only.*

*The shaded areas contained on the base maps of Schedule "A" Zone Maps are for reference purposes only, to assist property owners in knowing if their lands are affected by the Conservation Authorities Act or are identified as "Extractive Industrial" or "Aggregate Resource Areas" on Schedule "B", Flood Plain and Environmental Features to the Official Plan for the City of London. The lands in the Byron Gravel Pits area shaded on Key Maps ~~126 and 127~~ **A106** have been identified as areas containing aggregate resources that are presently licensed or that may be licensed for future aggregate extraction. Policies pertaining to the extraction of aggregate resources in the City of London are contained in Section 15.4 of the Official Plan. The lands so shaded on all other key maps lie within the flood fringe of the Thames River and at a minimum may require floodproofing and/or safe access before any development or redevelopment may occur. Approvals pursuant to the Conservation Authorities Act, will be required.*

**50.2 PERMITTED USES**

- 10) T-10

*Lands located at 2061 Dundas Street East, south side, between Speight Boulevard and Carlyle Drive, as shown on the map attached hereto, comprising part of Key Map No.-90, **A109** may be used for a nursery and garden store for a period not exceeding three (3) years from the date of the passing of this by-law beginning March 6, 1995.*

- 14) T-14

*Lands located at 221-235 Queens Avenue, south side, between Wellington Street and Clarence Street, as shown on the attached schedule comprising part of Key Map No.-69, **A107** may be used as a surface commercial parking lot for a temporary period not exceeding three (3) years from the date of the passing of this by-law beginning September 5th, 1995.*

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18) T-18

*A portion of land located at 120 Weston Street, north side, at Fairview Avenue, comprising part of Key Maps No. 403, A107 may be used for a Neighbourhood Commercial Recreation Establishment, where the use is conducted inside the existing building with the exception of an outdoor patio with a maximum area of 60 square metres (650 square feet) and a 12 square metre (130 square feet) breezeway addition, for a temporary period not exceeding three (3) years beginning March 7, 2005.*

27) T-27

*Lands located at 140 Ann Street, the north-east corner of Anne Street and Talbot Street, comprising part of Key Map No.-68, A107 may be used for studios, studios with an accessory theatre, printing establishments, repair and service establishments and assembly halls for a temporary period not exceeding three (3) years beginning February 20, 2006.*

32) T-32

*Lands located at 322 - 324 York Street, as shown on the map attached hereto, comprising part of Key Map No.-83, A107 may be used as a surface commercial parking lot for a temporary period not exceeding three (3) years from the date of the passing of the by-law beginning January 21, 2002.*

41) T-41

*Lands located at 2179 Hyde Park Road, as shown on the map attached hereto, comprising Key Map No.-2, A101 may be used for a topsoil depot and accessory uses for a period not exceeding three (3) years from the date of the passing of the by-law beginning December 6, 2004.*

*"This Temporary Use is hereby extended for an additional three (3) years Beginning December 3, 2007."*

*"This temporary use is hereby extended for an additional three (3) years beginning November 1<sup>st</sup>, 2010.*

42) T-42

*A commercial parking lot is permitted at 200 Albert Street, as shown on the map attached hereto comprising part of Key Map No.-68, A107 for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning December 6, 2004.*

43) T-43

*Lands located at 1588 Clarke Road, comprising part of Key Map No.-38, A104 may be used for a golf driving range and associated buildings or structures for a period not exceeding three (3) years from the date of the passing of this by-law beginning June 27<sup>th</sup>, 2005.*

45) T-45

*Lands located at 1992 Fanshawe Park Road West (Former Township of London), as shown on the map attached hereto comprising part of Key Map No. 42, A101 may be used as a golf driving range and accessory uses for a temporary period not exceeding three (3) years beginning March 24, 2003.*

*This temporary use is hereby extended for an additional three (3) years beginning March 27, 2006.*

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*This temporary use is hereby extended until October 3, 2010.*

*This temporary use is hereby extended until January 24<sup>th</sup>, 2014.*

48) T-48

*Lands located at 70 York Street and 350 Ridout Street North, comprising part of Key Map No. 84, A107 may be used as a surface commercial parking lot with a zero (0) metre setback from the ultimate road allowance for a temporary period not exceeding three (3) years from the date of the passing of this by-law beginning March 5, 2007.*

49) T-49

*A surface parking lot is permitted at 193-197 Central Avenue, comprising part of Key Map No. 68, A107 for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning November 21, 2005.*

*The Temporary Use (T-49) Zone for a surface commercial parking lot is hereby extended for an additional 3 years from the date of the passing of this By-law beginning June 23, 2008.*

a) Regulations:

- i) Front Yard Setback 0.0 metres  
from the Original  
Streetline

50) T-50

*Lands located at 55 Chalkstone Drive (former town of Westminster), as shown on Key Map No. 159, A111 may be used for a commercial transportation driver training school, a storage depot, a transport terminal, and a building/contracting establishment, for a temporary period not exceeding one (1) year beginning February 6, 2006. (Z.-1-061458)*

*This temporary use is hereby extended for an additional three (3) years beginning April 30, 2007.*

51) T-51

*Lands located at 1420 Hyde Park Road, as shown on Key Map No.-26, A101 may be used for a farm market for the sale of seasonal produce, and a nursery and a garden store, operating from May 1<sup>st</sup> to October 31<sup>st</sup> for a temporary period not exceeding two (2) years beginning May 15<sup>th</sup>, 2006.*

52) T-52

*Lands located at 1875 Wharncliffe Road South, comprising part of Key Map No. 442, A111 may be used for a golf driving range and accessory uses (including a 140 m<sup>2</sup> golf pro shop and a 93 m<sup>2</sup> golf training facility within an existing building) for a period not exceeding three (3) years, beginning June 12, 2006.*

*This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning June 29<sup>th</sup>, 2009.*

54) T-54

*Lands located at 195 Dundas Street, as shown on the attached map hereto*

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comprising part of Key Map No. 85, A107 may be used for a surface commercial parking lot with a small landscaped area along the Dundas Street frontage for a temporary period not exceeding three (3) years beginning February 5, 2007.

This temporary use is hereby extended for an additional three (3) years beginning March 8, 2010.

55) T-55

Lands located at 585 Third Street, west side, between Oxford Street and Culver Drive as shown on the map attached hereto comprising of Key Map 68, A108 may be used for a repair and rental establishment, warehouse, service and repair establishment, service trade, office and convenience store, with no outdoor storage for any of the permitted uses for a period not exceeding three (3) years from the date of the passing of the By-law. (Z-1-071622)

This temporary use is hereby extended for a temporary period not exceeding three (3) years from the date of the passing of this By-Law beginning April 19th, 2010.

56) T-56

Lands located at 1588 Clarke Road, comprising part of Key Map No. 38, A104 may be used for a golf driving range and associated buildings or structures for a period not exceeding three (3) years from the date of the passing of this by-law beginning May 12, 2008.

57) T-57

A surface parking lot is permitted at 192-196 Central Avenue, as shown on the map attached hereto comprising part of Key Map No. 68, A107 for a temporary period not exceeding three (3) years from the date of the passing of this By-law beginning June 23, 2008.

a) Regulations

Front Yard Setback From the Original Streetline	0.0 metres
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58) T-58

The rear portion of the land located at 1671 Fanshawe Park Road West, comprising part of Key Map No. 4, A101 may be used for a temporary outdoor self-storage establishment in conjunction with a self-storage establishment on the front portion of the lands, for a period not exceeding three (3) years from the date of the passing of this by-law beginning November 3, 2008.

59) T-59

Lands located at 1550 Highbury Avenue North, comprising part of Key Map No. 24, A103 may be used for a temporary mobile real estate sales trailer for a period not exceeding three (3) years from the date of the passing of this by-law beginning January 19, 2009.

62) T-62

Lands located at 2070 Huron Street, comprising part of Key Map No. 39, A104 may be used for a temporary commercial recreation establishment for a period not exceeding three (3) years beginning November 9<sup>th</sup>, 2009.

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63) T-63

*Lands located at 457 Southdale Road West, comprising part of Key Map No. 442, A111 may be used to allow Goodwill Industries to operate a drop-off centre use that receives goods that are primarily used or second hand house-wars, domestic furniture, appliances, equipment and toys and clothing, and where these goods are sorted and re-used, for a temporary period not exceeding three (3) years from the date of the passing of this by-law beginning November 1, 2010.*

a) Regulations:

- i) *No retail will be permitted from this site; and*
- ii) *The property will be fenced with an opaque barrier and be maintained as per Section 4.17 b) and c) of the City of London Z.-1 Zoning By-law.*

64) T-64

*Lands located at 1-34 Barberry Court; 35-48 Ivy Court, 49-81 Vinewood Court; 82-100 Primrose Court, as shown on the attached map comprising part of Key Map No. 448, A108 may be used as a Family Health Nurse Practitioner-Led clinic operating from the residential unit at 6 Barberry Court with no additional parking required for temporary period not exceeding three (3) years from the date of the passing of the by-law beginning June 20, 2011. The Nurse Practitioner-Led clinic will not permit the dispensing of any narcotic or controlled substance, as classified in the Controlled Drugs and Substances Act, and will not include a methadone clinic defined as a building, or part of a building, which is used principally for the prescription and/or dispensing of methadone and may include the provision of counseling and other support services, but does not include a hospital.*

65) T-65

*Lands located at 551-605 Millbank Drive and 931-1127 Southdale Road East, as shown on the attached map comprising part of Key Map No. 445, A112 may be used as a Family Health Nurse Practitioner-Led clinic operating from the residential unit at 1057 Southdale Road East with no additional parking required for temporary period not exceeding three (3) years from the date of the passing of the by-law beginning June 20, 2011. The Nurse Practitioner-Led clinic will not permit the dispensing of any narcotic or controlled substance, as classified in the Controlled Drugs and Substances Act, and will not include a methadone clinic defined as a building, or part of a building, which is used principally for the prescription and/or dispensing of methadone and may include the provision of counseling and other support services, but does not include a hospital.*

66) T-66

*Lands located at 530 Oxford Street West, as shown on Key Map No. 65, A106 may be used for an Automobile Sales and Service Establishment related to the permanent automobile sales and service establishment located at 640 Wonderland Road North, for a period not exceeding 18 months from the date of the passing of this by-law beginning January 10, 2012.*

In addition to the text changes, the maps that comprise Schedules 'A' and 'B' of the Z-1 Zoning By-law will be replaced with the new digital mapping. This results in the removal of the existing 221 key maps and replacing them with 21 key maps. The replacement maps will consist of an Index map and 20 key maps for Schedule 'A' sized at (34" x 44") and an Index map and one(1) key map for Schedule 'B' sized at (34" x 44").


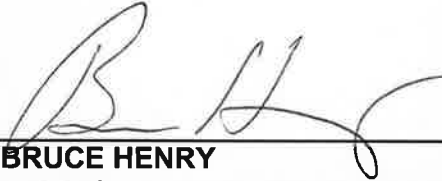




This report has been prepared in consultation with the City Clerk's and City Solicitor's Offices.

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<b>CONCLUSION</b>
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The replacement of these "Key Maps" will ensure that the text of the Z-1 Zoning By-law is consistent with the City's digital mapping system. Copies of mapping will still be available in hard copy format from the City Clerks office and are available on the City's web page under interactive mapping. It should be noted that the recommended changes to the by-law will not alter any of the zones which currently apply to properties within the City of London.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
	
<b>ALLISTER MACLEAN SENIOR PLANNER</b>	<b>BRUCE HENRY MANAGER – DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>CONCURRED BY:</b>
	
<b>TERRY GRAWAY MANAGER-DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>JOHN FLEMING CITY PLANNER</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
	
<b>JIM PURSER MANAGER OF RECORDS &amp; INFORMATION SERVICES</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

March 1, 2013  
AM/am  
"Attach."

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
insert year

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

A by-law to amend certain portions of text  
within By-law No. Z.-1.

follows: The Municipal Council of The Corporation of the City of London enacts as

**CITY OF LONDON ZONING BY-LAW  
BY-LAW NO. Z.-1 AMENDMENT**

- 1) By-law Z-1 is amended by replacing Schedule A and Schedule B with the new attached Schedule A and Schedule B, the originals of which are in a 34" X 44" format. The attached Schedules A and B to this by-law are legal size 8 ½ X 14 for illustration purposes only.
- 2) Section 3.11 to By-law No. Z.-1 is amended as follows:
  - deleting the text "Maps 126 and 127" in the second paragraph and replacing it with the text "Map A106";
- 3) Section 50.2 to By-law No. Z.-1 is amended as follows:
  - 50.2.10) delete the number "90" and replace it with the text "A109";
  - 50.2.14) delete the number "69" and replace it with the text "A107";
  - 50.2.18) delete the number "103" and replace it with the text "A107";
  - 50.2.27) delete the number "68" and replace it with the text "A107";
  - 50.2.32) delete the number "83" and replace it with the text "A107";
  - 50.2.41) delete the number "2" and replace it with the text "A101";
  - 50.2.42) delete the number "68" and replace it with the text "A107";
  - 50.2.43) delete the number "38" and replace it with the text "A104";
  - 50.2.45) delete the number "42" and replace it with the text "A101";
  - 50.2.48) delete the number "84" and replace it with the text "A107";
  - 50.2.49) delete the number "68" and replace it with the text "A107";
  - 50.2.50) delete the number "159" and replace it with the text "A111";
  - 50.2.51) delete the number "26" and replace it with the text "A101";
  - 50.2.52) delete the number "142" and replace it with the text "A111";
  - 50.2.54) delete the number "85" and replace it with the text "A107";



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- 50.2.55) delete the number "68" and replace it with the text "A108";
- 50.2.56) delete the number "38" and replace it with the text "A104";
- 50.2.57) delete the number "68" and replace it with the text "A107";
- 50.2.58) delete the number "1" and replace it with the text "A101";
- 50.2.59) delete the number "24" and replace it with the text "A103";
- 50.2.62) delete the number "39" and replace it with the text "A104";
- 50.2.63) delete the number "142" and replace it with the text "A111";
- 50.2.64) delete the number "118" and replace it with the text "A108";
- 50.2.65) delete the number "145" and replace it with the text "A112";
- 50.2.66) delete the number "65" and replace it with the text "A106";

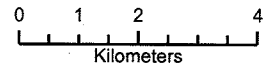
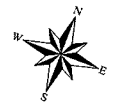
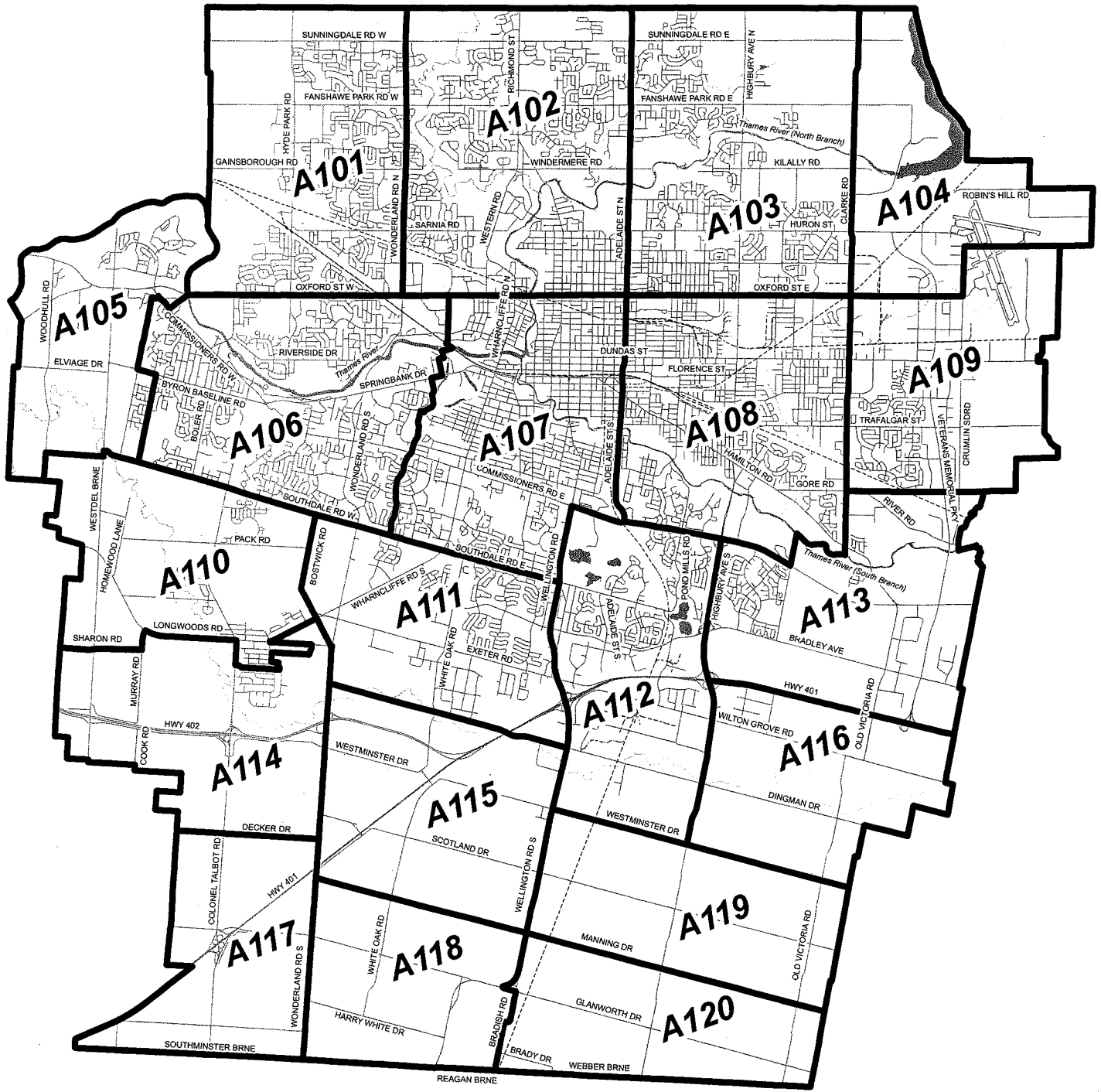
This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the Planning Act, R.S.O. 1990, c. P.13, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

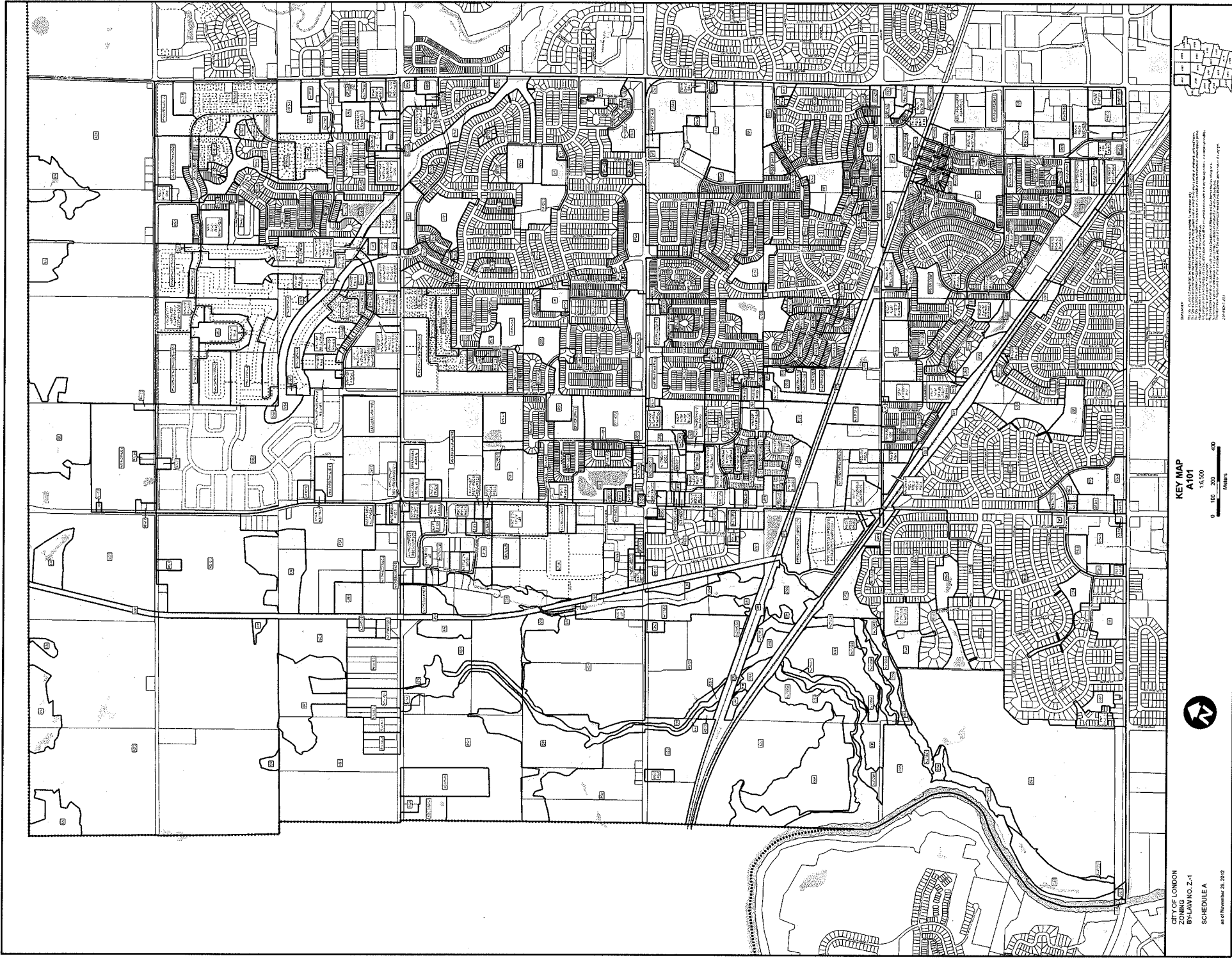
PASSED in Open Council on March 26, 2013.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

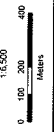
First Reading - March 26, 2013  
Second Reading - March 26, 2013  
Third Reading - March 26, 2013



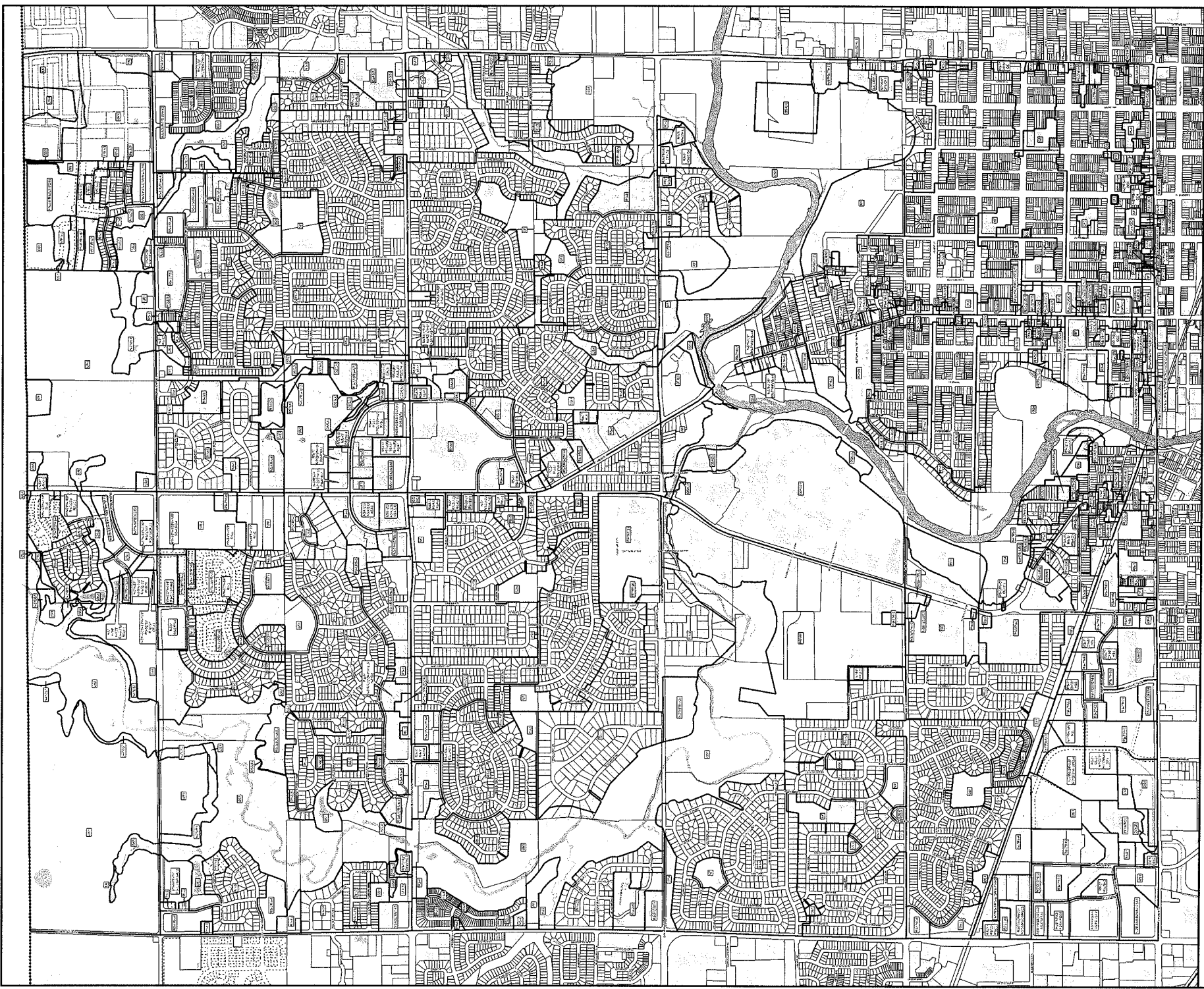


BY-LAW NO. Z-1  
SCHEDULE A  
KEY MAP A101  
1:6,500  
as of November 28, 2012

KEY MAP  
A101  
1:6,500



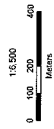
CITY OF LONDON  
ZONING  
BY-LAW NO. Z-1  
SCHEDULE A  
as of November 28, 2012



CITY OF LONDON  
ZONING  
BY-LAW NO. Z-1  
SCHEDULE A  
as of November 28, 2012



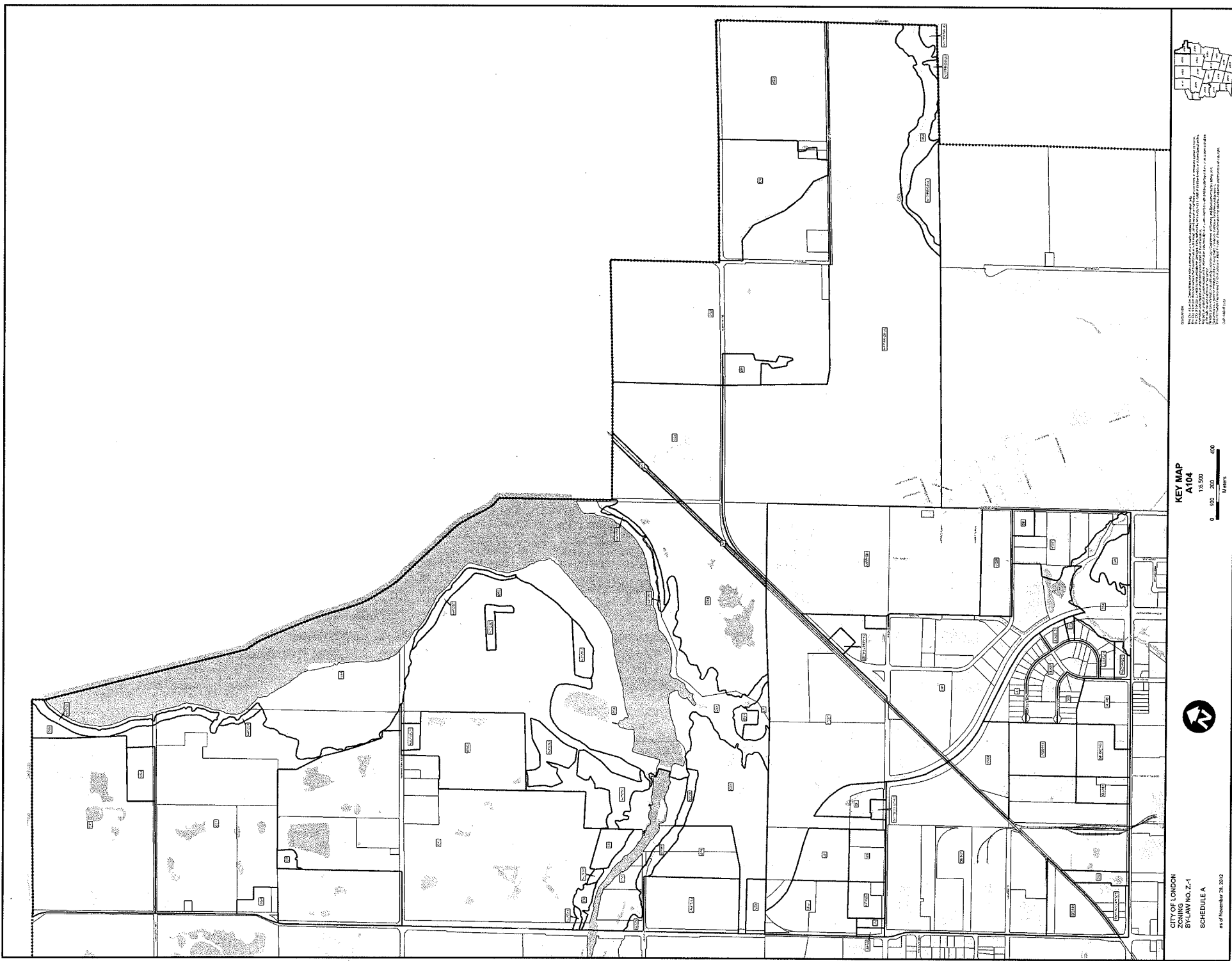
KEY MAP  
A102



DISCLAIMER  
This map is a key map and does not constitute a zoning by-law. It is intended to provide a general overview of the zoning scheme and is not to be used as a legal document. The City of London is not responsible for any errors or omissions in this map. For more information, please contact the City of London Planning Department.







**DISCLAIMER**  
 This map is a technical drawing and is not intended to be used as a legal document. It is subject to change without notice. The City of London is not responsible for any errors or omissions in this map. The map is provided for informational purposes only. The City of London is not responsible for any damages or losses resulting from the use of this map. The map is provided as a service to the public and is not intended to be used as a legal document. The City of London is not responsible for any errors or omissions in this map. The map is provided for informational purposes only. The City of London is not responsible for any damages or losses resulting from the use of this map.

**KEY MAP**  
**A104**  
 1:6,500  
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CITY OF LONDON  
 ZONING  
 BY-LAW NO. Z-1  
 SCHEDULE A  
 as of November 28, 2012

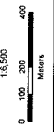




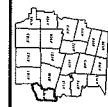
CITY OF LONDON  
ZONING  
BY-LAW NO. Z-1  
SCHEDULE A  
as of November 28, 2012



KEY MAP  
A105



DISCLAIMER  
This Key Map is a simplified representation of the City of London Zoning By-Law No. Z-1, Schedule A. It is not intended to be used as a legal document. The City of London is not responsible for any errors or omissions in this Key Map. The City of London is not responsible for any damages or losses resulting from the use of this Key Map. The City of London is not responsible for any changes to the zoning regulations that may occur after the date of publication of this Key Map. The City of London is not responsible for any changes to the zoning regulations that may occur after the date of publication of this Key Map.



CITY OF LONDON  
ZONING  
BY-LAW NO. Z-1  
SCHEDULE A  
As of November 24, 2012



KEY MAP  
A106

1:6,500

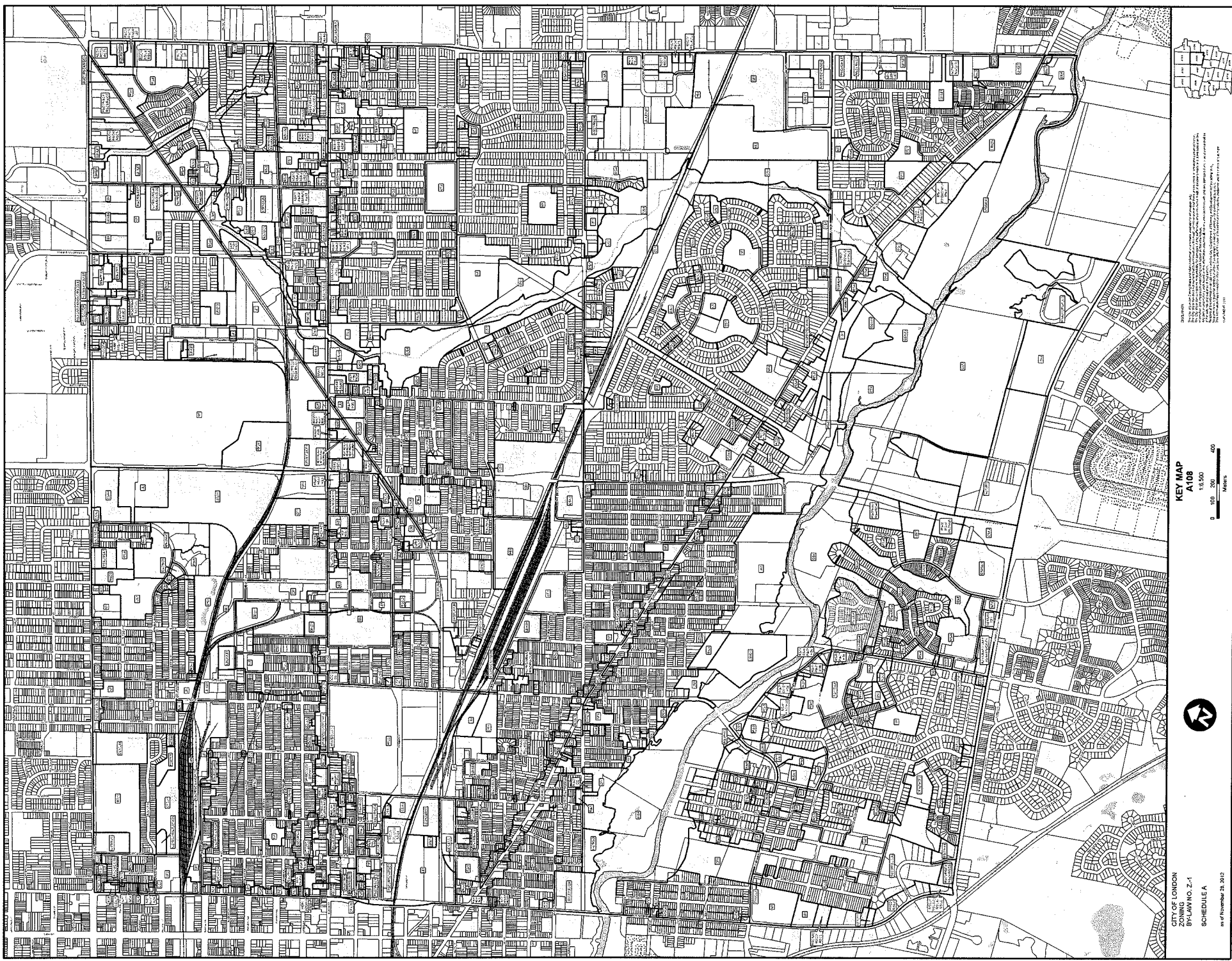
0 50 100 200  
METERS

NOTES:  
1. This Key Map is a simplified representation of the City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012. It is not intended to be used for legal purposes. For legal purposes, please refer to the original zoning by-law and its amendments.  
2. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is available on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
3. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in French on the City of London website at [www.villede.london.on.ca](http://www.villede.london.on.ca).  
4. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Spanish on the City of London website at [www.ciudadelondon.on.ca](http://www.ciudadelondon.on.ca).  
5. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Chinese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
6. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Korean on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
7. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Japanese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
8. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Vietnamese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
9. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Arabic on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
10. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Russian on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
11. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Hindi on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
12. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Urdu on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
13. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Bengali on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
14. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Punjabi on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
15. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Gujarati on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
16. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Telugu on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
17. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Malayalam on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
18. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Kannada on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
19. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Malay on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
20. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Sinhala on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
21. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Tamil on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
22. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Vietnamese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
23. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Thai on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
24. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Indonesian on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
25. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Filipino on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
26. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Vietnamese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
27. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Vietnamese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
28. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Vietnamese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
29. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Vietnamese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).  
30. The City of London Zoning By-Law No. Z-1, Schedule A, as of November 24, 2012, is also available in Vietnamese on the City of London website at [www.cityoflondon.on.ca](http://www.cityoflondon.on.ca).









CITY OF LONDON  
ZONING  
BYLAW NO. Z-1  
SCHEDULE A  
as of November 28, 2012



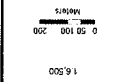
KEY MAP  
A-108  
1:5,500  
0 100 200 400  
Feet

NOTES:  
1. THIS MAP IS A KEY MAP AND DOES NOT CONSTITUTE A ZONING BYLAW.  
2. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
3. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.  
4. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.  
5. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.  
6. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.  
7. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.  
8. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.  
9. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.  
10. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY OF LONDON ZONING BYLAW NO. Z-1.





THE CITY OF LONDON  
PLANNING DEPARTMENT  
ZONING BY-LAW NO. Z-1  
SCHEDULE A  
KEY MAP A110  
AS OF NOVEMBER 28, 2012



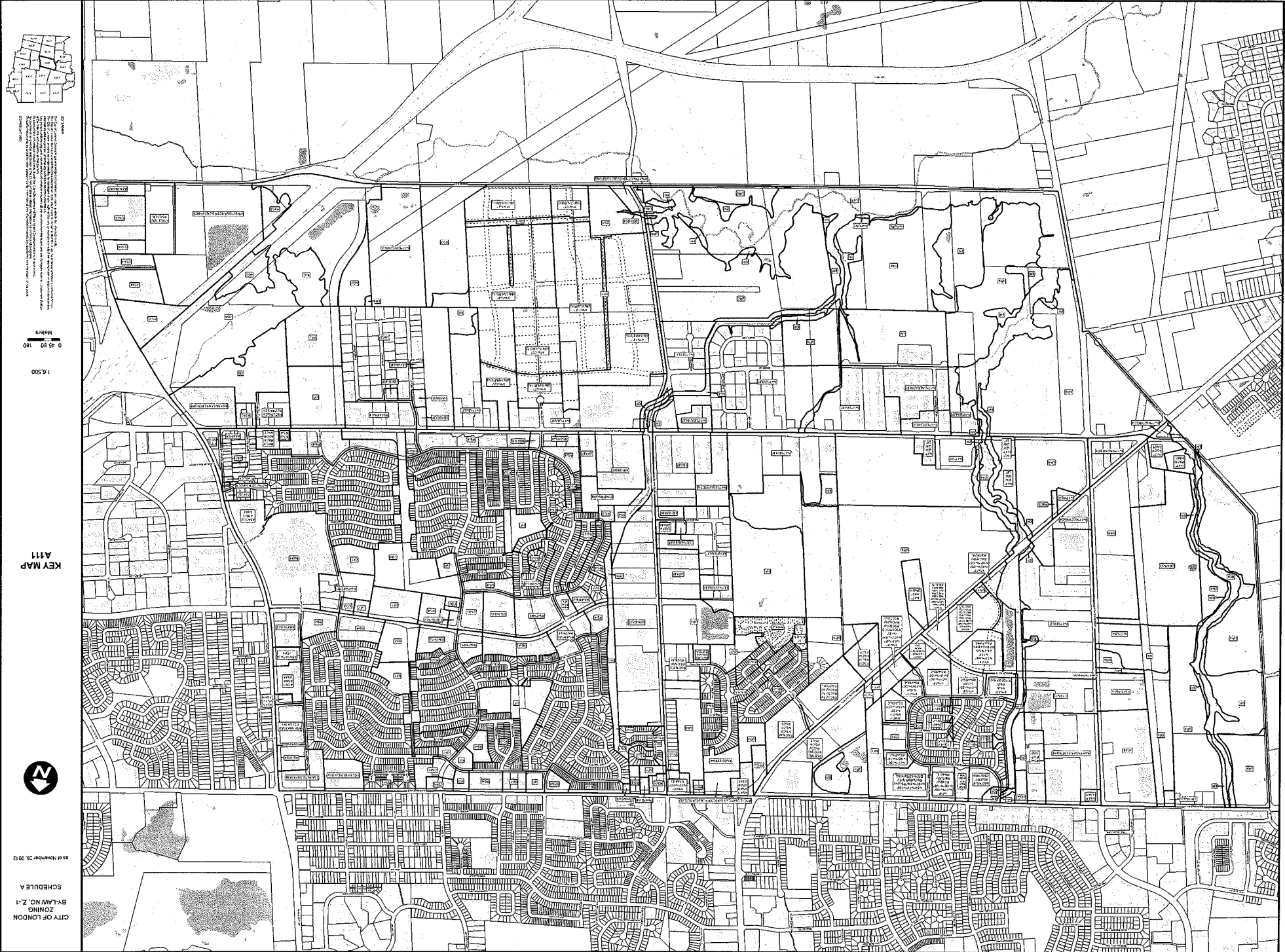
1:6,500

KEY MAP  
A110



CITY OF LONDON  
ZONING  
BY-LAW NO. Z-1  
SCHEDULE A  
AS OF NOVEMBER 28, 2012





NOTES:  
1. The zoning map is a legal document and should be read in conjunction with the zoning ordinance.  
2. The zoning map is subject to change without notice.  
3. The zoning map is not to be used as a basis for determining property values.  
4. The zoning map is not to be used as a basis for determining the location of public utilities.  
5. The zoning map is not to be used as a basis for determining the location of public facilities.  
6. The zoning map is not to be used as a basis for determining the location of public services.  
7. The zoning map is not to be used as a basis for determining the location of public works.  
8. The zoning map is not to be used as a basis for determining the location of public buildings.  
9. The zoning map is not to be used as a basis for determining the location of public lands.  
10. The zoning map is not to be used as a basis for determining the location of public property.

1:6,500  
0 50 100  
METERS

KEY MAP  
A111



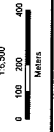
14 OF NOVEMBER 28, 2012  
SCHEDULE A  
BY-LAW NO. 2-1  
CITY OF LONDON



CITY OF LONDON  
ZONING  
BY-LAW NO. Z-1  
SCHEDULE A  
as of November 28, 2012

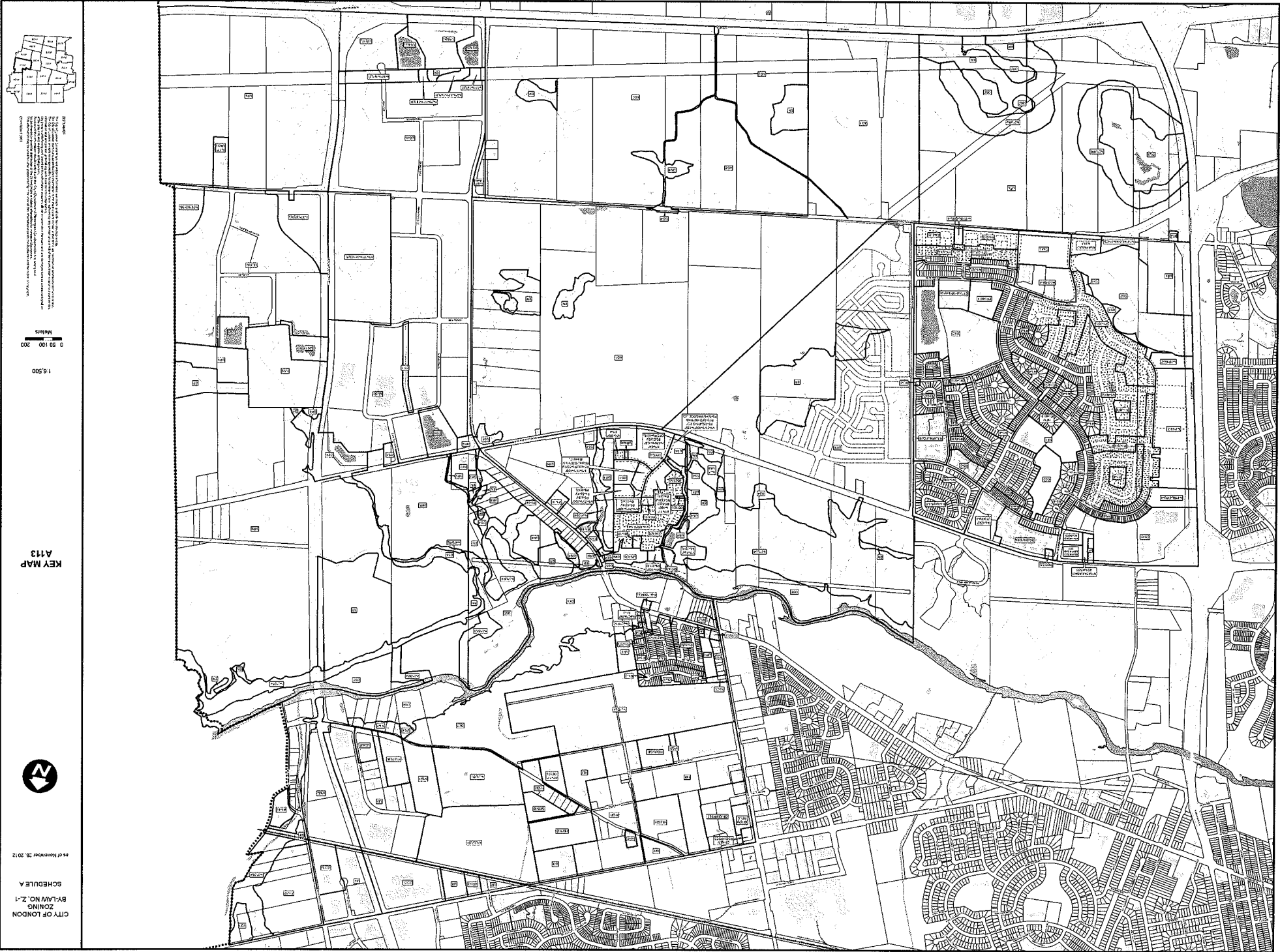


KEY MAP  
A112

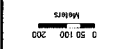


DISCLAIMER  
This map is a key map of the City of London Zoning By-law and is not intended to be used as a legal document. It is a simplified representation of the zoning map and does not show all details of the zoning map. The City of London is not responsible for any errors or omissions in this map. For more information, please contact the City of London Planning Department.





2012  
 The City of London Corporation  
 Planning Department  
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 Fax: 020 7632 2201  
 Email: [planning@cityoflondon.gov.uk](mailto:planning@cityoflondon.gov.uk)  
 Website: [www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)  
 This plan is subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1987 and the Planning (Listed Buildings and Conservation Areas) Regulations 2001.

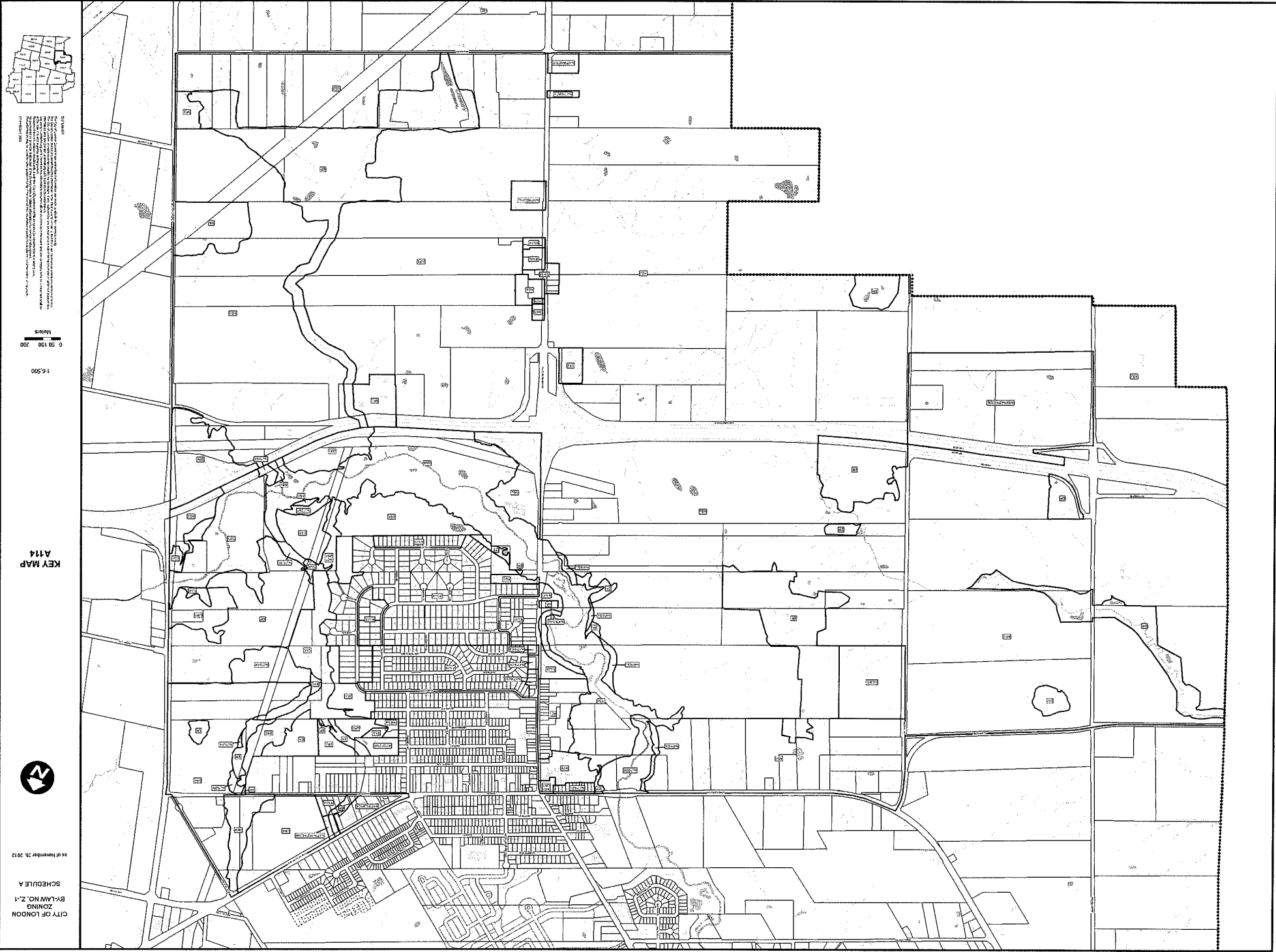


1:6,500

KEY MAP A113



CITY OF LONDON  
 ZONING PLAN NO. Z-1  
 SCHEDULE A  
 24 of November 28, 2012



1:6,500  
0 50 100 200  
Meters

1:6,500

KEY MAP  
A114

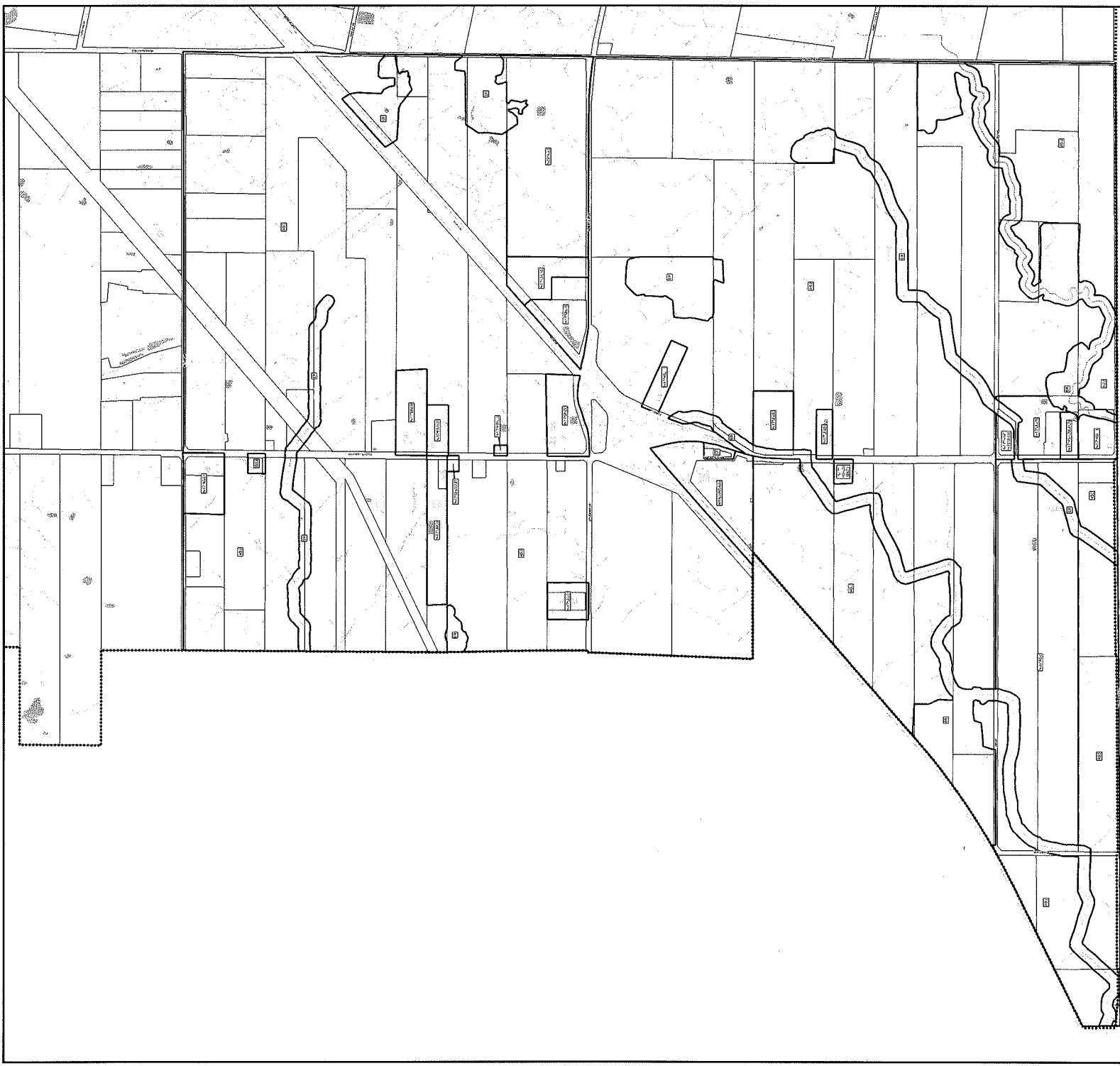


24 of November 23, 2012  
SCHEDULE A  
ZONING BY-LAW NO. Z-1  
CITY OF LONDON









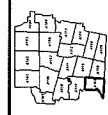
CITY OF LONDON  
 ZONING  
 BY-LAW NO. Z-1  
 SCHEDULE A  
 as of November 28, 2012



**KEY MAP  
 A117**

1:6,000  
 0 100 200 400  
 Metres

1. This map is a key map of the City of London Zoning By-law, No. Z-1, Schedule A, as of November 28, 2012. It is not a legal document and should not be used for legal purposes. It is intended for informational purposes only.







1:17,000  
17,000  
0 55 100 150 200  
Metres

17,000  
0 55 100 150 200  
Metres

KEY MAP  
A119



CITY OF LONDON  
ZONING  
BY-LAW NO. 2-1  
SCHEDULE A  
AS OF NOVEMBER 29, 2012

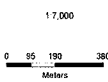


CITY OF LONDON  
ZONING  
BY-LAW NO. Z-1  
SCHEDULE A

as of November 26, 2012



KEY MAP  
A120



BY-LAW NO. Z-1  
ZONING BY-LAW NO. Z-1  
SCHEDULE A  
AS OF NOVEMBER 26, 2012  
CITY OF LONDON  
1



