

Bill No. 32
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 660 Sunningdale Road East.

WHEREAS Clawson Group Inc. has applied to rezone an area of land located at 660 Sunningdale Road East, 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 660 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. A.102, from a Holding Residential R1 Special Provision (h*h-100*h-173*R1-4(27)) Zone to a Holding Residential R4 Special Provision (h*h-100*h-173*h-213*R4-6(*)) Zone, from a Holding Residential R1 Special Provision (h*h-100*h-173*R1-3/ R1-4(27)) Zone to a Holding Residential R5/R6 Special Provision (h*h-100*h-173*h-213*R5-6(*)/R6-5(*)) Zone;

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

R4-6(8) Blocks 26 and 30 (39T-09501)

a) Regulations:

| | |
|------------------------------|---------------------------|
| i) Lot Frontage (Minimum) | 7.0 metres (23.0 feet) |
|------------------------------|---------------------------|

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

R5-6(*)

a) Regulations:

| | |
|---|---------------------------|
| i) Front Yard Setback, Main Dwellings (Minimum): | 3 metres (9.8 feet) |
| ii) Front Yard Depth for Garages (Minimum) | 5.5 metres (18.0 feet) |

ii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R5-6(*) open or covered but unenclosed decks not exceeding one storey in height may project no closer than 0.6 metres (1.97 feet) where the lot line abuts an OS4 Zone.

3. Section Number 10.4 of the Residential R5 Zone is amended by adding the following Special Provision:

R6-5(*)

a) Regulations:

| | |
|--|---------------------------|
| ii) Front Yard Setback, Main Dwellings (Minimum): | 3 metres (9.8 feet) |
| ii) Front Yard Depth for Garages (Minimum): | 5.5 metres (18.0 feet) |

- ii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R6-5(*) open or covered but unenclosed decks not exceeding one storey in height may project no closer than 0.6 metres (1.97 feet) where the lot line abuts an OS4 Zone.

4. 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 January 12, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

