

## Appendix "B"

Bill No.(number to be inserted by Clerk's Office)  
2021

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 345  
Sylvan Street:

WHEREAS Housing Development Corporation, London (HDC) applied to  
rezone an area of land located at 345 Sylvan Street, as shown on the map attached to  
this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number  
(number to be inserted by Clerk's Office) this rezoning will conform 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 345 Sylvan Street, as shown on the attached map, from Community  
Facility (CF5) Zone to a Holding Residential R8 Special Provision (h-5\*R8-4(\_))  
Zone.
- 2) Section Number 12.3 of the Residential R8 (R8-4) Zone is amended by adding the  
following Special Provision:

_)	R8-4(_)	345 Sylvan Street
	a)	Regulation[s]
	i)	Frontage (min) 20.0m
	ii)	Parking (min) 0.5 spaces per unit
	iii)	Dwelling unit size (min) Notwithstanding 4.6 of this by-law the minimum required size for a one-bedroom dwelling unit shall be 41.0 square meters.
	iv)	Accessory Structures Notwithstanding 4.1 of this by-law accessory structures may be permitted in the front yard to provide long-term bicycle parking.

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.

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.

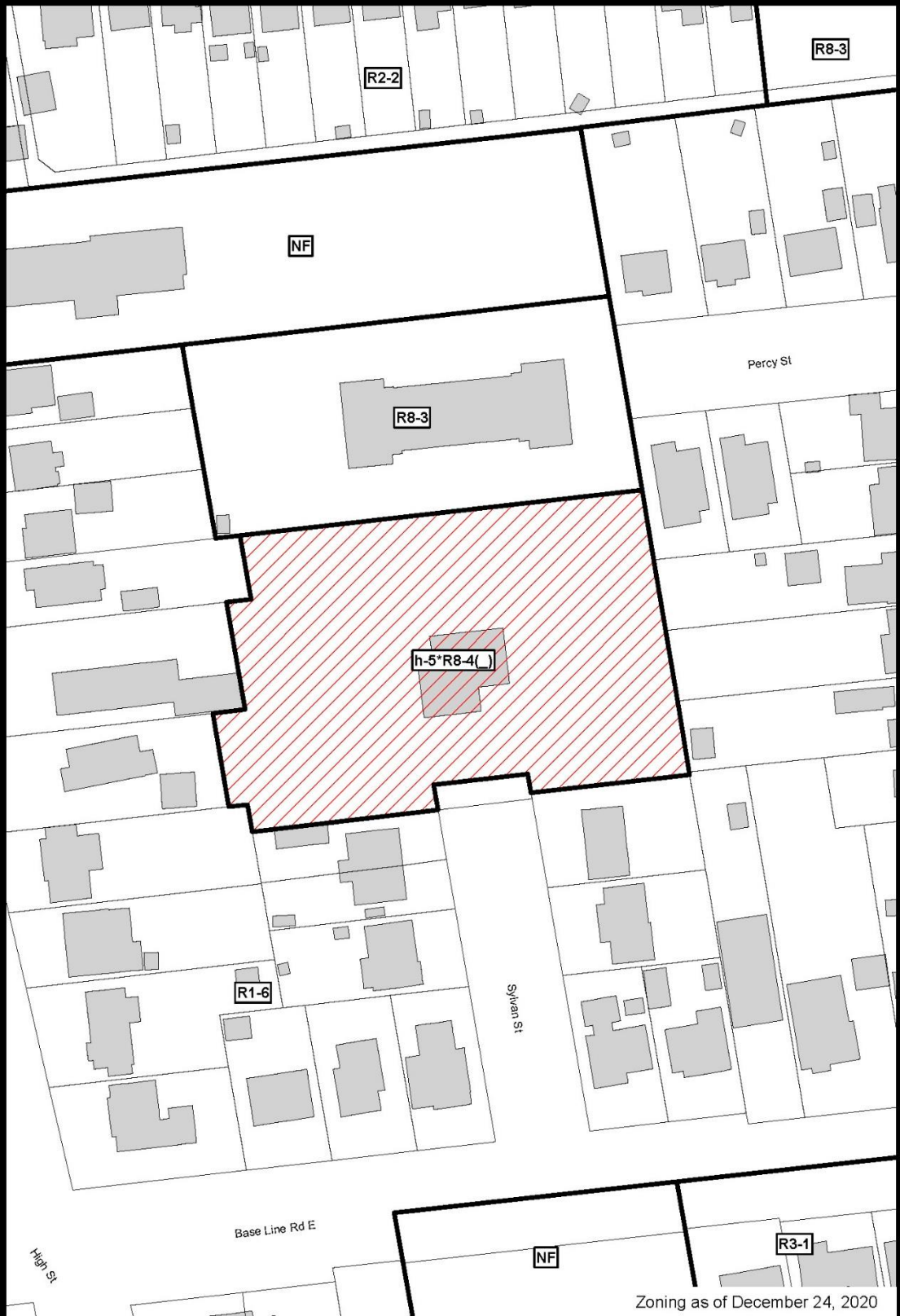
PASSED in Open Council on March 23, 2021


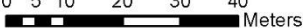

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 23, 2021  
Second Reading – March 23, 2021  
Third Reading – March 23, 2021

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



<p><b>File Number:</b> OZ-9297 <b>Planner:</b> LM <b>Date Prepared:</b> 2021/03/08 <b>Technician:</b> rc <b>By-Law No:</b> Z.-1-</p>	<p><b>SUBJECT SITE</b> </p> <p><b>1:1,000</b></p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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