

Bill No. 127
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 3924 Colonel Talbot Road.

WHEREAS Auburn Developments Ltd. has applied to rezone an area of land located at 3924 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 portions of the lands located at 3924 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A.110, Holding Open Space Special Provision (h*OS5(9)) Zone to an Open Space Special Provision (OS5(_)) Zone; from a Holding Residential R1 (h*R1-3) Zone to a Holding Open Space (h*OS1) Zone; from a Holding Residential R1 (h*R1-3) Zone to an Open Space (OS1/OS3) Zone; from a Holding Residential R1 (h*R1-13) Zone to a Holding Residential R1(h*R1-3) Zone; from a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone to a Holding Residential R4/R5/R6/R7 Special Provision (h*R4-6(_)/R5-3(_)/R6-5(_)/R7*H15*D30) Zone; from a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone to a Holding Residential R4/R5/R6/R7 Special Provision (h*R4-6(_)/R5-3/R6-5/R7*H18*D30) Zone; from a Residential R1/R6 Special Provision (R1-3(7)/R6-5) Zone to a Residential R1 Special Provision (R1-3(7) Zone; from a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone to a Holding Residential R4/R5/R6 Special Provision (h*R4-6(_)/R5-3/R6-5) Zone; from a Holding Residential R1 (h*R1-3) Zone to a Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; from a Holding Residential R1/R6 (h*R1-3/R6-5) Zone to a Holding Residential R1/R4/R6 Special Provision (h*R1-3/R4-6(_)/R6-5) Zone; from a Holding Residential R1/R6 (h*R1-3/R6-5) Zone to a Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; from a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone to Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; from a Holding Residential R1/R4 (h*R1-13/R4-6) Zone to a Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; from a Holding Residential R5/R6/R7/Office (h*h-54*R5-3/R6-5/7*H15*D30*OF) Zone to a Holding Residential R4/R5/R6 Special Provision (R4-6(_)/R5-3/R6-5) Zone; from a Holding Residential R5/R6/R7/Office (h*h-54*R5-3/R6-5/R7*H15*D30*OF) Zone to a Holding Residential R4/R5/R6/R7 Special Provision/Office (h*h-54*R4-6(_)/R5-3/R6-5/7*H24*D100*OF8(_)) Zone; from a Holding Residential R5/R6/R7/Office (h*h-54*R5-3/R6-5/R7*H15*D30*OF) Zone to a Holding Open Space (OS1) Zone; from a Residential R1 (R1-16) Zone to a Holding Residential R4/R5/R6/R7 Special Provision/Office (h*h-54*R4-6(_)/R5-3/R6-5/7*H24*D100*OF8(_)) Zone; from a Holding Residential R1/R6 (h*h-54*R1-3/R6-5) Zone to a Holding Residential R1/R4/R6 Special Provision (h*h-54*R1-3/R4-6(_)/R6-5) Zone; from a Holding Residential R1 (h*R1-3) Zone to a Holding Residential R1/R4 Special Provision (h*R1-3/R4-6(_)) Zone; from a Residential R1 (R1-5) Zone to a Residential R1 (R1-4) Zone;

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

R4-6(*)

a) Regulations:

- | | | |
|-----|--|---------------|
| i) | Lot Frontage | 6.7m (22ft) |
| ii) | Exterior Side Yard Depth
for local and collector streets
(minimum) | 4.5m (14.7ft) |

- iii) Front and Exterior Side Yard Setback 3.5m (11.5ft)
adjacent to a a roundabout

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

R5-3(*)

- a) Regulations:
 - i) Front Yard Setback, 3 metres
Main Dwellings (Minimum): (9.8 feet)
 - ii) Front Yard Depth 5.5 metres
for Garages (18.0 feet)
(Minimum)
 - iii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R5-3(*) 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 OS5 Zone.

4. Section Number 10.4 of the Residential R6 Zone is amended by adding the following Special Provision:

R6-5(*)

- a) Regulations:
 - i) Front Yard Setback, 3 metres
Main Dwellings (Minimum): (9.8 feet)
 - ii) Front Yard Depth 5.5 metres
for Garages (18.0 feet)
(Minimum):
 - iii) 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 OS5 Zone.

4. Section Number 36.3 of the Open Space OS5 Zone is amended by adding the following Special Provision:

OS5(*)

- a) Regulations:

Notwithstanding Section 3.9(2), the area of the lands so zoned shall be included with the Residential-zoned lands in the lot or block of which they form a part for the purpose of calculating lot area, density, lot coverage and landscaped open space.

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

