Bill No. 158 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 1153-1155 Dundas Street.

WHEREAS Zelinka Priamo Ltd. has applied to rezone an area of land located at 1153-1155 Dundas Street, as shown on the map <u>attached</u> to this by-law, as set out below.

AND WHEREAS upon approval of Official Plan Amendment Number \_\_ this rezoning will conform to the Official Plan;

NOW 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 1153-1155 Dundas Street, from a Light Industrial 2 (LI2) Zone to a Business District Commercial Special Provision (BDC (\_)) Zone.
- 2. Section Number 25.4 of the Business District Commercial (BDC) Zone is amended by adding the following special regulations:

BDC(\_) 1153-1155 Dundas Street

- a) Regulations:
  - i) Parking 55 spaces (Minimum):
  - ii) Notwithstanding Section 4.18 (5), parking shall not be required for outdoor patios which have a Gross Floor Area of less than 225 m<sup>2</sup>
- 3. 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.
- 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.P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on April 13, 2021.

Ed Holder Mayor

Catharine Saunders
City Clerk

First Reading – April 13, 2021 Second Reading – April 13, 2021 Third Reading – April 13, 2021

