

Bill No. 160  
2021

By-law No. Z.-1-21 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
lands located at 1478 Westdel Bourne.

WHEREAS Townline Orchard Property Ltd. has applied to rezone lands located at 1478 Westdel Bourne, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 1478 Westdel Bourne, as shown on the attached map, FROM an Urban Reserve UR3 Zone TO a Holding Residential R1 (h•R1-4) Zone; a Holding Residential R1 (h•R1-5) Zone; a Holding Residential R6 Special Provision/Residential R8 Special Provision (h•h-54•h-209•R6-5(\_)/R8-4(\_)) Zone; a Holding Residential R4 Special Provision/Residential R5 Special Provision/Residential R6 Special Provision/Residential R8 Special Provision (h•h-54•h-209•R4-6(11)/R5-7(9)/R6-5(61)/R8-3(5)) Zone; and an Open Space OS1 Zone.

2. Section Number 10.4 of the Residential R6 Zone is amended by adding the following special provision:

R6-5(\_) 1478 Westdel Bourne

a) Regulations:

i) Dwelling Setback from a High Pressure Pipeline (Minimum): 20 metres

3. Section Number 12.4 of the Residential R8 Zone is amended by adding the following special provision:

R8-4(\_) 1478 Westdel Bourne

a) Permitted Uses:

i) Apartment buildings;  
ii) Lodging house class 2;  
iii) Stacked townhousing

b) Regulations:

i) Height (Maximum): 16 metres (4 storeys)

ii) Dwelling Setback from a High Pressure Pipeline (Minimum): 20 metres

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.

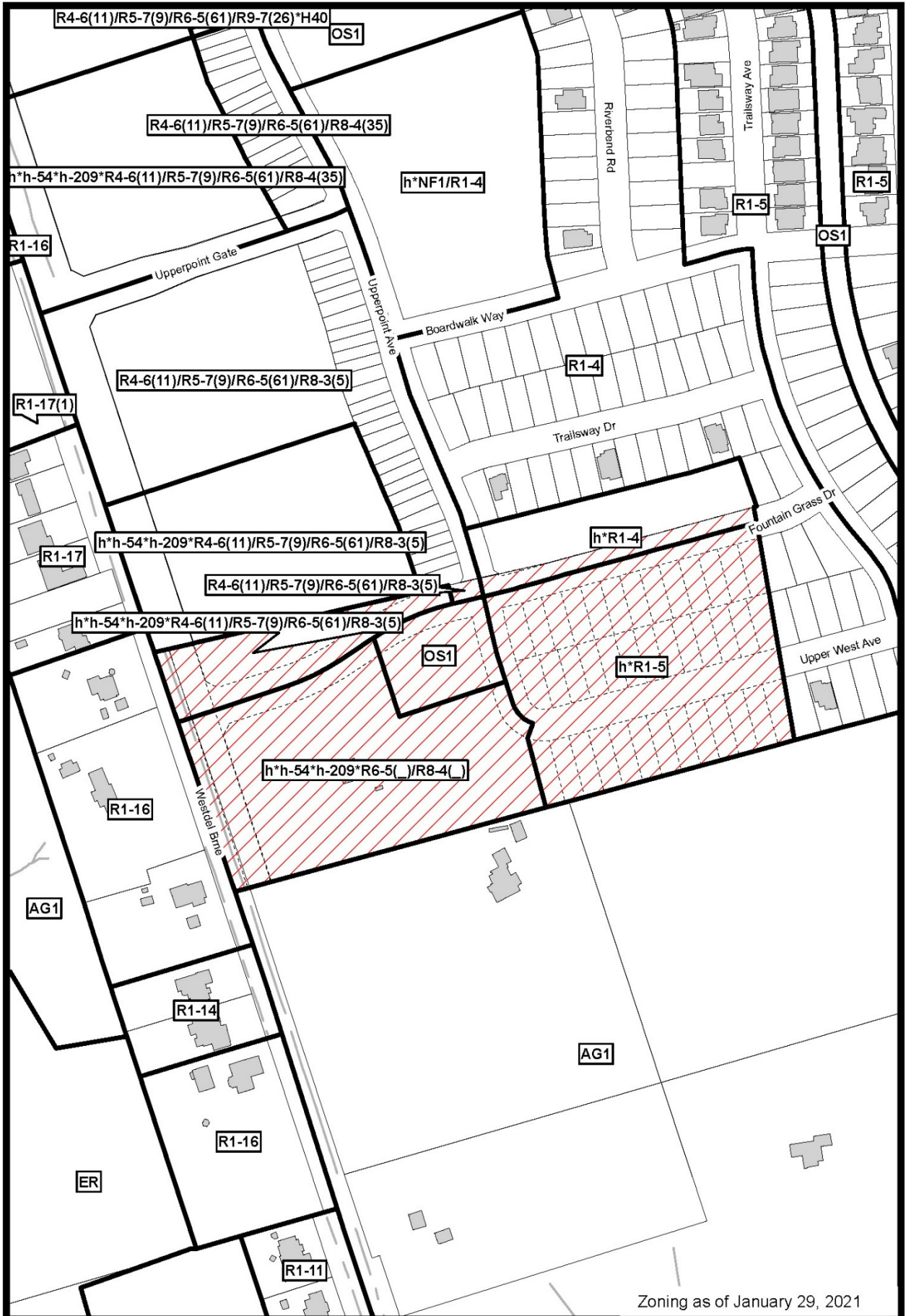
PASSED in Open Council on April 13, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

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


Schedule "A"



File Number: Z-9278  
 Planner: LM  
 Date Prepared: 2021/03/03  
 Technician: rc  
 By-Law No: Z-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120  
 Meters



