

Bill No. 284  
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 1697 Highbury Avenue North.

WHEREAS Habitat for Humanity Heartland Ontario Inc. has applied to rezone an area of land located at 1697 Highbury Avenue North, 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 1697 Highbury Avenue North, as shown on the attached map comprising part of Key Map No. A103, from a Residential R5/Residential R6 (R5-2/R6-4) Zone and an Open Space (OS5) Zone, TO a Residential R5 Special Provision (R5-7(\_)) Zone and an Open Space (OS5) Zone.

2. Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

R5-7( ) 1697 Highbury Avenue North

a) Regulations:

- |      |                                                                                                                                                                                  |            |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| i)   | Front Yard Depth (Minimum):                                                                                                                                                      | 1.0 metres |
| ii)  | Front Yard Depth (Maximum):                                                                                                                                                      | 6.0 metres |
| iii) | South Interior Yard Depth (Minimum):                                                                                                                                             | 1.5 metres |
| iv)  | Rear Yard Depth (Minimum):                                                                                                                                                       | 5.5 metres |
| v)   | The definition of "STACKED TOWNHOUSE" permits units to be stacked three (3) units high, for only those units located immediately adjacent and oriented to Highbury Avenue North. |            |

3. 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.

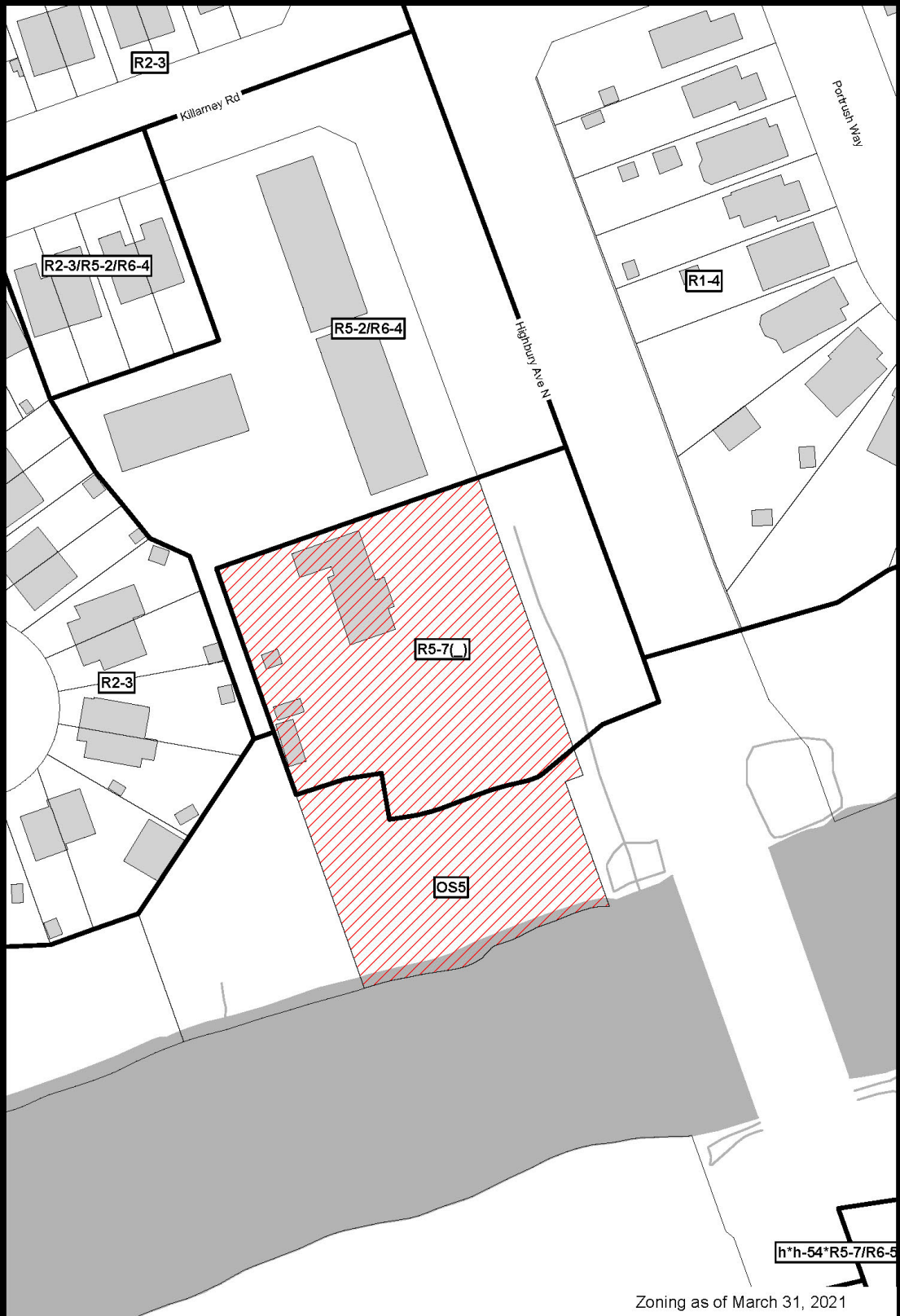
PASSED in Open Council on June 15, 2021.

Ed Holder  
Mayor


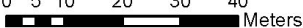

Catharine Saunders  
City Clerk

First Reading – June 15, 2021  
Second Reading – June 15, 2021  
Third Reading – June 15, 2021

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



Zoning as of March 31, 2021

<p>File Number: Z-9302 Planner: BD Date Prepared: 2021/04/13 Technician: RC By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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