Bill No. 303
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 1810, 1820, 1840
and 1850 Adelaide Street North.

WHEREAS Stoney Creek Commercial Centre c/o York Developments has applied to rezone an area of land located at 1810, 1820, 1840 and 1850 Adelaide Street 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 1810, 1820, 1840 and 1850 Adelaide Street North, as shown on the attached map comprising part of Key Map No. A103, from a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone to a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(_)/NSA5) Zone.

2.	Section Number 23.4 of the Neighbourhood Shopping Area (NSA4) Zone is amended by adding the following Special Provision:

NSA4(_)	1810, 1820, 1840 and 1850 Adelaide Street North

a)	Regulation[s]:

i)	Maximum Gross Floor Area of 952m^2 (10,247 sq.ft.) for all specific individual uses except for Food Stores and Restaurants.

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, as amended, either upon the date of the passage of this by-law or as otherwise provided by the said section.
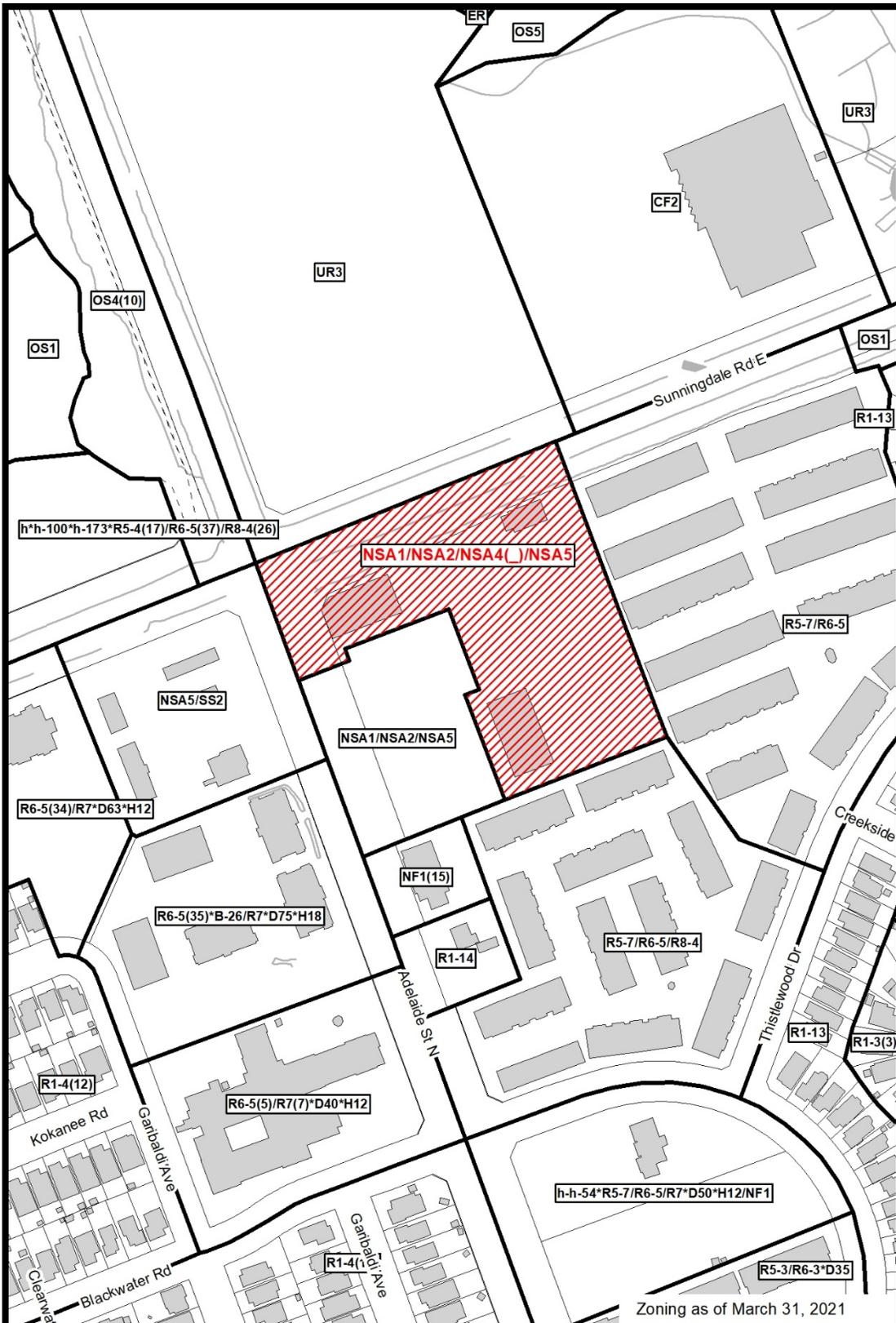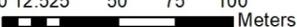
PASSED in Open Council on July 6, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 6, 2021
Second Reading – July 6, 2021
Third Reading – July 6, 2021

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

ER
OS5
UR3

CF2

UR3

OS4(10)

OS1

OS1

Sunningdale Rd E

R1-13

h*h-100*h-173*R5-4(17)/R6-5(37)/R8-4(26)

NSA1/NSA2/NSA4(_)/NSA5

R5-7/R6-5

NSA5/SS2

NSA1/NSA2/NSA5

R6-5(34)/R7*D63*H12

NF1(15)

R5-7/R6-5/R8-4

Creekside

R6-5(35)*B-26/R7*D75*H18

R1-14

Thistlewood Dr

R1-13

R1-3(3)

R1-4(12)

Kokanee Rd

Garibaldi Ave

R6-5(5)/R7(7)*D40*H12

Adelaide St N

h-h-54*R5-7/R6-5/R7*D50*H12/NF1

Garibaldi Ave

R1-4(14)

Clearwat

Blackwater Rd

R5-3/R6-3*D35

Zoning as of March 31, 2021

File Number: Z-9312	**SUBJECT SITE**
Planner: JL	
Date Prepared: 2021/04/27	**1:2,500**
Technician: MB	0 12.5 25 50 75 100
By-Law No: Z.-1-	Meters

Geodatabase