

Bill No. 207
2013

By-law No. Z.-1-132182

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 736 Talbot Street.

WHEREAS **Robert Edward and Cindy Lynn Sedge** have applied to rezone an area of land located at 736 Talbot Street 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 lands located at 736 Talbot Street as shown on the attached map comprising part of Key Map No. 68, **from** a Holding Residential R10 (h-1*R10-3*H-36) Zone, **to** a Holding Business District Commercial Special Provision (h-1*BDC(27)) Zone.

2. Section Number 25 of the Business District Commercial (BDC) Zone is amended by adding the following Special Provision:

BDC(27) 736 Talbot Street

a) Regulations

i)	Off-street parking (minimum)	6 spaces
ii)	Lot Coverage (maximum)	78%
iii)	Height (maximum)	12 metres (39.37 feet)
iv)	Density (maximum)	250 units per hectare (101.18 units per acre)

a) Permitted Uses

- i) Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with offices and studios in the front portion of the ground floor.

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. 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 30, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - April 30, 2013
Second Reading - April 30, 2013
Third Reading – April 30, 2013

