

Bill No. 378  
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 414-418 Old Wonderland Road.

WHEREAS Four Fourteen Inc. has applied to rezone an area of land located at 414-418 Old Wonderland Road, 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 414-418 Old Wonderland Road, as shown on the attached map comprising part of Key Map No. A106, from a Residential R1 (R1-10) Zone and an Urban Reserve (UR1) Zone, to a holding Residential R5 Special Provision (h-5\*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(\_) 414-418 Old Wonderland Road

a) Regulations:

- |      |   |                    |
|------|---|--------------------|
| i)   | Interior Yard Depth for decks<br>(Minimum): | 3.0 metres         |
| ii)  | Rear Yard Depth for decks<br>(Minimum):     | 3.0 metres         |
| iii) | Parking Rate for Stacked<br>Townhouses:     | 1.0 space per unit |
| iv)  | Setback to the Open Space<br>(OS5) Zone:    | 0.0 metres         |

3. Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:

a) Regulations:

- |    |                        |          |
|----|------------------------|----------|
| i) | Lot Area<br>(Minimum): | 764.0 m2 |
|----|------------------------|----------|

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.

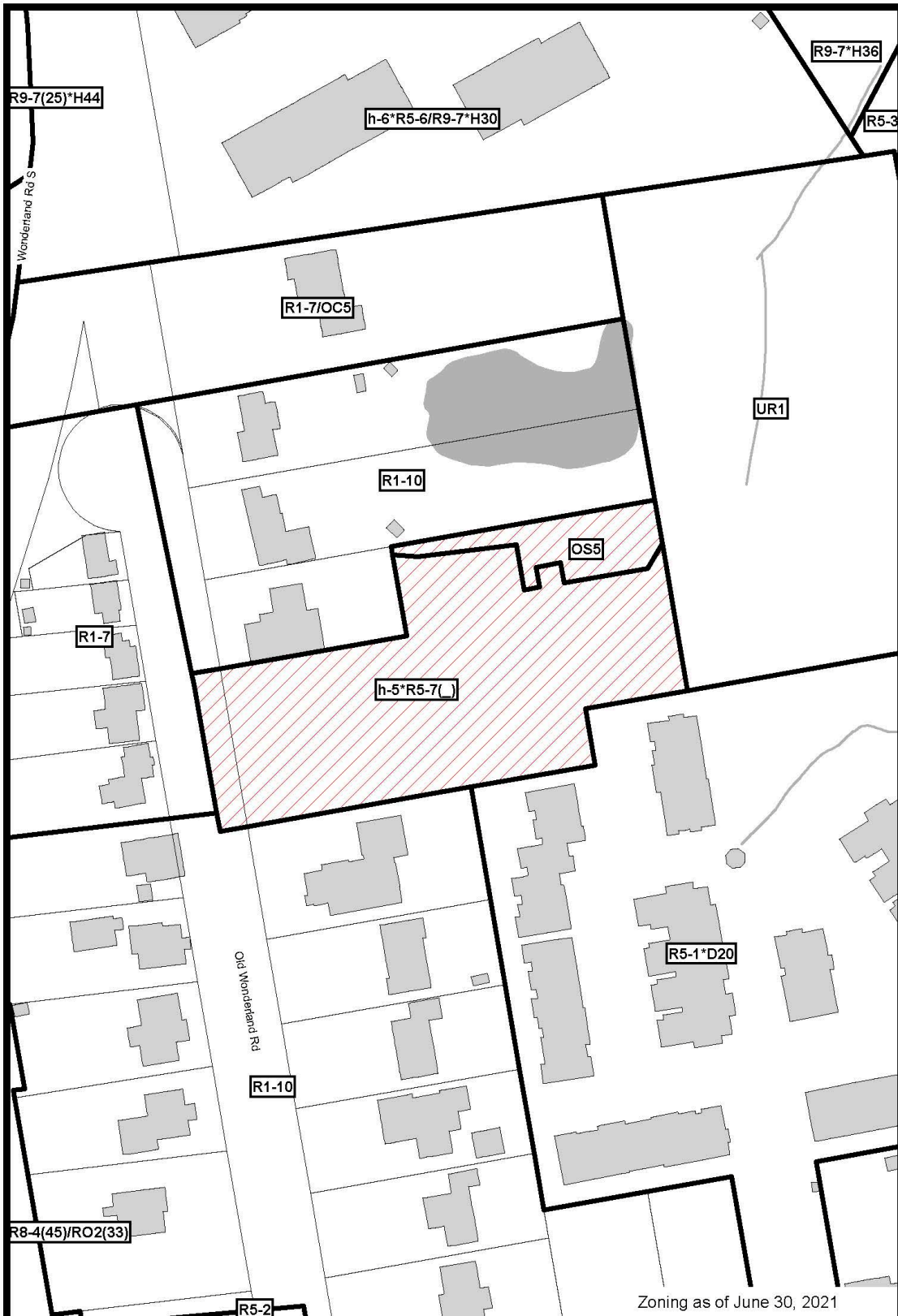
PASSED in Open Council on August 10, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 10, 2021  
Second Reading – August 10, 2021  
Third Reading – August 10, 2021

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



File Number: Z-9293  
Planner: AR  
Date Prepared: 2021/07/07  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40 Meters

