

Bill No. 478  
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 1154 Sunningdale  
Road East

WHEREAS Mary Dann has applied to rezone an area of land located at 1154 Sunningdale Road East, 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. Section Number 49.3 of the Urban Reserve (UR1) Zone is amended by deleting and replacing the following subsection:

- |        |                            |   |
|--------|----------------------------|---|
| UR1(1) | 1154 Sunningdale Road East |   |
| a)     | Additional Permitted Use   |   |
|        | i)                         | Converted dwelling (maximum 3 dwelling units)   |
| b)     | Regulations                |   |
|        | i)                         | For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, drive aisles, and density; until such time as the road allowance dedication is assumed by the Municipality. |
|        | ii)                        | Lot Frontage (minimum) 20m (65.6ft)   |
|        | iii)                       | Lot Area (minimum) 0.42ha (1.03ac)  |
|        | iv)                        | Rear Yard Depth (minimum) 9m (29.5ft)   |
|        | v)                         | Interior Side Yard (west) (minimum) 9m (29.5ft)   |

2. 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.

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. 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 October 5, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 5, 2021  
Second Reading – October 5, 2021  
Third Reading – October 5, 2021

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



File Number: Z-9368  
Planner: CM  
Date Prepared: 2021/08/12  
Technician: rc  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

