

Bill No. 480
2021

By-law No. Z.-1-21_____

A bylaw to amend By-law No. Z.-1 to rezone lands located at 1938 & 1964 Commissioners Road East.

WHEREAS Sifton Properties Limited has applied to rezone lands located at 1938 & 1964 Commissioners Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ this rezoning will conform 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 1938 & 1964 Commissioners Road East, as shown on the attached map, FROM an Urban Reserve UR4, Open Space OS4, and holding Open Space (h-2•OS4) Zones TO a holding Residential R1 Special Provision (h•h-100•R1-3(16)) Zone, a holding Residential R1 Special Provision (h•h-100•R1-3(_)) Zone, a holding Residential R1 Special Provision (h•R1-4(28)) Zone, a holding Residential R1/R4 Special Provision (h•h-100•R1-3(16)/R4-3(_)) Zone, a holding Residential R5/R6 Special Provision (h•h-54•h-71•h-100•R5-6(8)/R6-5(31)) Zone, a holding Residential R5/R6/R8 Special Provision (h•h-100•R5-5(_)/R6-5(_)/R8-3(_)) Zone, a holding Business District Commercial/Office/Residential R8 Special Provision (h•h-54•h-100•h-128•BDC2(5)/OF5/R8-4(17)) Zone, an Open Space OS1 Zone, an Open Space OS1 Special Provision (OS1(3)) Zone, an Open Space OS5 Zone, and an Urban Reserve UR4 Special Provision (UR4(7)) Zone.

2. Section Number 5.4 of the Residential R1 Zone is amended by adding the following special provision:

R1-3()

a) Regulations:

- | | | |
|-----|--|------------|
| i) | Front Yard Depth for Main Dwelling (Minimum) | 3.0 metres |
| ii) | Rear Yard Depth (Minimum) | 3.0 metres |

3. Section Number 8.4 of the Residential R4 Zone is amended by adding the following special provision:

R4-3()

a) Regulations:

- | | | |
|------|--|------------|
| i) | Exterior Side Yard Depth to Local Street (Minimum) | 1.2 metres |
| ii) | Exterior Side Yard Depth To Arterial (Minimum) | 6.0 metres |
| iii) | Lot Coverage (Maximum) | 55% |
| iv) | Lot Frontage (Minimum) | 7.0 metres |

4. Section Number 9.4 of the Residential R5 Zone is amended by adding the following special provision:

R5-5()

a) Regulations:

- i) Front Yard Depth for Main Dwelling (Minimum) 4.5 metres
- ii) Rear Yard Depth to OS Zone (Minimum) 4.0 metres
- iii) Interior Side Yard Depth to OS Zone (Minimum) 1.2 metres

5. Section Number 10.4 of the Residential R6 Zone is amended by adding the following special provision:

R6-5()

a) Regulations:

- i) Front Yard Depth for Main Dwelling (Minimum) 4.5 metres
- ii) Rear Yard Depth to OS Zone (Minimum) 4.0 metres
- iii) Interior Side Yard Depth to OS Zone (Minimum) 1.2 metres

6. Section Number 12.4 of the Residential R8 Zone is amended by adding the following special provision:

R8-3()

a) Regulations:

- i) Height (Maximum) 16 metres (4 storeys)
- ii) Rear Yard Depth to OS Zone (Minimum) 4.0 metres
- iii) Front Yard Depth (Minimum) 4.5 metres
- iv) Interior Side Yard Depth to OS Zone (Minimum) 1.2 metres

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

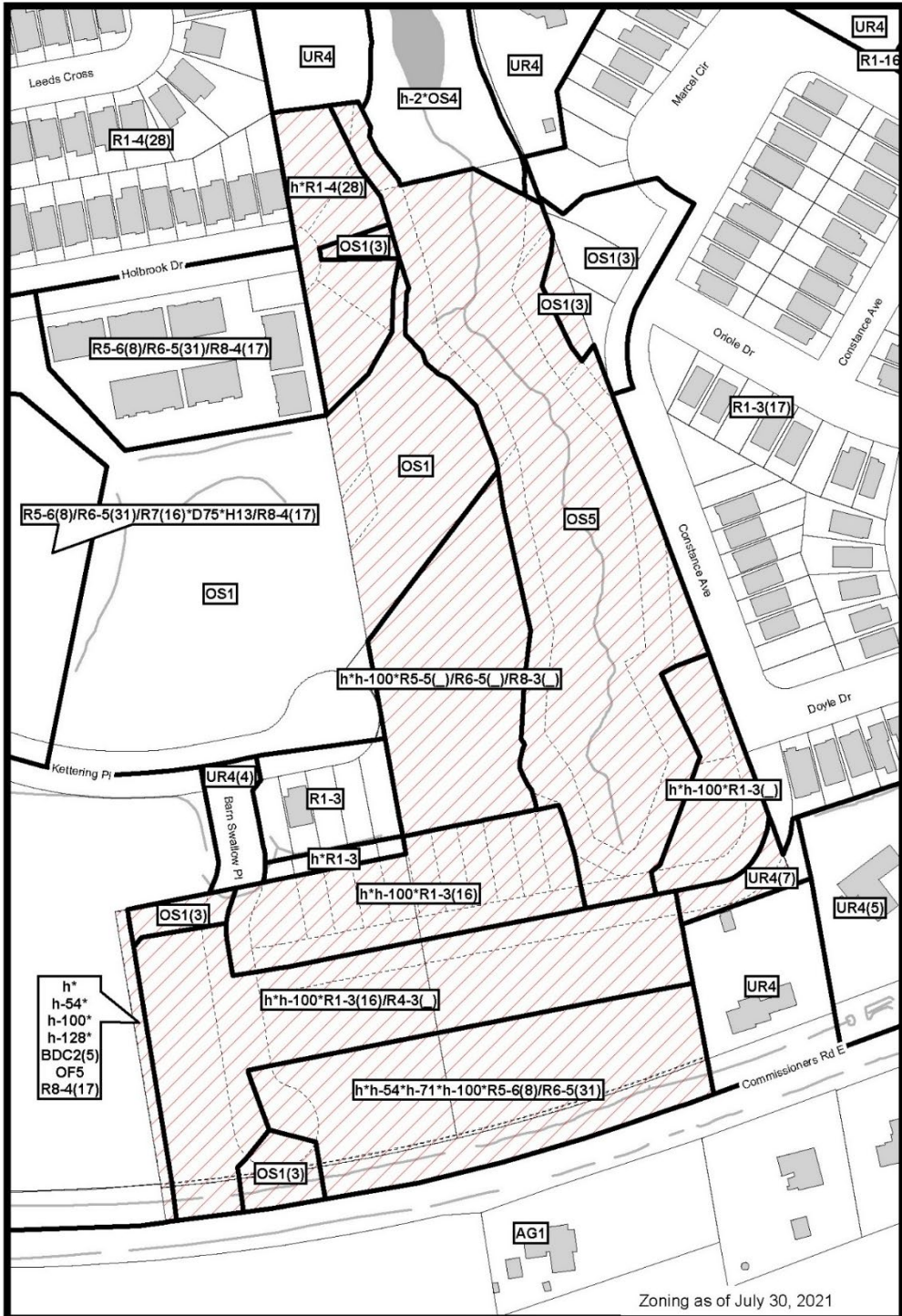
Catharine Saunders
City Clerk

First Reading – October 5, 2021

Second Reading – October 5, 2021

Third Reading – October 5, 2021

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



Zoning as of July 30, 2021

File Number: 39T-19501/Z-9015
 Planner: LM
 Date Prepared: 2021/08/05
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

