

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
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;

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 (Minimum) 3.0 metres
      - ii) Rear Yard Depth for decks (Minimum) 3.0 metres
      - iii) Parking Rate for Stacked Townhouses 1.0 space per unit
      - iv) Setback to the Open Space (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 (Minimum) 764.0 m<sup>2</sup>

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.

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 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

