

Bill No. 36
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 3095 & 3105
Bostwick Road.

WHEREAS Topping Bros Corp. and Topping Family Farm Inc. have
applied rezone and area of land located at 3095 & 3105 Bostwick 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 the lands located at 3095 & 3105 Bostwick Road, as shown on the attached
map, FROM an Urban Reserve UR3 Zone, TO a Holding Residential R2 Special
Provision (h*R2-3()) Zone, Holding Residential Special Provision (h*h-__*R2-3(
) Zone, Holding Residential R4 Special Provision (h*h-198*h-__*R4-4(2)) Zone,
Open Space (OS1) Zone and an Urban Reserve (UR3) Zone.
- 2) Section Number 3.8 of the Zones and Zone Symbols Section is amended by
adding the following holding provisions:

h-__ Purpose: To ensure there is adequate water service and
appropriate access, the Regiment Road public access to
Southdale Road West must be available to the satisfaction of the
Deputy City Manager, Environment and Infrastructure or
designate, prior to the removal of the "h-__" symbol.

- 3) Section Number 6.4 of the Residential R2 Zone is amended by adding the
following special provision:

R2-3()

a) Regulations:

- | | |
|---|---|
| i) Lot Frontage (Minimum): | 11.0 metre (36 feet) |
| ii) Front Yard Depth (Minimum): | 3.0 metre (9.8 feet)
for Main Dwelling |
| iii) Front Yard Depth (Minimum): | 5.5 metre (18.0
feet) for Garage |
| iv) Interior Side Yard Depth (Minimum): | 1.2 metre (3.9 feet),
except where there
is no attached
garage, then 3.0
metre (9.8 feet) is
required on one
side |
| v) Lot Coverage (%) (Maximum): | 45 percent, except
that any unenclosed
porch shall not be
included in the
calculation of lot
coverage. |

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 December 7, 2021

Ed Holder
Mayor

Catharine Saunders
City Clerk

Second Reading – December 7, 2021
Third Reading – December 7, 2021

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

