

Bill No. 58
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 876 Wellington Road

WHEREAS 1985798 Ontario Inc. has applied to rezone an area of land located at 876 Wellington 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 the lands located at 876 Wellington Road, as shown on the attached map comprising part of Key Map No. A112, from a Highway Service Commercial Special Provision (HS(1)) Zone to a Highway Service Commercial Special Provision (HS(_)) Zone.
- 2) Section Number 27.4 a) of the Highway Service Commercial (HS) Zone is amended by adding the following Special Provision:

HS(_) 876 Wellington Road

a) Additional Permitted Uses

- i) Home Improvement and Furnishing Stores
- ii) Service Trade

b) Regulations

- | | |
|---|---|
| i) Lot Frontage (minimum) | 9.1m (29.85ft) |
| ii) Interior Side Yard (northerly) (minimum) | 0m (0ft) |
| iii) Interior Side Yard (southerly) (minimum) | 0.25m (0.82ft) |
| iv) Landscaped Open Space (minimum) | 0% |
| v) Parking (minimum) | As existing to serve all permitted uses in the building existing on the date of the passing of this bylaw |
| vi) Open Storage is Prohibited | |

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.

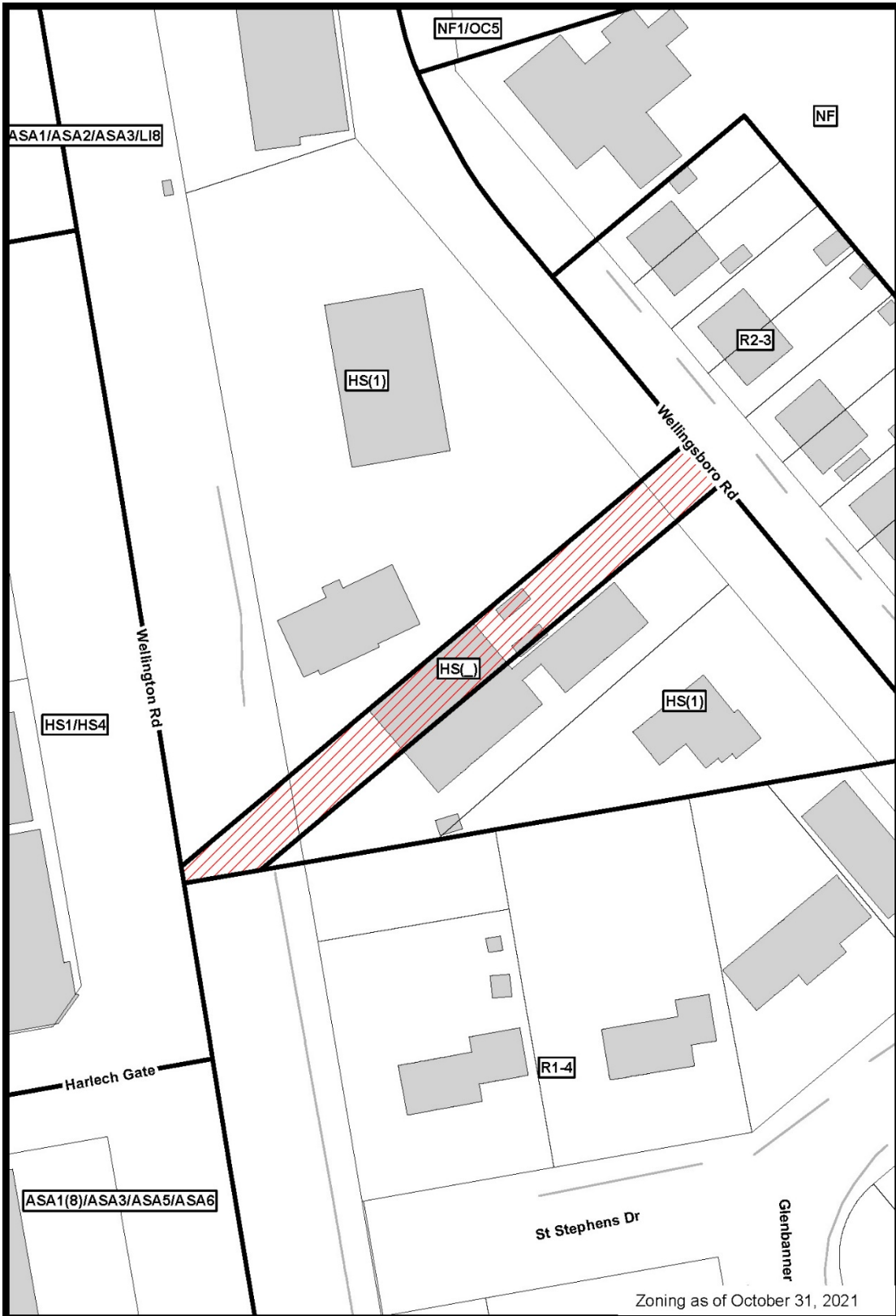
PASSED in Open Council on December 21, 2021.


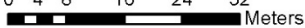

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 21, 2021
Second Reading – December 21, 2021
Third Reading – December 21, 2021

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



<p>File Number: Z-9380 Planner: CM Date Prepared: 2021/11/04 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:800</p> <p>0 4 8 16 24 32 Meters </p> <p></p>
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