

Bill No. 60  
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 1955 Jim Hebb Way.

WHEREAS Foxwood Developments (London) Inc. has applied to rezone  
an area of land located at 1955 Jim Hebb Way, 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 1955 Jim Hebb Way, as shown on the attached map  
comprising part of Key Map No. A-101, from a Holding Residential R5/R6 (h\*h-  
54\*h-71\*h-100\*R5-6/R6-5) Zone, and a Holding Residential R6/R9 (h-54•R6-5/R9-  
3•H20) Zone to a Holding Residential Special Provision R5/R6 (h\*h-54\*h-71\*h-  
100\*R5-6( )/R6-5) Zone.
- 2) Section Number 9.4 of the Residential R5 Zone is amended by adding the  
following special provisions:

R5-6( )

a) Regulations:

- |      |   |                      |
|------|---|----------------------|
| i)   | Front Yard Depth<br>(Henrica Avenue)<br>Main Building/Garage<br>(Minimum) | 4.8 metres           |
| ii)  | Exterior Side Yard<br>Depth (Jim Hebb Way)<br>(Minimum)                   | 4.5 metres           |
| iii) | Yard Encroachments<br>(Maximum)   | 2.6 metres           |
| iv)  | Rear Yard Depth<br>with windows<br>(Dyer Drive)<br>(Minimum)              | 4.5 metres           |
| v)   | Density<br>(Maximum)  | 75 units per hectare |

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.

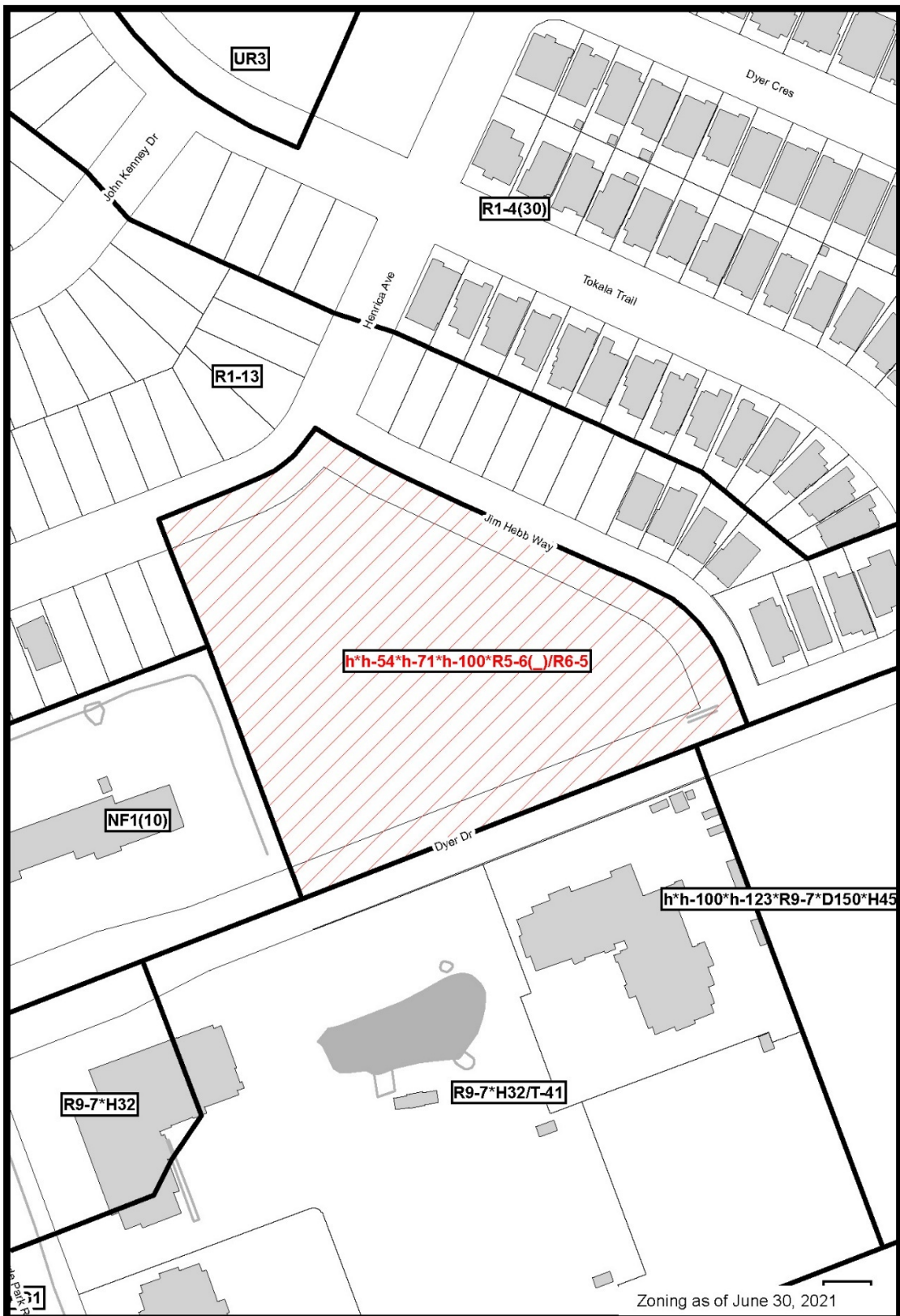
PASSED in Open Council on December 21, 2021

Ed Holder  
Mayor


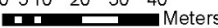

Catharine Saunders  
City Clerk

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

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



Zoning as of June 30, 2021

<p>File Number: Z-9382                  Planner: SM                  Date Prepared: 2021/07/22                  Technician: RC                  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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