

Bill No. 115
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 3207 Woodhull
Road.

WHEREAS Karen and Eric Auzins have applied to rezone an area of land located at 3207 Woodhull Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of London Plan Amendment Number ____ this rezoning will conform to The London 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 3207 Woodhull Road from a Holding Open Space (h-2*OS4) Zone, an Agricultural (AG2) Zone and an Environmental Review (ER) Zone to an Open Space Special Provision (OS5(*)) Zone, and from an Agricultural (AG2) Zone, a Holding Open Space (h-2*OS4) Zone and an Environmental Review (ER) Zone to an Agricultural Special Provision (AG2(_)) Zone, a Holding Agricultural Special Provision (h-_*AG2(_)) Zone, an Open Space Special Provision (OS5(**)) Zone and an Environmental Review (ER) Zone.
- 2) Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:
 -) OS5(*) 3207 Woodhull Road
 - a) Permitted Uses
 - i) Conservation lands;
 - ii) Conservation works;
 - iii) Managed woodlots
 - b) Regulations
 - i) No minimum lot frontage requirement
 - ii) Notwithstanding the regulations of Section 4.32 Minimum Distance Separation (MDS) and Section 45.3 8) Minimum Distance Separation (MDS), the Minimum Distance Separation setback to lands zoned Open Space Special Provision (OS5(*)) shall be 60.0 metres (196.85 feet)
- 3) Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:
 -) OS5(**) 3207 Woodhull Road
 - a) Regulations
 - i) No minimum lot area requirements
 - ii) No minimum lot frontage requirements
- 4) Section Number 45.4 of the Agricultural (AG2) Zone is amended by adding the following Special Provision:
 -) AG2(_) 3207 Woodhull Road
 - b) Regulations

- i) Lot Area (Minimum) 10.0 ha. (24.71 acres)
- ii) Yard Depth for all buildings and structures adjacent to any Open Space Zone located within the City of London (Minimum) 20.0 metres (65.62 feet)

5) Section Number 3.8 2) of the Holding “h” Zones section is amended by adding the following Holding Zone:

h-__ 3207 Woodhull Road

Purpose: to determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System, an agreement shall be entered into specifying appropriate development conditions and boundaries, based on a Subject Lands Status Report and/or Environmental Impact Study, Hydrogeological Report/Water Balance, and Geotechnical Report that have been prepared to the satisfaction of the City of London and/or the Upper Thames River Conservation Authority, as applicable, prior to the removal of the “h-__” symbol.

Permitted Interim Uses: Uses permitted in the AG2 Zone

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.

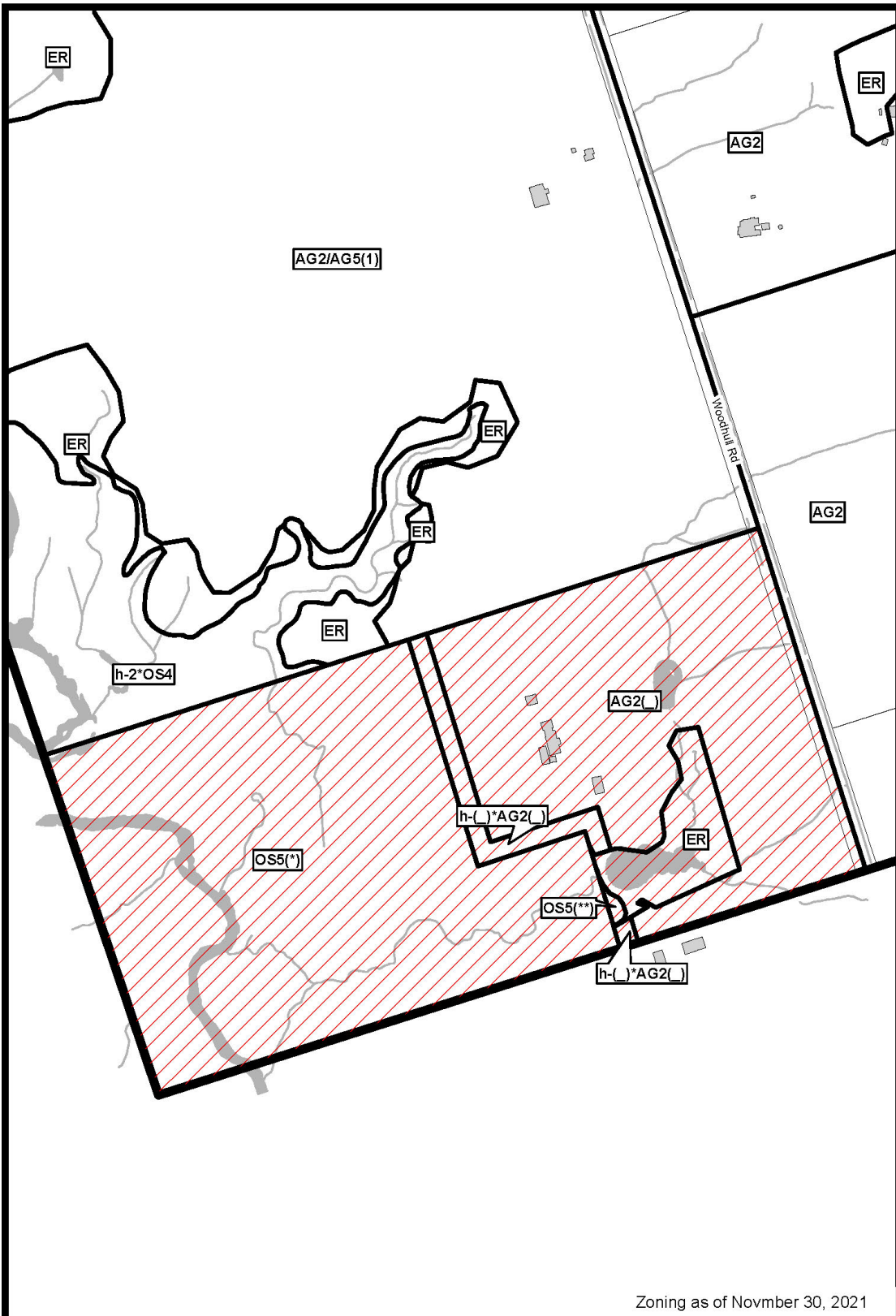
PASSED in Open Council on February 15, 2022.


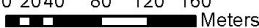

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – February 15, 2022
Second Reading – February 15, 2022
Third Reading – February 15, 2022

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



<p>File Number: O-9429/Z-9430 Planner: BD Date Prepared: 2022/01/4 Technician: rc By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:4,896</p> <p>0 20 40 80 120 160 Meters </p> <p></p>
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