

Bill No. 200  
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 551-555 Waterloo  
Street.

WHEREAS David Russell has applied to rezone an area of land located at 551-555 Waterloo Street, 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 551-555 Waterloo Street, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone to a Residential R8 Special Provision (R8-4(\_)) Zone.
- 2) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:
  - ) R8-4( ) 551-555 Waterloo Street
    - a) Regulations
      - i) Front Yard Depth (Minimum) 0.0 metres
      - ii) North Interior Side Yard Depth (Minimum) 0.4 metres
      - iii) South Interior Side Yard Depth (Minimum) 4.0 metres
      - iv) Gross Floor Area (Maximum) 1,600 square metres
      - v) Height (Maximum) 10 metres
      - vi) Home occupations shall be permitted within dwellings units in apartment buildings and restricted to the ground floor and occupy no more than 25% of total floor area of the dwelling unit, up to a maximum of 35 square metres, whichever is less. All other provisions of Section 4.10 shall be applied to any home occupation within the dwelling unit of the apartment building

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 May 3, 2022



Josh Morgan  
Deputy Mayor

Michael Schulthess  
City Clerk

First Reading – May 3, 2022  
Second Reading – May 3, 2022  
Third Reading – May 3, 2022

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



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| <p><b>File Number: Z-9372</b><br/><b>Planner: MV</b><br/><b>Date Prepared: 2022/03/25</b><br/><b>Technician: rc</b><br/><b>By-Law No: Z.-1-</b></p> | <p><b>SUBJECT SITE</b> </p> <p><b>1:1,000</b></p> <p>0 5 10 20 30 40 Meters</p>  |
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