

Bill No. 254  
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 537 Crestwood Drive.

WHEREAS Middlesex Vacant Land Condominium 816 has applied to rezone an area of land located at 537 Crestwood Drive, as shown on the map attached to this by-law, as set out below;

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 537 Crestwood Drive, as shown on the attached map comprising part of Key Map No. A106, from an Urban Reserve (UR1) Zone to a Holding Residential R6 Special Provision (h-\_\_\*R6-2(\_)) Zone;.
- 2) Section Number 10.4 of the Residential R6 (R6-2) Zone is amended by adding the following Special Provisions:

R6-2(\_) 537 Crestwood Drive

a) Regulations

Single Detached Dwelling

- |      |                                      |             |
|------|--------------------------------------|-------------|
| i)   | Lot Frontage<br>(Minimum)            | 10.0 metres |
| ii)  | Rear Yard<br>(Minimum)               | 3.73 metres |
| iii) | East Interior Side Yard<br>(Minimum) | 1.2 metres  |
| iv)  | Height<br>(Maximum)                  | 1-storey    |
| v)   | Landscape Open Space<br>(Minimum)    | 42%         |

Accessory Building

- |       |                                       |             |
|-------|---------------------------------------|-------------|
| vi)   | Height<br>(Maximum)                   | 7.0 metres  |
| vii)  | Rear Yard<br>(Minimum)                | 1.2 metres  |
| viii) | South Interior Side Yard<br>(Minimum) | 1.20 metres |

- 3) Section Number 3.8 2) of the Holding "h" Zones section is amended by adding the following Holding Zone:

h-\_\_ 537 Crestwood Drive

Purpose:

To ensure there will be no conflicts between the existing aggregate resource extraction use and the proposed residential uses, the h- shall not be deleted until a geotechnical/slope stability study is prepared which confirms the Erosion Hazard Limit and addresses potential erosion hazards based on the proposed development, layout and site grading, to the satisfaction of the City of London, the report shall be submitted only at

such time as all active pit licenses have been surrendered and a rehabilitation plan and site restoration plan have been completed for the adjacent aggregate resource extraction area.

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 June 14, 2022

Ed Holder  
Mayor



Michael Schulthess  
City Clerk

First Reading – June 14, 2022  
Second Reading – June 14, 2022  
Third Reading – June 14, 2022

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



Zoning as of June 30, 2021

<p>File Number: Z-9333 Planner: AR Date Prepared: 2022/05/17 Technician: RC By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters</p> 
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