

Bill No. 330
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 3510-3524 Colonel Talbot Road.

WHEREAS 2857082 Ontario Inc. have applied to rezone an area of land located at 3510-3524 Colonel Talbot 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 to lands located at 3510-3524 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A112, from an Urban Reserve (UR4) Zone **TO** a Holding Residential R8 Special Provision Bonus (h-18*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() 3510 & 3524 Colonel Talbot Road

a) Additional permitted uses, limited to the first floor

- i) Bake shop
- ii) Commercial recreation establishment
- iii) Convenience store
- iv) Food stores
- v) Office, business
- vi) Office, service
- vii) Office, professional
- viii) Personal service establishments
- ix) Pharmacy
- x) Retail store
- xi) Restaurants

b) Regulations

- i) Front and Exterior Side Yard Depth (Minimum) 1.0 metres (3.3 feet)
- ii) Front and Exterior Side Yard Depth (Maximum) 3.0 metres (9.8 feet)
- iii) Height (Maximum) the lesser of 15.0 metres, or 4 storeys
- iv) Density 87 units per hectare
- v) Gross Floor Area for Additional Permitted Uses (Maximum) 435.0 square metres (4682.3 square feet)
- vi) Parking (Minimum) 60 spaces

- vii) Notwithstanding the Site Plan Control By-law, setback for the parking area from south property line shall be 3.0 metres (9.8 feet).
- viii) The primary entrance of commercial units shall be oriented to adjacent streets.

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.

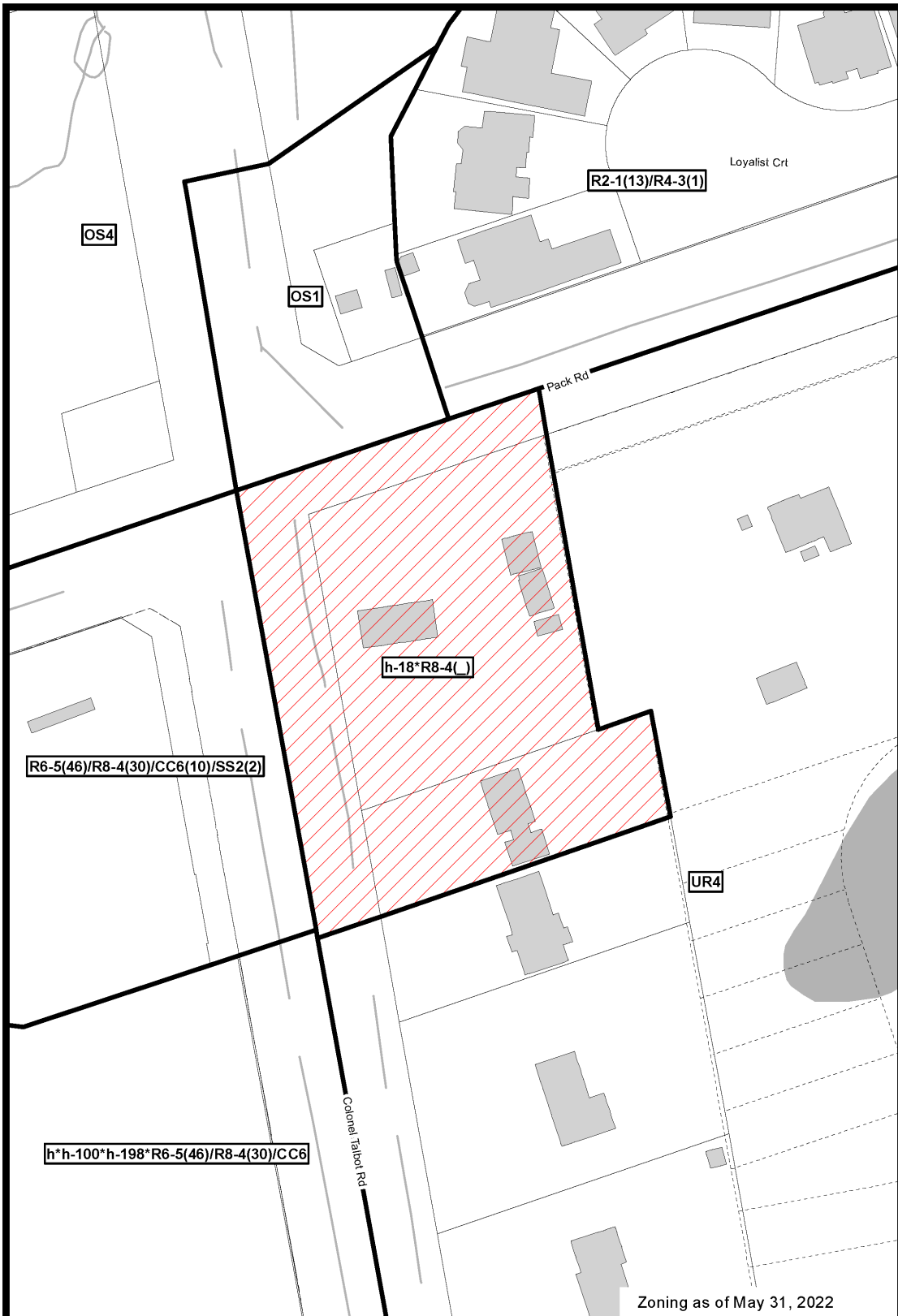
PASSED in Open Council on August 2, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – August 2, 2022
Second Reading – August 2, 2022
Third Reading – August 2, 2022

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



File Number: Z-9491
Planner: NP
Date Prepared: 2022/06/13
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters

