

Bill No. 331  
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 574 Southdale Road East.

WHEREAS Mansion Homes (1991097 Ontario Inc) have applied to rezone an area of land located at 574 Southdale Road East, 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 574 Southdale Road East, as shown on the attached map comprising part of Key Map No. A107, from a Residential R3 (R3-2) Zone to a Residential R5 Special Provision (R5-7(\_)) Zone.
- 2) Section 9.4 of the Residential R5 Zone is amended by adding the following Special Provision:
  - ) R5-7(\_)
    - a) Regulations
      - i) Front Yard and Exterior Side Yard Depth  
(Minimum) 1.5 metres  
(Maximum) 4.5 metres (where more than one building is to be developed on a lot, the maximum front and exterior side yard depth shall only apply to the building nearest to the lot line shared with the street)
      - ii) Interior and Rear Yard Depth  
(Minimum)  
  
Interior (First 30 metres of Lot Depth): 1.8 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms  
  
Interior (remainder): 3.0 metres when the end wall of a unit contains no windows to habitable rooms, or 5.4 metres (west) and 3.0 metres (east) when the wall of a unit contains windows to habitable rooms.  
  
Rear: 1.0 metres per 1.0 metres of main building height but in no case less than 6.0 metres.
      - iii) Density (Maximum) 70 units per hectare
      - iv) Parking (Minimum) 1 space per unit

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.

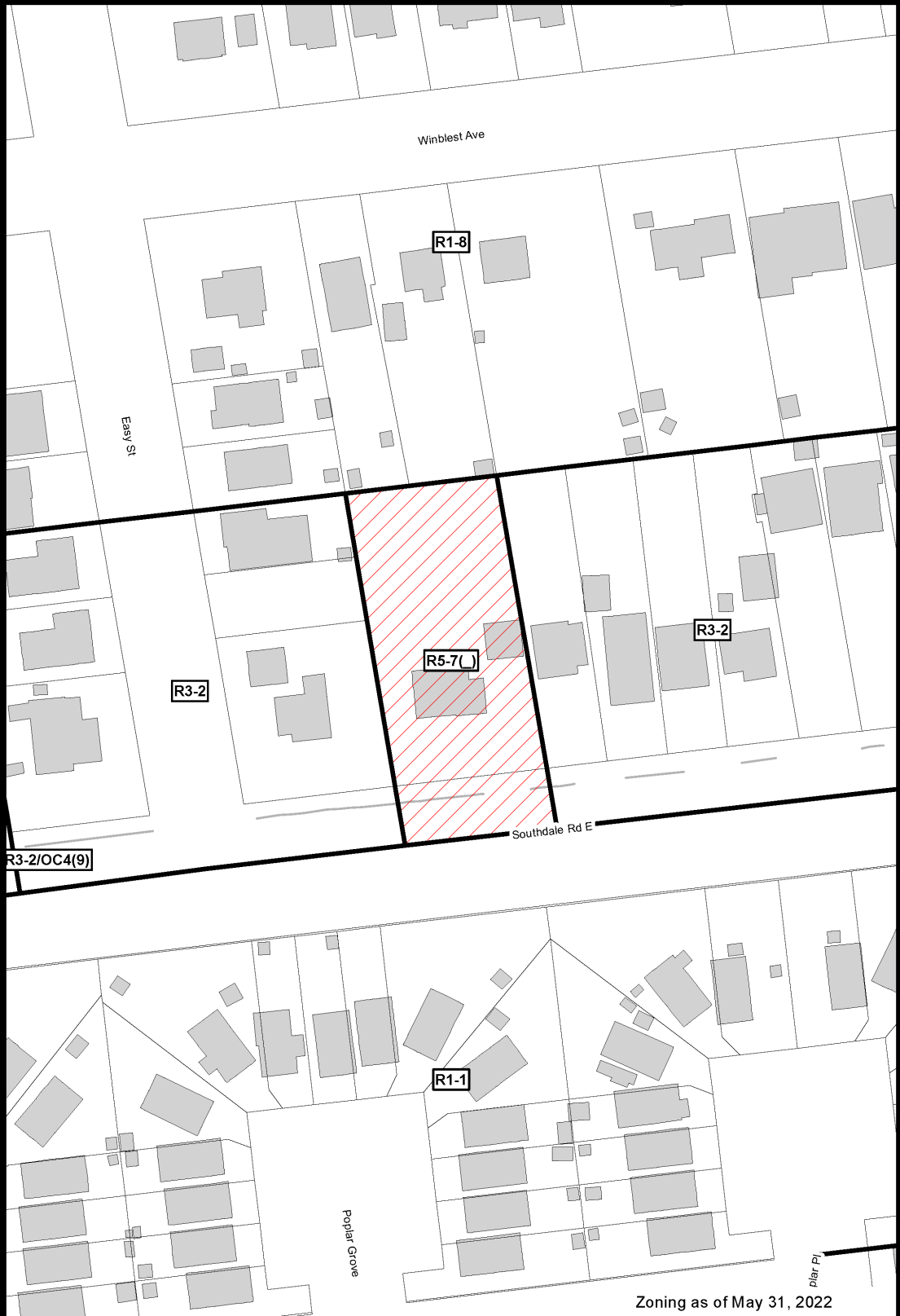
PASSED in Open Council on August 2, 2022

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-9481  
Planner: CP  
Date Prepared: 2022/06/22  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

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0 5 10 20 30 40 Meters 