

Bill No. 347
2022

By-law No. Z.-1-22

A bylaw to amend By-law No. Z.-1 to rezone lands located at 3700 Colonel Talbot Road and 3645 Bostwick Road.

WHEREAS MHBC Planning (Scott Allen) has applied to rezone lands located at 3700 Colonel Talbot Road and 3645 Bostwick 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) Section Number 5.4 c) of the Residential R1 Zone is amended by amending the following Special Provision to read as follows:

R1-3(23) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Main Dwelling
(Minimum) 3 metres (9.8 feet)
- ii) Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)
(Minimum) 3 metres (9.8 feet)
(Maximum) 6 metres (19.7 feet)
- iii) Front Yard Setback, Garages
(Minimum) 6 metres (19.7 feet)
- iv) Interior Side Yard
(Minimum) 1.2 metres (3.9 feet)
- v) Lot Coverage
(Maximum) 45%
- vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

- 2) Section Number 5.4 d) of the Residential R1 Zone is amended by amending the following Special Provision to read as follows:

R1-4(36) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Main Dwelling
(Minimum) 3 metres (9.8 feet)
- ii) Front Yard Setback, Garages
(Minimum) 6 metres (19.7 feet)
- iii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

- 3) Section Number 6.4 a) of the Residential R2 Zone is amended by amending the following Special Provision to read as follows:

R2-1(17) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
- i) Front Yard Setback, Main Dwelling
(Minimum) 3 metres (9.8 feet)
 - ii) Front Yard Setback, Main Dwelling for lots fronting on
Neighbourhood Connectors (Royal Magnolia Avenue and
Campbell Street North)
(Minimum) 3 metres (9.8 feet)
(Maximum) 6 metres (19.7 feet)
 - iii) Front Yard Setback, Garages
(Minimum) 6 metres (19.7 feet)
 - iv) Interior Side Yard
(Minimum) 1.2 metres (3.9 feet)
 - v) Lot Coverage 45%
(Maximum)
 - vi) Garages shall not project beyond the façade of the dwelling
or façade (front face) of any porch, **whichever is closer to
the front lot line**, and shall not occupy more than 50% of lot
frontage.

- 4) Section Number 6.4 c) of the Residential R2 Zone is amended by amending the following Special Provision to read as follows:

R2-3(5) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
- i) Front Yard Setback, Main Dwelling
(Minimum) 3 metres (9.8 feet)
 - ii) Front Yard Setback, Main Dwelling for lots fronting on
Neighbourhood Connectors (Royal Magnolia Avenue and
Campbell Street North)
(Minimum) 3 metres (9.8 feet)
(Maximum) 6 metres (19.7 feet)
 - iii) Front Yard Setback, Garages
(Minimum) 6 metres (19.7 feet)
 - iv) Interior Side Yard
(Minimum) 1.2 metres (3.9 feet)
 - v) Lot Coverage 45%
(Maximum)
 - vi) Garages shall not project beyond the façade of
the dwelling or façade (front face) of any porch,
whichever is closer to the front lot line, and
shall not occupy more than 50% of lot frontage.

- 5) Section Number 8.4 of the Residential R4 Zone is amended by amending the following Special Provision to read as follows:

R4-6(12) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
- i) Lot Frontage
(Minimum) 7.0 metres (23.0 feet)
 - ii) Front Yard Setback, Dwelling(s)
(Minimum) 3 metres (9.8 feet)

- iii) Front Yard Setback, Dwelling(s) for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)

(Minimum)	3 metres (9.8 feet)
(Maximum)	6 metres (19.7 feet)
 - iv) Front Yard Depth, Garages

(Minimum)	6 metres (19.7 feet)
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 - v) Interior Side Yard

(Minimum)	1.2 metres (3.9 feet)
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 - vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
 - vii) Driveway widths are limited to 3.5m (11.5 feet) per lot.
- 6) Section Number 10.4 e) of the Residential R6 Zone is amended by amending the following Special Provision to read as follows:

R6-5(62) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Dwelling(s)

(Minimum)	3 metres (9.8 feet)
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- ii) Front Yard Setback, Dwelling(s) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)

(Minimum)	3 metres (9.8 feet)
(Maximum)	6 metres (19.7 feet)
- iii) Front Yard Depth, Garages

(Minimum)	6 metres (19.7 feet)
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- iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
- v) Density

(Minimum)	30 units per hectare
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- 7) Section Number 10.4 e) of the Residential R6 Zone is amended by amending the following Special Provision to read as follows:

R6-5(65) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback, Dwelling(s)

(Minimum)	3 metres (9.8 feet)
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- ii) Front Yard Setback, Dwelling(s) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)

(Minimum)	3 metres (9.8 feet)
(Maximum)	6 metres (19.7 feet)
- iii) Front Yard Depth, Garages

(Minimum)	6 metres (19.7 feet)
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- iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

- v) Density
(Minimum) 30 units per hectare
(Maximum) 75 units per hectare
 - vi) Provide built form along the OS1 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.
- 8) Section Number 12.4 of the Residential R8 Zone is amended by amending the following Special Provision to read as follows:
- R8-4(50) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
 - i) Front Yard Setback (Dwelling or Building)
(Minimum) 3 metres (9.8 feet)
 - ii) Front Yard Setback (Dwelling or Building) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)
(Minimum) 3 metres (9.8 feet)
(Maximum) 6 metres (19.7 feet)
 - iii) Front Yard Depth, Garages
(Minimum) 6 metres (19.7 feet)
 - iv) Interior Side Yard
(Minimum) 1.2 metres (3.9 feet)
 - v) Density
(Minimum) 30 units per hectare
(Maximum) 75 units per hectare
 - vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.

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.

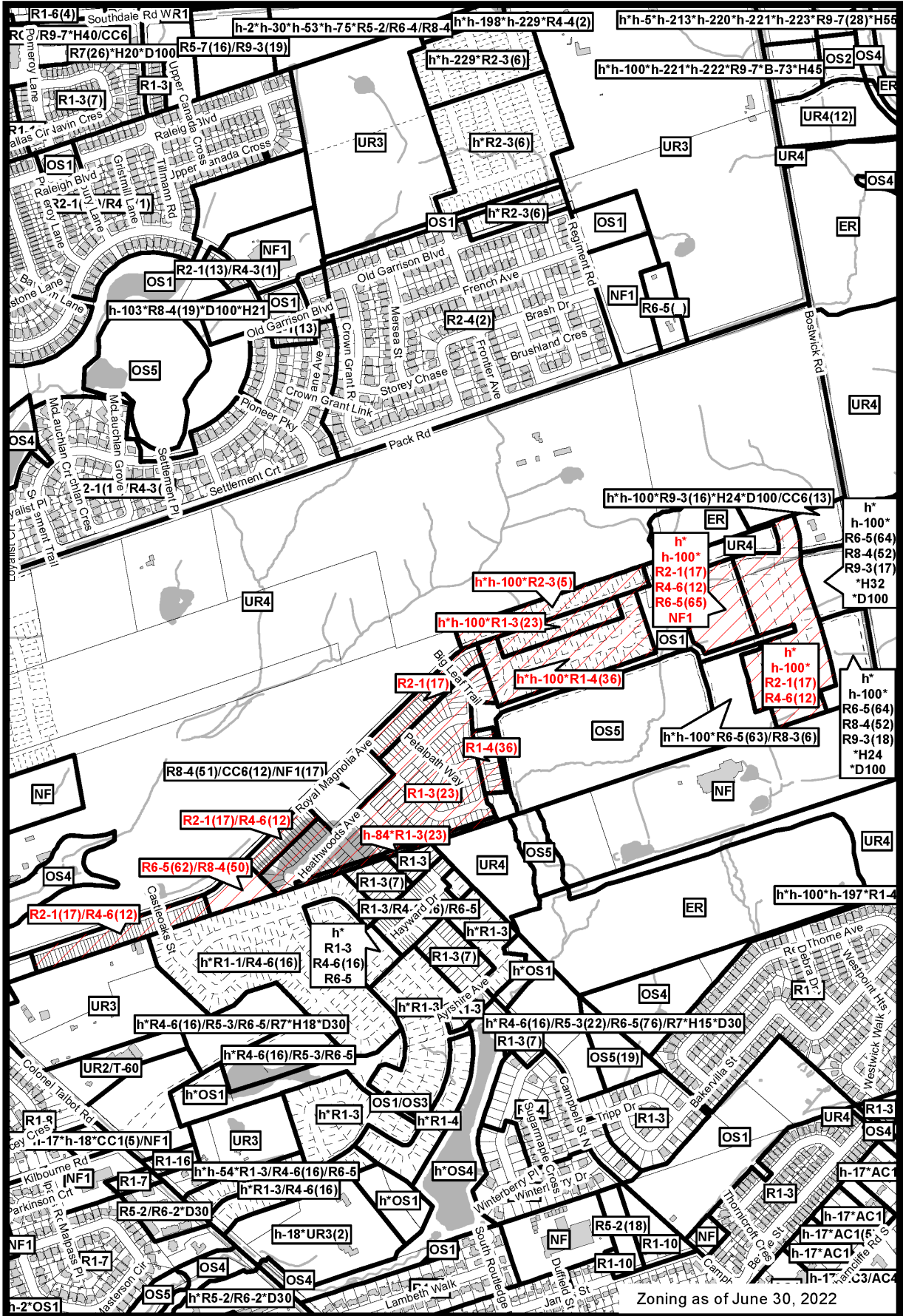
PASSED in Open Council on September 6, 2022

Ed Holder
Mayor

Michael Schulthess
City Clerk

First Reading – September 6, 2022
Second Reading – September 6, 2022
Third Reading – September 6, 2022

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



File Number: Z-9521
 Planner: LM
 Date Prepared: 2022/07/29
 Technician: RC
 By-Law No: Z-1-

SUBJECT SITE



1:10,000

