

Bill No. 348
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 767 Fanshawe Park Road East.

WHEREAS Phuc Minh Tran has applied to rezone an area of land located at 767 Fanshawe Park 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 the lands located at 767 Fanshawe Park Road East, as shown on the attached map comprising part of Key Map No.(A103), from a Residential R1 (R1-7) Zone **TO** a Residential R5 Special Provision (R5-7(_)) Zone.
- 2) Section Number 9.4 of the Residential (R5-7) Zone is amended by adding the following Special Provision:
 -) R5-7() 767 Fanshawe Park Road East
 - a) Regulations
 - i) Front Yard Setback (Minimum) 3.8 metres (12.46 feet)
 - ii) Setback of Balcony Projection to Lot Line (Minimum) 3.25 metres (10.66 feet)
 - iii) East Interior Yard Setback (Minimum) 3.3 metres (10.82 feet)
 - iv) Maximum density of 64 units per hectare (Maximum) 64 Units per hectare (uph)

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.

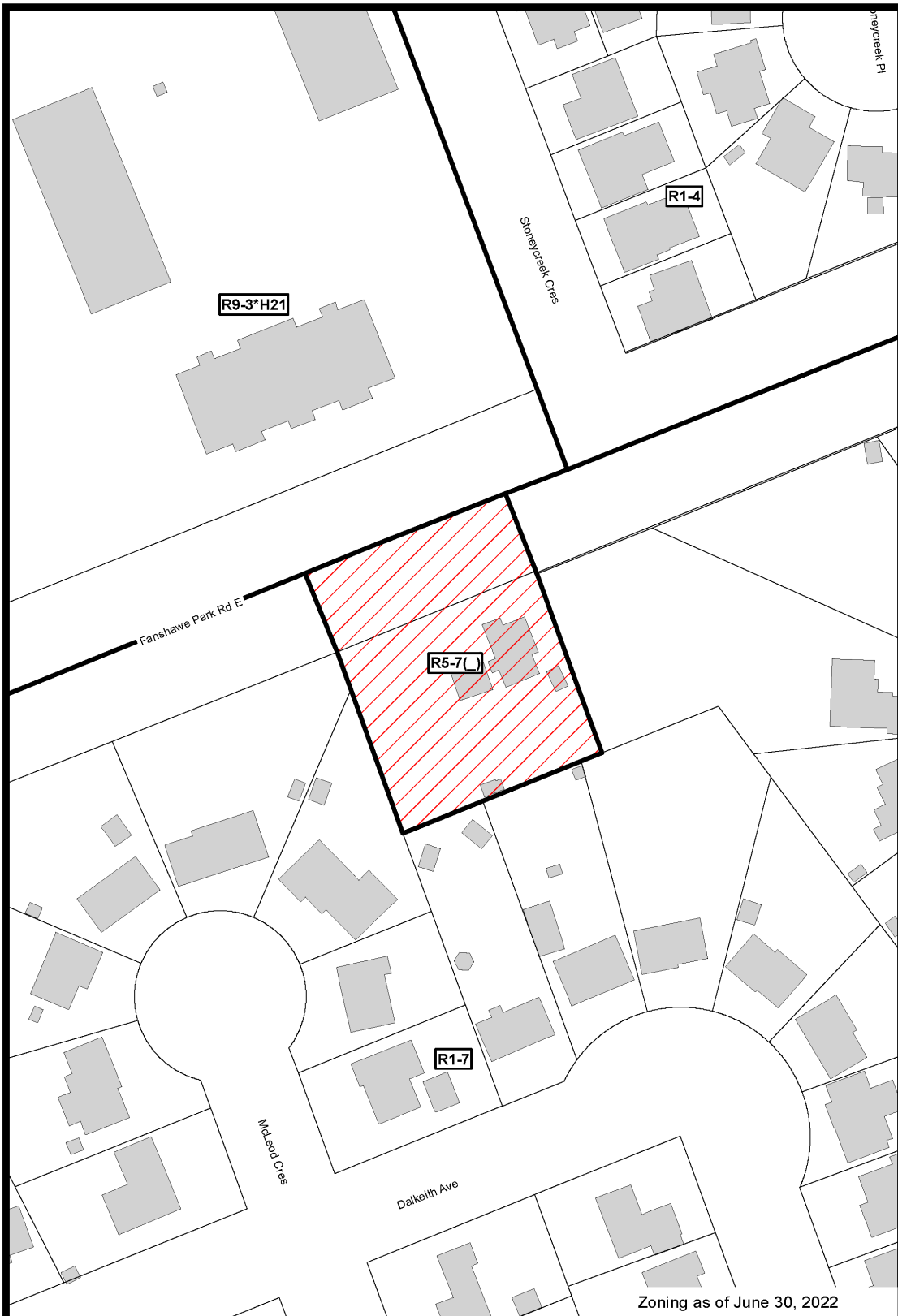
PASSED in Open Council on September 6, 2022

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)



Zoning as of June 30, 2022

File Number: Z-9499
Planner: OA
Date Prepared: 2022/07/26
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters

