

Bill No. 349
2022

By-law No. Z.-1-22

A by-law to amend By-law No. Z.-1 to rezone an area of land located 4519, 4535 & 4557 Colonel Talbot Road.

WHEREAS Farhi Holdings Corporation has applied to rezone an area of land located on a portion of 4519, 4535 & 4557 Colonel Talbot Road, 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 on a portion of 4519, 4535 & 4557 Colonel Talbot Road, as shown on the attached map comprising part of Key Map No. A114, from an Arterial Commercial (AC) Zone, a Residential R1 (R1-11) Zone and a holding Residential R1 (h-4*R1-11) Zone, a Residential R6-5 Special Provision (R6-5(_)) Zone, Residential R8-4 Special Provision (R8-4(_)) Zone, a holding Residential R6-5 Special Provision (h-__*R6-5(_)) Zone, a holding Residential R8-4 Special Provision (h-__*R8-4(_)) Zone and an Open Space (OS5) Zone;
- 2) Section Number 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(_) 4519, 4535 and 4557 Colonel Talbot Road

a) Regulations

- i) Rear Yard Depth 2.5 metres
(Minimum)
Only applies to the northwest corner
- ii) Interior Side Yard Depth 2.5 metres
(Minimum)
Only applies to the Northwest corner

- 3) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4(_) 4519, 4535 and 4557 Colonel Talbot Road

b) Permitted Uses:

Stacked Townhouses

c) Regulations

- i) Density 83 units per hectare
(Maximum)
- ii) Driveways in the southeast corner 0.5metres
(Minimum)

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

h-__ 4519, 4535, 4557 Colonel Talbot Road

Purpose: To ensure that all issues regarding hydrogeology, erosion setback maintenance, erosion structural, geotechnical setbacks and all matters relating to slope stability will be dealt with through the site plan approval process to the satisfaction of the City of London and the Upper Thames Conservation Authority (UTRCA) prior to the removal of the "h-__" symbol.

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.

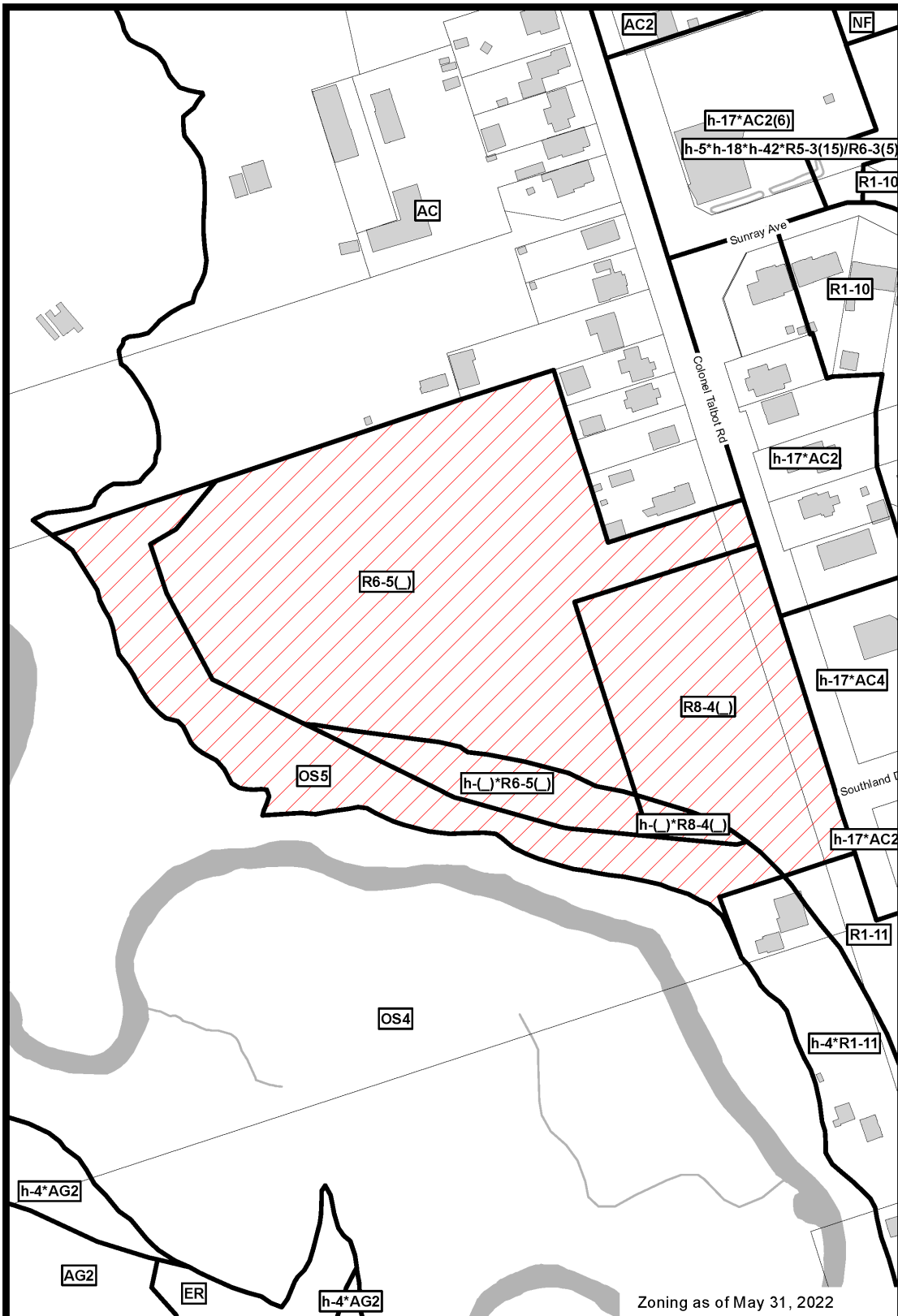
PASSED in Open Council on September 6, 2022

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 May 31, 2022

File Number: Z-9433
 Planner: AR
 Date Prepared: 2022/07/22
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters 