

Bill No. 19
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to rezone
an area of land located at 6092 Pack Road.

WHEREAS Magnificent Homes and Royal Premier Homes have applied to rezone an area of land located at 6092 Pack 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 6092 Pack Road, as shown on the attached map comprising part of Key Map No. A110, from an Urban Reserve (UR3) Zone to a Holding Residential R6 Special Provision (h*R6-5(_)) Zone.
- 2) Section 10.4 of the Residential R6 (R6-5) Zone is amended by adding the following Special Provision:

R6-5(_)	6092 Pack Road	
a)	Prohibited Uses	
i)	Apartment building	
b)	Regulations	
i)	Front Yard Depth for development 3 storeys or less (Minimum)	13.3 metres (51.8 feet)
ii)	Front Yard Depth for development 4 storeys in height. (Minimum)	15.8 metres (51.8 feet)
iii)	Interior Side Yard Depth for new development one to two storeys in height where the end wall of a unit contains no windows to habitable rooms (Minimum)	1.8 metres (5.9 feet)
iv)	Interior Side Yard Depth for new development over two storeys end wall of a unit contains no windows to habitable rooms (Minimum)	3.0 metres (9.8 feet)
v)	Interior Side Yard Depth for new development where the wall of a unit contains windows to habitable rooms (Minimum)	6.0 metres (19.7 feet)
vi)	Separation Distance for new development, 3 storeys or less, from an Existing single detached dwelling on the same lot, save and except the garage. (Minimum)	3.9 metres (16.4 feet)

- | | | |
|-------|--|---------------------------|
| vii) | Separation Distance for new development, 4 storeys in height, from Existing single detached dwelling on the same lot, save and except the garage.
(Minimum) | 5.0 metres
(16.4 feet) |
| viii) | New residential uses are restricted to only one side yard from Existing single detached dwelling but in no case permitted on both sides | |
| ix) | Density
(Maximum) | 45 units per hectare |

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.

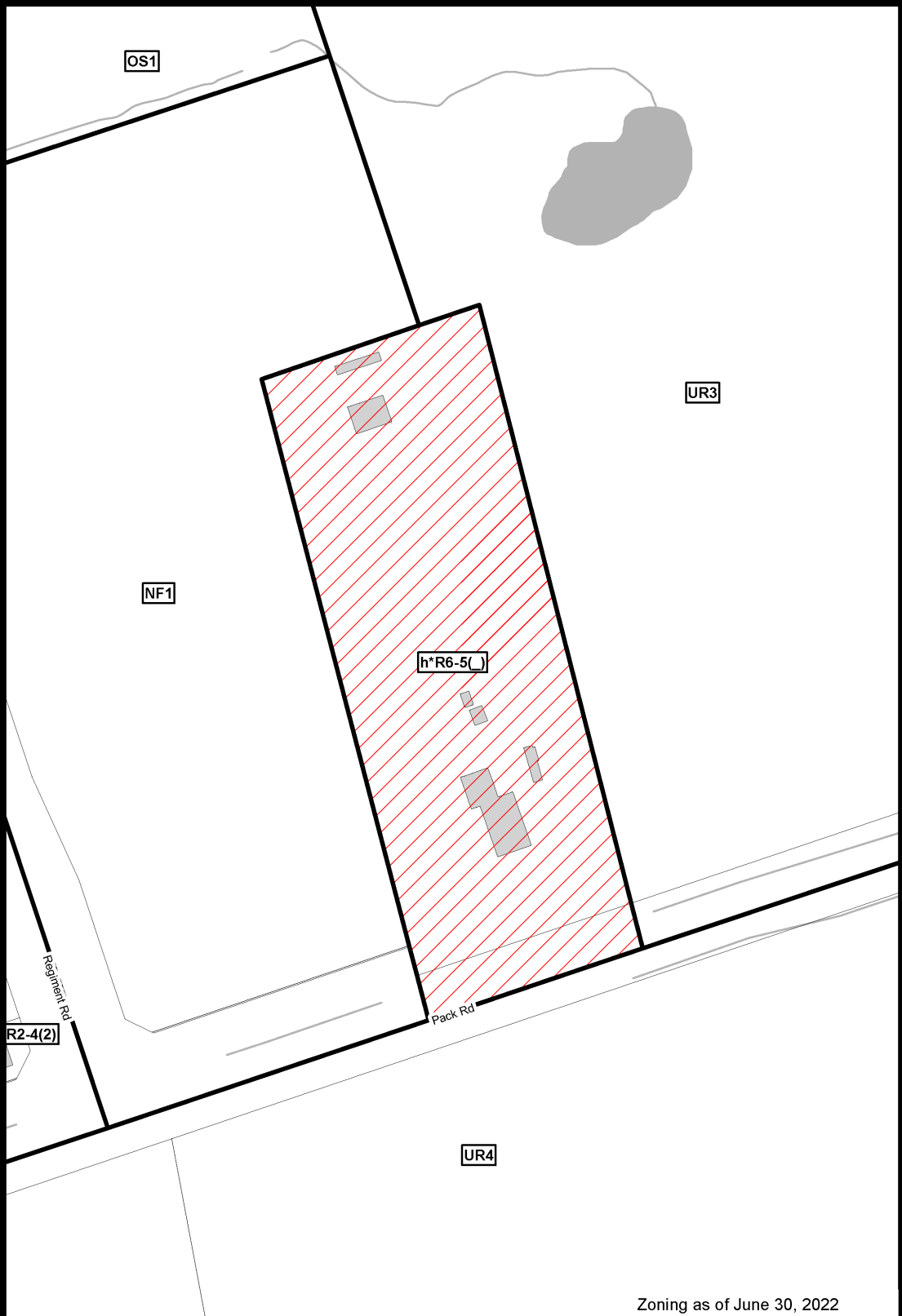
PASSED in Open Council on December 13, 2022.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – December 13, 2022
Second Reading – December 13, 2022
Third Reading – December 13, 2022

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



File Number: Z-9493
Planner: SF
Date Prepared: 2022/07/29
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:1,250

0 5 10 20 30 40
Meters

