

Bill No. 21
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 307 Sunningdale
Road East.

WHEREAS Margrit Johnson has applied to rezone an area of land located
at 307 Sunningdale 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 307 Sunningdale Road East, as shown on the
attached map comprising part of Key Map No. A102, from a Residential R1 (R1-17)
Zone, a Holding Residential R1 (h-2*R1-17) Zone and an Open Space (OS5) Zone
to a Residential R6 (R6-3(_)) Special Provision Zone and an Open Space (OS5)
Zone.
- 2) Section Number 10.4 of the Residential R6-3 Zone is amended by adding
the following Special Provision:

R6-3(_)	307 Sunningdale Road East
a) Regulations	
i) Density (Maximum)	25 units per hectare
ii) For the purpose of this by-law the front lot line shall be interpreted as Skyline Avenue	
iii) Main Building Setback From Existing Imperial Oil Pipeline (Minimum)	20 metres (65 feet)
iv) East Interior Side Yard Setback within first 17.8m of lot depth (minimum)	6 metres (19.66 feet)
East Interior Side Yard Setback between 17.8m and 30.6m of lot depth (minimum)	9.7 metres (31.8 feet)
East Interior Side Yard Setback between 30.6m and 50.2m of lot depth (minimum)	10 metres (32.8 feet)
East Interior Side Yard Setback beyond 50.2m of lot depth (minimum)	11.1 metres (36.42 feet)
West Interior Side Yard Setback within first 16.8m of lot depth (minimum)	9.5 metres (31.17 feet)
West Interior Side Yard Setback between 16.8m and 28.6m of lot depth	7.0 metres (22.97 feet)

	(minimum)	
	West Interior Side Yard Setback between 28.6 and 42.4m of lot depth (minimum)	9.0 metres (29.53 feet)
	West Interior Side Yard Setback beyond 42.4m of lot depth (minimum)	7.6 metres (24.93 feet)
v)	No part of any required interior side yard shall be used for any purpose other than landscaped open space excluding swimming pools, but decks or patios may be permitted.	
vi)	North Exterior Yard Setback, and Parking Area Setback (North)	8.0 metres (min.); 11.0 metres (max.) 11.2 metres (min.)

The inclusion in this By-law of imperial measure along with metric measure us 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.

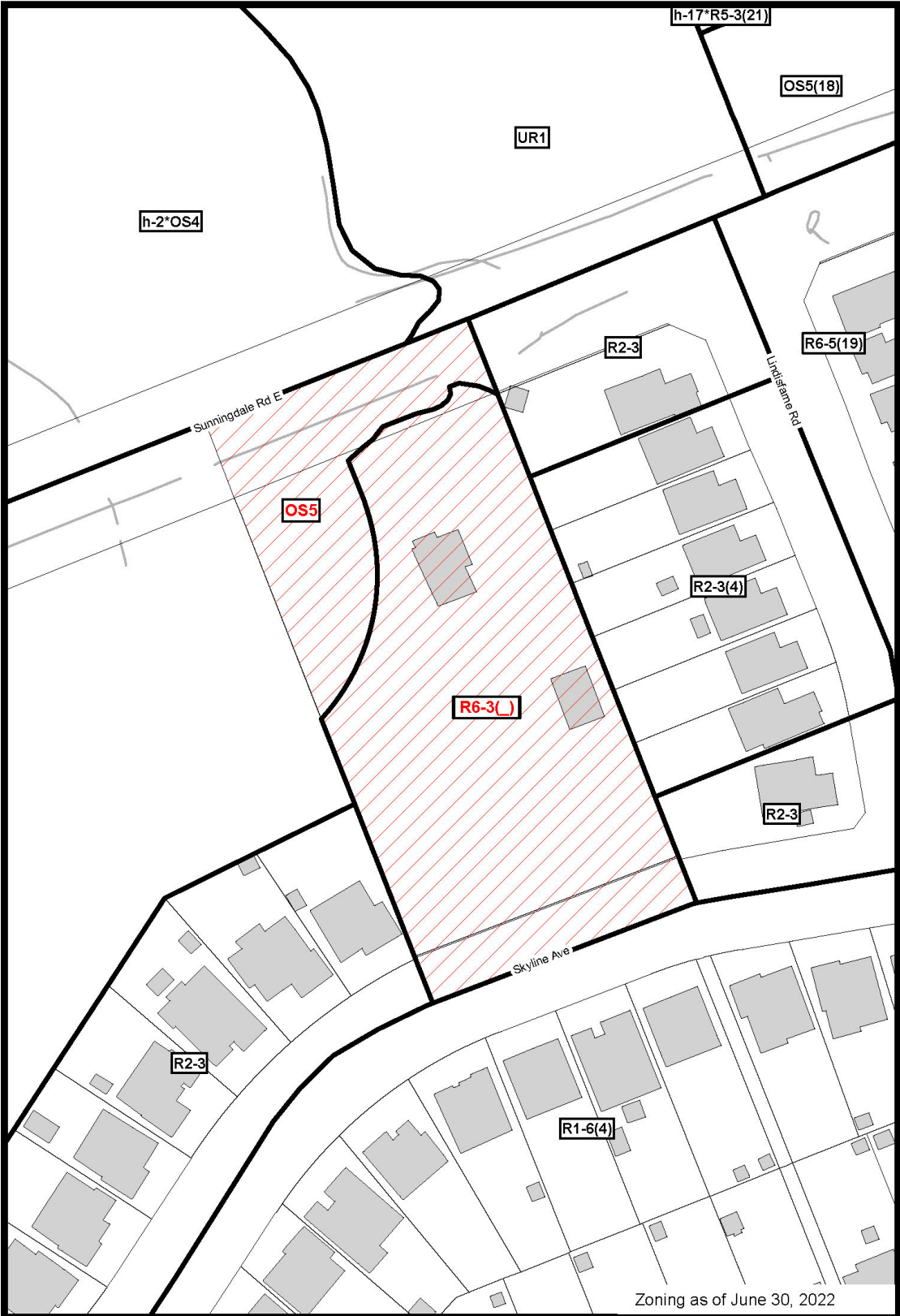
PASSED in Open Council on December 13, 2022.

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-9498
Planner: ID
Date Prepared: 2022/07/27
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

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