

Bill No. 40
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 634 Commissioners Road West.

WHEREAS Royal Premier Homes (c/o Farhad Noory) has applied to rezone an area of land located at 634 Commissioners Road West, 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 634 Commissioners Road West, as shown on the attached map comprising part of Key Map No. A106, from a Residential R1 (R1-9) Zone **TO** a Residential R5 Special Provision (R5-7()) Zone.
- 2) Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:

) R5-7() 634 Commissioners Road West

a) Regulations

- | | |
|---|---|
| i) Density
(Maximum) | 25 units per hectare |
| ii) Front Yard Depth
(Minimum) | 6.5 metres (21.3 feet) |
| iii) Interior Side Yard Depth
(First 30 metres of Lot Depth) | 1.8 metres (5.9 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (9.8 feet) when the wall of a unit contains windows to habitable rooms. |
| Interior Side yard Depth
(Remainder of the lot) | 3.0 metres (9.8 feet) |
| iv) Rear Yard Depth | 1.0 metre per 1.0 metre of main building height, but in no case less than 6.0 metres. |
| v) Enhanced Landscape Strip | A minimum 6.0 metre deep landscape strip shall be required along the south lot line (up to 6 surface parking stalls may encroach into the required landscape strip). |

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.

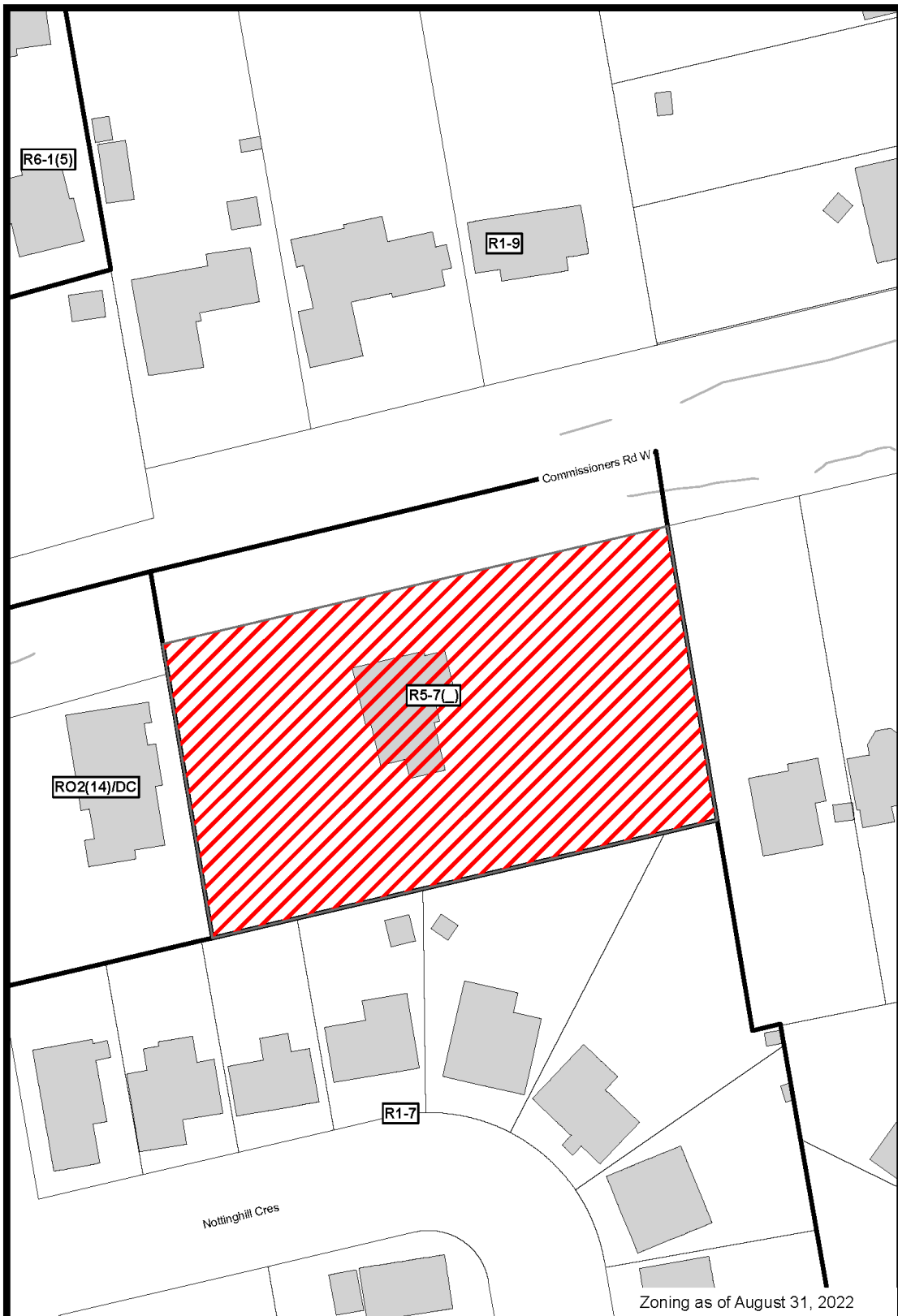
PASSED in Open Council on January 24, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – January 24, 2023
Second Reading – January 24, 2023
Third Reading – January 24, 2024

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



File Number: Z-9541

Planner: OA

Date Prepared: 2022/10/24

Technician: JI

By-Law No: Z.-1-

SUBJECT SITE 

1:800

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