

Bill No. 65  
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 761 Fanshawe Park Road West.

WHEREAS 1413045 Ontario Inc. has applied to rezone an area of land located at 761 Fanshawe Park 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 761 Fanshawe Park Road West, as shown on the attached map comprising part of Key Map No. A101, from a Convenience Commercial Special Provision (CC5(3)) Zone to a Neighbourhood Shopping Area Special Provision (NSA3(\_)) Zone.
- 2) Section Number 23.4 of the Zone is amended by adding the following Special Provision:
  - ) NSA3(\_) 761 Fanshawe Park Road West
    - a) Additional Permitted Uses:
      - i) Commercial recreational establishments
      - ii) Home Furnishing Store
    - b) Regulations
      - i) Lot Frontage (Minimum) 34.0 metres (111.5 feet)
      - ii) Gross floor area, food stores (Maximum) 500m<sup>2</sup>
      - iii) Gross floor area, all other uses (Maximum) 1000m<sup>2</sup>

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.

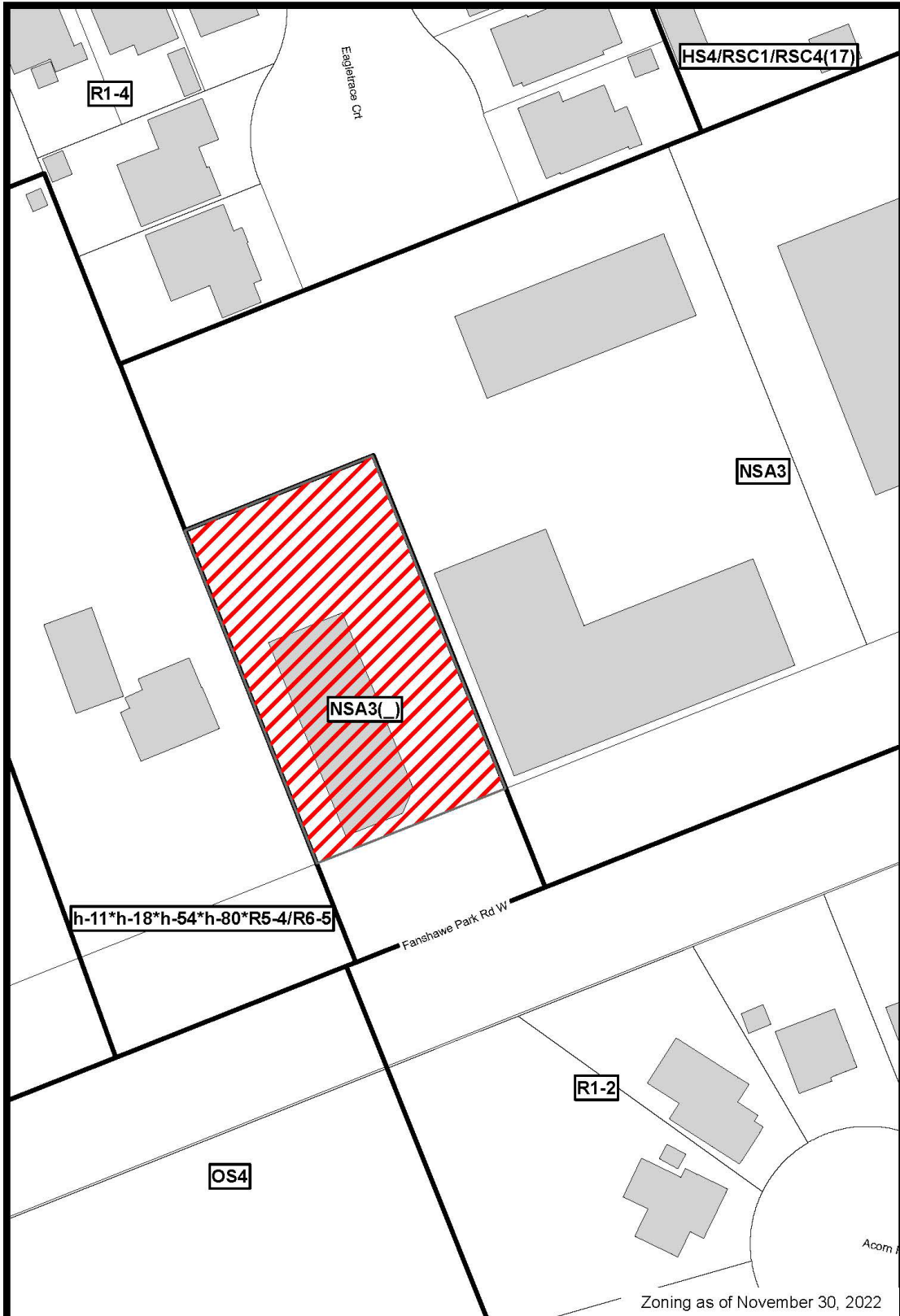
PASSED in Open Council on February 14, 2023.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – February 14, 2023  
Second Reading – February 14, 2023  
Third Reading – February 14, 2023

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



File Number: Z-9554  
Planner: OA  
Date Prepared: 2022/12/19  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters

