

Bill No. 15  
2012

By-law No. Z.-1-122064

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2140 Kains Road.

WHEREAS **Sifton Properties Limited** has applied to rezone an area of land located at 2140 Kains 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 2140 Kains Road, as shown on the attached map comprising part of Key Map No. 43, from a Neighbourhood Shopping Area (NSA1) Zone to a Neighbourhood Shopping Area Special Provision (NSA5(19)) Zone.
2. Section Number 23.4 of the Neighbourhood Shopping Area (NSA5) Zone is amended by adding the following Special Provision:

19) NSA5(19)

a) Regulations

i)	Yard Depth from Kains Road (Maximum)	4.5 metres (14.76 feet) for a minimum total of 35 metres (114.8 feet) of built form
ii)	Yard Depth from Somerville Drive (private) (Maximum)	10.0 metres (32.8 feet)
iii)	Gross Floor Area (Maximum)	3 000 square metres (32,292.8 square feet)
iv)	Total Gross Floor Area For Office Use Including Medical/Dental Offices As a Proportion of Gross Floor Area (Maximum)	57%
v)	Gross Floor Area for Offices including Medical/ Dental Offices Maximum	1 700 square metres (18,299.2 square feet)
vi)	Gross Floor Area for Restaurants (Maximum)	700 square metres (7,535.0 square feet)
vii)	Parking Rate Minimum	1 space per every 20 square metres of gross leasable floor area

3. 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.

4. 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 6, 2011.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - December 6, 2011  
Second Reading – December 6, 2011  
Third Reading - December 6, 2011

