

Bill No. 16
2012

By-law No. Z.-1-122065

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1155 Commissioners Road East and 733-739 Deveron Crescent.

WHEREAS **Devcom Developments Inc. and Middlesex Condominium Corporation No. 156** have applied to rezone an area of land located at 1155 Commissioners Road East and a portion of land located at 733-739 Deveron Crescent, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 513 this rezoning will conform 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 1155 Commissioners Road East and a portion of the lands located at 733-739 Deveron Crescent, as shown on the attached map, from an Associated Shopping Area Commercial Special Provision (ASA1(9)/ASA3(2) Zone, and from a Residential R8 (R8-4) Zone, to an Associated Shopping Area Commercial Special Provision (ASA1(17)/ASA3(7)) Zone.
2. Section Number 24.4 of the Associated Shopping Area Commercial Zone to By-law No. Z.-1 is amended by adding the following Special Provisions:

17) ASA1(17)

a) Regulations:

- | | | |
|------|---|-----------------|
| i) | Interior Side Yard
Depth Abutting a
Residential Zone
(Minimum) | 1.5 m (4.9 ft.) |
| ii) | Rear Yard Depth
Abutting a
Residential Zone
(Minimum) | 2.45 m (8 ft.) |
| iii) | Lot Coverage
(% Maximum) | 36 percent |
| iv) | Parking for
Pharmacy Use
(Minimum) | 59 spaces |

3. Section Number 24.4 of the Associated Shopping Area Commercial Zone to By-law No. Z.-1 is amended by adding the following Special Provisions:

7) ASA3(7)

a) Regulations:

- | | | |
|-----|---|-----------------|
| i) | Interior Side Yard
Depth Abutting a
Residential Zone
(Minimum) | 1.5 m (4.9 ft.) |
| ii) | Rear Yard Depth
Abutting a
Residential Zone
(Minimum) | 2.45 m (8 ft.) |

iii)	Lot Coverage (% Maximum)	36 percent
iv)	Parking for Pharmacy Use (Minimum)	59 spaces

4. 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.
5. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

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