

Bill No. 163
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to rezone lands located at 3480 Morgan Avenue.

WHEREAS Sifton Properties Limited has applied to rezone lands located at 3480 Morgan Avenue, 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 3480 Morgan Avenue as shown on the attached map comprising part of Key Map No. A111, from a Holding Community Shopping Area Special Provision (h-h-11-h-63-h-82-h-95-h-100-h-105-h-135-CSA5(3)) Zone to a Holding Residential R8 Special Provision (h-h-95-h-100-h-105-h-198-R8-4()-H14) Zone.

2) Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:

R8-4()

a) Regulations:

i) Front Yard Depth (Minimum)	3.3m (10.8ft)
ii) Interior Side Yard Depth (Minimum)	2.2m (7.2ft)
iii) Rear Yard Depth (Minimum)	4.5m (14.8ft)
iv) Landscaped Open Space (Minimum)	27%
v) Height (Maximum)	14m (45.9ft)
vi) Density (Maximum)	87 unit per hectare

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 May 16, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – May 16, 2023
Second Reading – May 16, 2023
Third Reading – May 16, 2023

