

Bill No. 177
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 340-390 Saskatoon Street.

WHEREAS Four99 Inc. has applied to rezone an area of land located at 340-390 Saskatoon Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1) Section Number 18.4 a) of the Restricted Office (RO) Zone is amended by amending the following Special Provision to read as follows:

- | | | |
|-------|--------------------------|---|
| RO(6) | 340-390 Saskatoon Street | |
| a) | Permitted Uses | |
| | i) | Offices, Support |
| | ii) | Studio |
| | iii) | Warehouse Establishment |
| | iv) | Office, Business |
| | v) | Office, Service |
| | vi) | Office, Professional |
| | vii) | Business Service Establishment |
| | viii) | Office, Charitable Organization |
| b) | Regulations | |
| | i) | Location of Permitted Uses |
| | | Permitted uses shall be restricted to the existing building. |
| | ii) | Exterior Side Yard Setback (minimum) as existing |
| | iii) | Lot Coverage (maximum) as existing |
| | iv) | Landscape Open Space (minimum) as existing |
| | v) | Gross Floor Area 3,238 m ² (34,854 ft ²)
Office, Support
Office, Business
Office, Service
Office, Professional
Business Service Establishment
Office, Charitable Organization
(maximum) |
| | vi) | Gross Floor Area 479 m ² (5,156 ft ²)
Studio
(maximum) |

vii)	Gross Floor Area Warehouse Establishment (maximum)	940 m ² (10,118 ft ²)
viii)	Parking (minimum)	45 spaces for all permitted uses.
ix)	Parking Areas Setback to Required Road Allowance (minimum)	as existing
x)	Driveways and Parking Aisles Widths (minimum)	as existing

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 June 6, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 6, 2023
Second Reading – June 6, 2023
Third Reading – June 6, 2023

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



Zoning as of March 31, 2023

File Number: Z-9599, O-9600

Planner: NO

Date Prepared: 2023/4/28

Technician: JI

By-Law No: Z-1-

SUBJECT SITE 

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