

Bill No. 180
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 327 Thompson Road.

WHEREAS Emy Group Inc. has applied to rezone an area of land located at 327 Thompson 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 the lands located at 327 Thompson Road, as shown on the attached map comprising part of Key Map No. A108, from a Residential R2 (R2-2) Zone to a Residential R3 Special Provision (R3-1(_)) Zone and a Residential R3 Special Provision (R3-1(_)) Zone.

2) Section Number 7.4 of the Residential R3 (R3-1) Zone is amended by adding the following Special Provisions:

R3-1(_)

a) Prohibited Use

i) Fourplex dwellings

b) Regulations

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|---|--|
| i) Front Yard Depth (Minimum) | 4.0 metres |
| ii) Front Yard Depth (Maximum) | 7.0 metres |
| iii) Easterly Interior Side Yard Depth (Minimum) | 2.8 metres |
| iv) Shared Driveway Width (Minimum) | 4.5 metres (shared between the abutting lot to the east) |
| v) Parking Area Setback to the Westerly Side Lot Line (Minimum) | 3.0 metres |
| vi) Parking Area Setback to the Rear Lot Line (Minimum) | 4.9 metres |

R3-1(_)

a) Prohibited Use

i) Fourplex dwellings

b) Regulations

- | | |
|-------------------------------|------------|
| i) Front Yard Depth (Minimum) | 4.0 metres |
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ii) Front Yard Depth (Maximum)	7.0 metres
iii) Shared Driveway Width (Minimum)	4.5 metres (shared between the abutting lot to the west)
iv) Parking Area Setback to the Easterly Side Lot Line (Minimum)	3.0 metres
v) Parking Area Setback to the Rear Lot Line (Minimum)	5.1 metres

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.

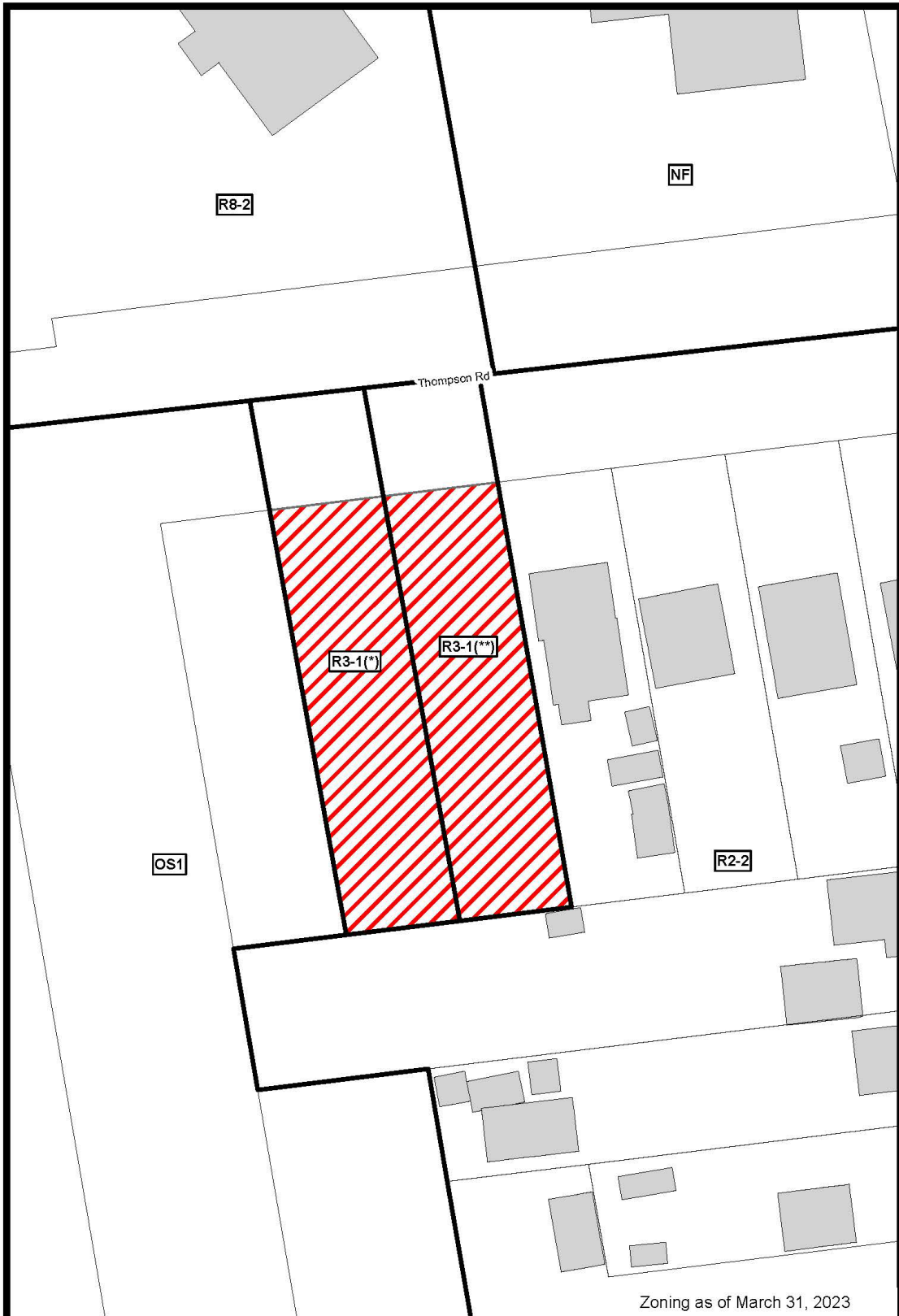
PASSED in Open Council on June 6, 2023.

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)



File Number: Z-9579
Planner: CM
Date Prepared: 2023/4/21
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:500

0 2.5 5 10 15 20 Meters

