Bill No. 111 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 455 Highbury Avenue North.

WHEREAS Highbury Self Storage Equities Limited has applied to rezone an area of land located at 455 Highbury Avenue North, as shown on the map <u>attached</u> 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 455 Highbury Avenue North, as shown on the <u>attached</u> map comprising part of Key Map No. A108, from a General Industrial (GI1) Zone TO a Light Industrial Special Provision (LI1()) Zone.
- 2) Section Number 40.3 of the Light Industrial (LI) Zone is amended by adding the following Special Provisions:

LI1 (_) 455 Highbury Avenue North

- a) Additional Permitted Uses:
 - i) Self-Storage Establishments
- b) Regulations:
 - i) Front Yard Depth (Minimum)

0.64 metres (2.1 feet)

ii) The permitted uses identified in a) above shall be restricted to the existing building on the date of the passing of this By-law.

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 April 4, 2023.

Josh Morgan Mayor

Michael Schulthess City Clerk

First Reading – April 4, 2023 Second Reading – April 4, 2023 Third Reading – April 4, 2023

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

