

Bill No. 113
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 1154 Hamilton Road

WHEREAS Lynphyl Homes Limited has applied to rezone an area of land located at 1154 Hamilton 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 to lands located at 1154 Hamilton Road, as shown on the attached map comprising part of Key Map No. A107, from a Neighbourhood Shopping Area Special Provision (NSA4(4)) Zone TO a Residential Special Provision (R5-7(_)) Zone.
- 2) Section Number 9.4 of the Residential (R5-7) Zone is amended by adding the following Special Provisions:

R5-7 () 1154 Hamilton Road

a) Regulations:

- | | |
|---|------------------------|
| i) Front Yard Depth
(Minimum) | 3.0 metres (9.8 feet) |
| ii) Rear Yard Depth
(Minimum) | 5.0 metres (16.4 feet) |
| iii) South Interior Side Yard Depth
(Minimum) | 2.5 metres (8.2 feet) |
| iv) East Interior Side Yard Depth
(Minimum) | 2.5 metres (8.2 feet) |
| v) Maximum Encroachment for a non-structural architectural
feature no closer than 0.3 metres (0.98 feet) to the lot line. | |
| vi) Maximum Balcony Encroachment into the front yard provided
the projection is no closer than 1.8 metres (5.9 feet) to the lot
line. | |

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.

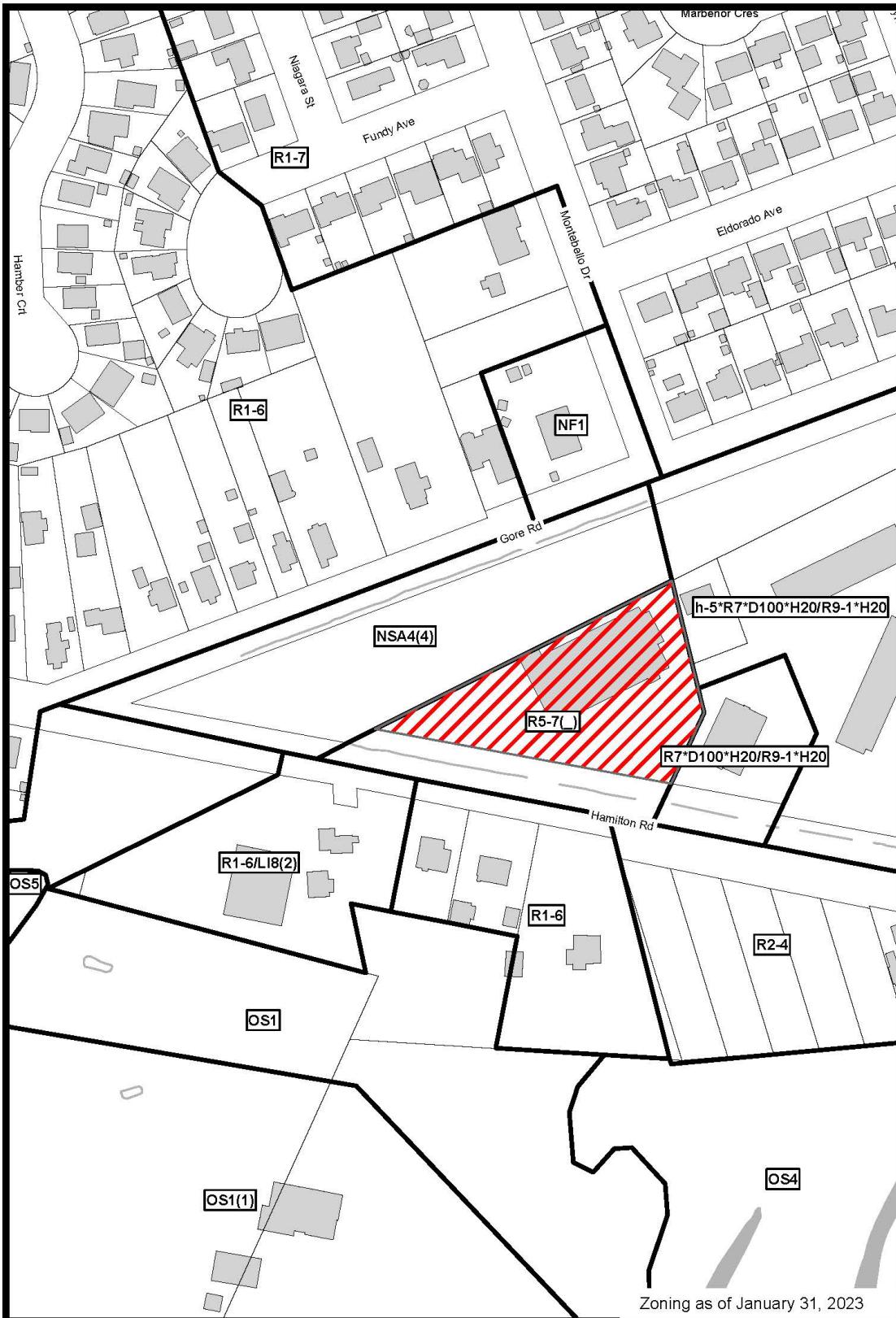
PASSED in Open Council on April 4, 2023.

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)



Zoning as of January 31, 2023

File Number: Z-9569
 Planner: MH
 Date Prepared: 2023/2/15
 Technician: JI
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 Meters

