

Bill No. 205
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 755, 785 and 815 Wonderland Road South.

WHEREAS 785 Wonderland Road Inc. has applied to rezone an area of land located at 755, 785 and 815 Wonderland Road South, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number ____ this rezoning will conform 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 755, 785 and 815 Wonderland Road South, as shown on the attached map comprising part of Key Map No. A106, from a Regional Shopping Area Special Provision (RSA2(3)) Zone to a holding Residential R5 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-()*R5-7()/RSA2()) zone; a holding Residential R8 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-()*R8-4()/RSA2()) zone; and a holding R9 Special Provision/Regional Shopping Area Special Provision (h-5*h-54*h-63*h-123*h-149*h-213*h-()*R9-7()*H36/RSA2()) zone.

2) Section Number 3.8 2) Holding Zone Provisions is amended by adding the following new holding zone:

h-()

Purpose: To ensure the orderly development of lands, a masterplan shall be prepared to the satisfaction of the City, to provide an organizational structure that establishes: pedestrian connections, vehicular connections, development parcels, landscaping and amenity areas.

Permitted Uses: Existing Uses

3) Section Number 9.4 of the Residential R5 (R5-6) Zone is amended by adding the following Special Provision:

R5-7() 755, 785 and 815 Wonderland Road South

a) Regulations

i) Height 9.0 metres (39.3 feet)
(Maximum)

4) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:

R8-4() 755, 785 and 815 Wonderland Road South

a) Additional Permitted Use

i) Cluster Townhouse Dwellings

ii) Apartment buildings with any or all of the other permitted uses on the first floor.

b) Regulations

- i) Height (Maximum) 18.0 metres (59 feet)

5) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provision:

R9-7() 755, 785 and 815 Wonderland Road South

a) Additional Permitted Use

- i) Cluster Townhouse Dwellings
- ii) Cluster Stacked Townhouse Dwellings
- iii) Apartment buildings with any or all of the other permitted uses on the first floor.

b) Regulations

- i) Height (Maximum) 36.0 metres (118 feet)

4) Section Number 21.4 of the Regional Shopping Area Zone is amended by deleting and replacing the following Special Provision:

RSA2(3) 755, 785 and 815 Wonderland Road South

a) Additional Permitted Uses

- i) Commercial and Private Schools
- ii) Kennel
- iii) Craft Brewery
- iv) Artisan Workshop
- v) Automobile Sales Boutique
- vi) Business Service Establishment

b) Regulations

- i) Gross floor area for business Service Establishment Use (Maximum) 500sqm (5,382 sq ft)

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.

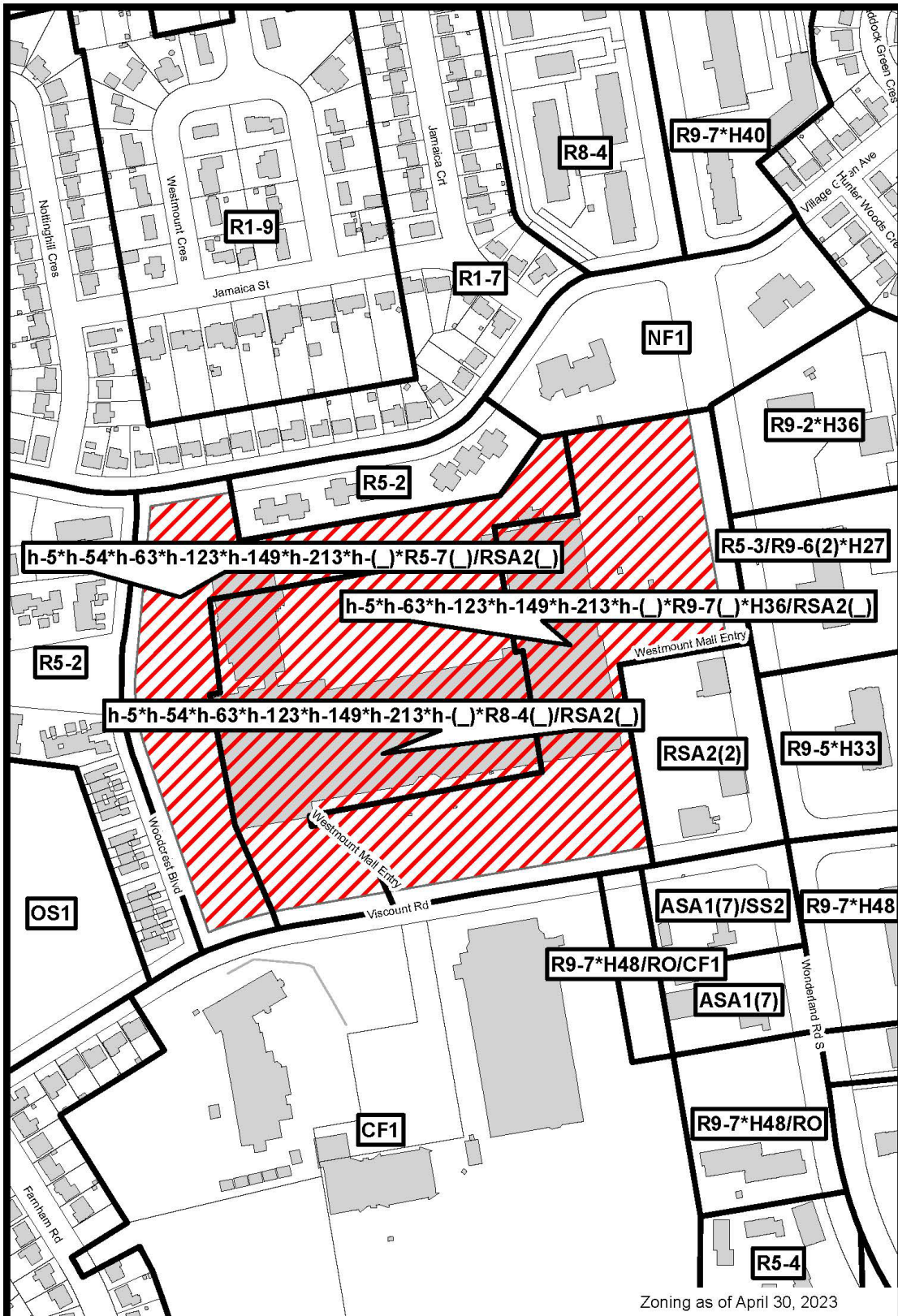
PASSED in Open Council on June 27, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – June 27, 2023
Second Reading – June 27, 2023
Third Reading – June 27, 2023

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



Zoning as of April 30, 2023

File Number: OZ-9565
 Planner: SW
 Date Prepared: 2023/5/10
 Technician: JI
 By-Law No: Z-1-

SUBJECT SITE 

1:3,500

0 15 30 60 90 120
 Meters

