

Bill No. 363
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 to rezone
portion of the lands located at 3234-3274
Wonderland Road South

WHEREAS Southside Construction Management Ltd. has applied to rezone a portion of the lands located at 3234-3274 Wonderland Road South, 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 3234-3274 Wonderland Road South, as shown on the attached map comprising part of Key Map No. 111, **FROM** an Associated Shopping Area Special Provision (ASA8(17)) and Holding Light Industrial (h-17*LI1/LI7) Zone **TO** an Associated Shopping Area Special Provision (ASA8(_)) Zone.

2. Section Number 24.4 of the ASA Zone is amended by adding the following Special Provision:

ASA8() 3234-3274 Wonderland Road South

a. Permitted Uses:

- i) Permitted uses shall include all uses permitted within the ASA3, ASA4, ASA5, and ASA8 Zones
- ii) One automobile sales and service establishment with a gross floor area of 4,750m²

b. Additional Regulations

- i) Total commercial floor area (Maximum): 18,700 m² (201,285 sq. ft.)
- ii) Building setback from the Wonderland Road South lot Line(maximum), for a minimum of 10% of the lot line length: 3 metres (9.8 feet)
- iii) Building setback from the Bradley Avenue lot line (maximum), for a minimum of 30% of the lot line length: 3 metres (9.8 feet)
- iv) Building Orientation:
Primary building façades with dominant signage and primary entrances into commercial units shall face Wonderland Road South
- v) Commercial Floor Area to be located within buildings with a maximum Gross Floor Area of 1,500m² (%) (Minimum): 20%

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|-------|--|-----------------------|
| vi) | Setback from Wonderland Road South for buildings with a maximum Gross Floor Area of 1,500 m ² (Maximum): | 18 metres (59.1 feet) |
| vii) | Portion of the primary, street-facing building façade along Wonderland Road South occupied by public entrances and window openings within the first 4 metres (13.1 feet) of building height (Minimum): | 33% |
| viii) | Single-loaded parking aisle is permitted between Wonderland Road South lot line and primary, street-facing building façade. | |

3. 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.

4. 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.

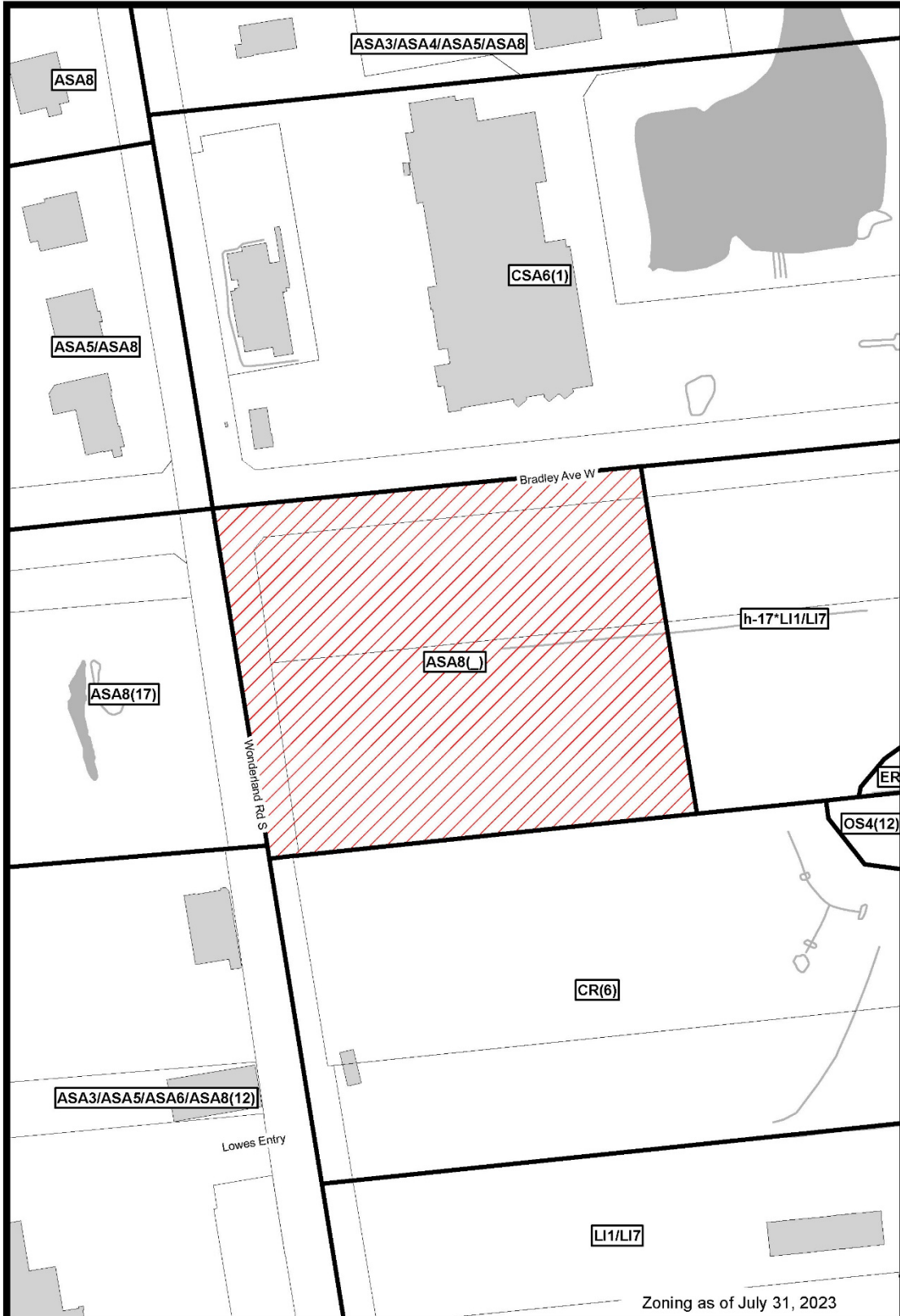
PASSED in Open Council on September 26, 2023, subject to the provisions of PART VI.1 of the Municipal Act, 2001.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – September 26, 2023
Second Reading – September 26, 2023
Third Reading – September 26, 2023

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



File Number: Z-9618
Planner: AR
Date Prepared: 2023/09/06
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters

