

Bill No. 37
2024

By-law No. Z.-1-24_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road & 4313 Wellington Road South

WHEREAS KWA Site Development Consulting Inc. on behalf of PenEquity Realty Corporation applied to rezone an area of land located at 3055 Dingman Drive/Roxburgh Road and 4313 Wellington 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 London 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 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South, as shown on the attached map comprising part of Key Map No. A111, **FROM** an Associated Shopping Area Commercial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone **TO** an Associated Shopping Area Commercial Special Provision/ holding Light Industrial Special Provision (ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)/h-55*h-212*LI1(____)) Zone.

2. Section Number 40.4 of the Light Industrial (LI) Zone is amended by adding the following Special Provisions:

LI1(____) 3055 Dingman Drive/Roxburgh Road and 4313 Wellington Road South

a. Additional Permitted Uses:

- i) Building or contracting establishment;
- ii) Storage depot;
- iii) Bakeries;
- iv) Business service establishments;
- v) Manufacturing and assembly industries (does not include household waste recycling depots);
- vi) Offices support;
- vii) Warehouse establishments;
- viii) Wholesale establishments;
- ix) Custom workshop;
- x) Service trade;
- xi) Existing Self-Storage Establishments;
- xii) Artisan Workshop;
- xiii) Craft Brewery;

3. 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.

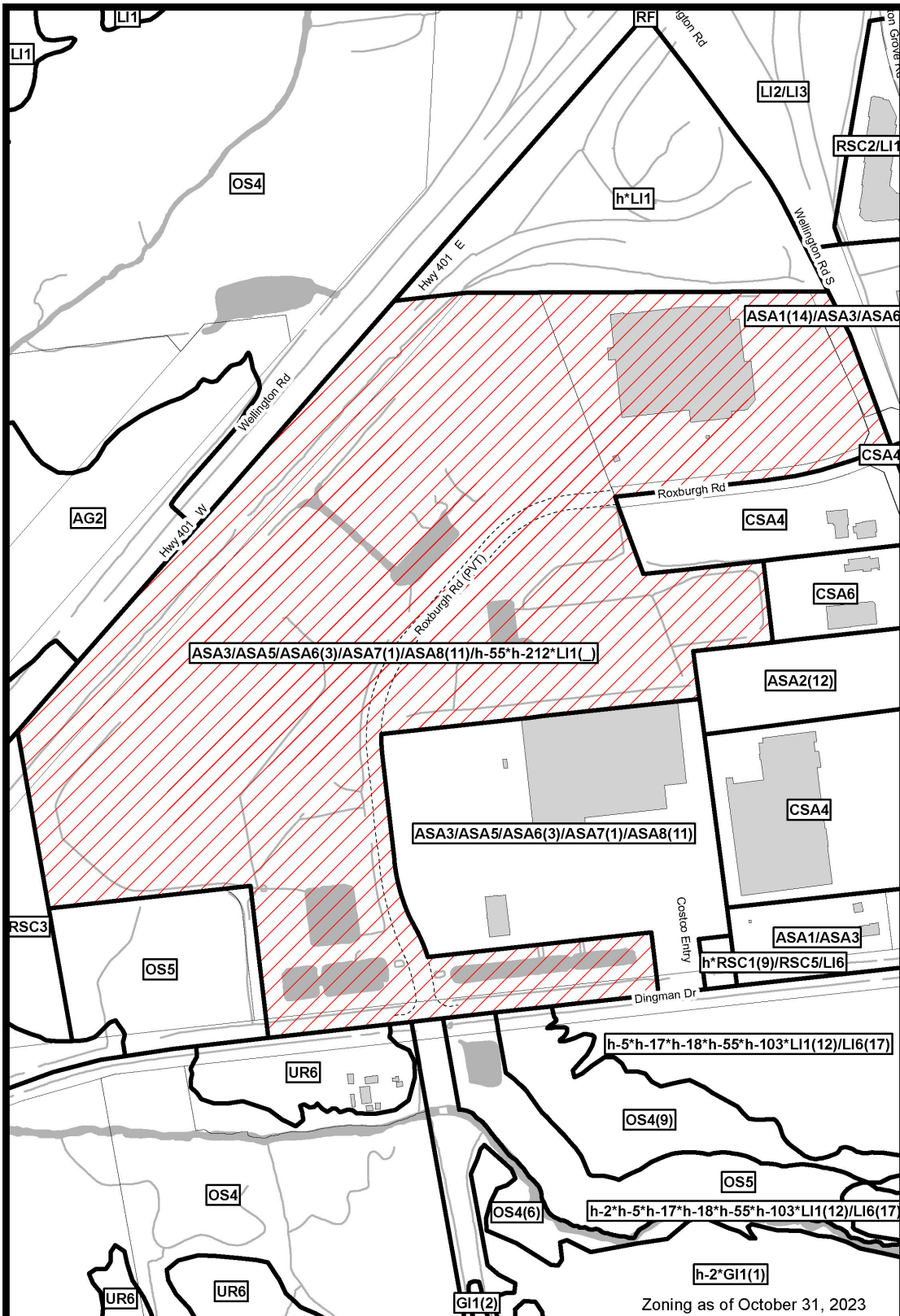
PASSED in Open Council on January 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – January 23, 2024
Second Reading – January 23, 2024
Third Reading – January 23, 2024

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



File Number: OZ-9665
 Planner: ID
 Date Prepared: 2023/11/27
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 
 1:4,500
 0 20 40 80 120 160 Meters

