

Bill No. 257  
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 3392 Wonderland  
Road South

WHEREAS upon approval of Official Plan Amendment Number \_\_\_\_\_ this rezoning will conform to the Official Plan;

NOW 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 3392 Wonderland Road South, as shown on the attached map **FROM** a Light Industrial (LI1/LI7) Zone, an Environmental Review (ER) Zone, and an Open Space (OS4) Zone **TO** a Light Industrial Special Provision/Restrictive Service Commercial Special Provision (LI1(\_)/LI7(\_)/RSC2(\_)/RSC3(\_)/RSC4/RSC5(\_)) Zone and an Open Space (OS4) Zone.

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

LI1( ) 3392 Wonderland Road South

a) Permitted Uses

i) All uses within the LI1 Zone variation, within existing buildings.

b) Prohibited Uses

- i) Automobile body shops
- ii) Truck sales and service establishments
- iii) Tow Truck Business

LI7( ) 3392 Wonderland Road South

a) Permitted Uses

i) All uses within the LI7 Zone variation, within existing buildings

b) Prohibited Uses

- i) Automobile body shops
- ii) Truck sales and service establishments
- iii) Tow Truck Business

3. Section Number 28.4 of the Restrictive Service Commercial (RSC) Zone is amended by adding the following Special Provisions:

RSC2( ) 3392 Wonderland Road South

a) Permitted Uses

- i) All uses within the RSC2 Zone Variation
- ii) Retail Store
- iii) Place of worship

b) Prohibited Uses

- i) Automobile sales and service establishments
- ii) Automotive uses, restricted
- iii) Impounding yard

iv) Tow Truck Business

RSC3( ) 3392 Wonderland Road South

a) Permitted Uses

- i) All uses within the RSC3 Zone Variation
- ii) Retail Store
- iii) Place of worship

b) Prohibited Uses

- i) Automobile sales and service establishments
- ii) Automotive uses, restricted
- iii) Impounding yard
- iv) Tow Truck Business

RSC5( ) 3392 Wonderland Road South

a) Permitted Uses

- i) All uses within the RSC5 Zone Variation
- ii) Retail Store
- iii) Place of worship

b) Prohibited Uses

- i) Automobile sales and service establishments
- ii) Automotive uses, restricted
- iii) Impounding yard
- iv) Tow Truck Business

4. This Amendment shall come into effect 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.

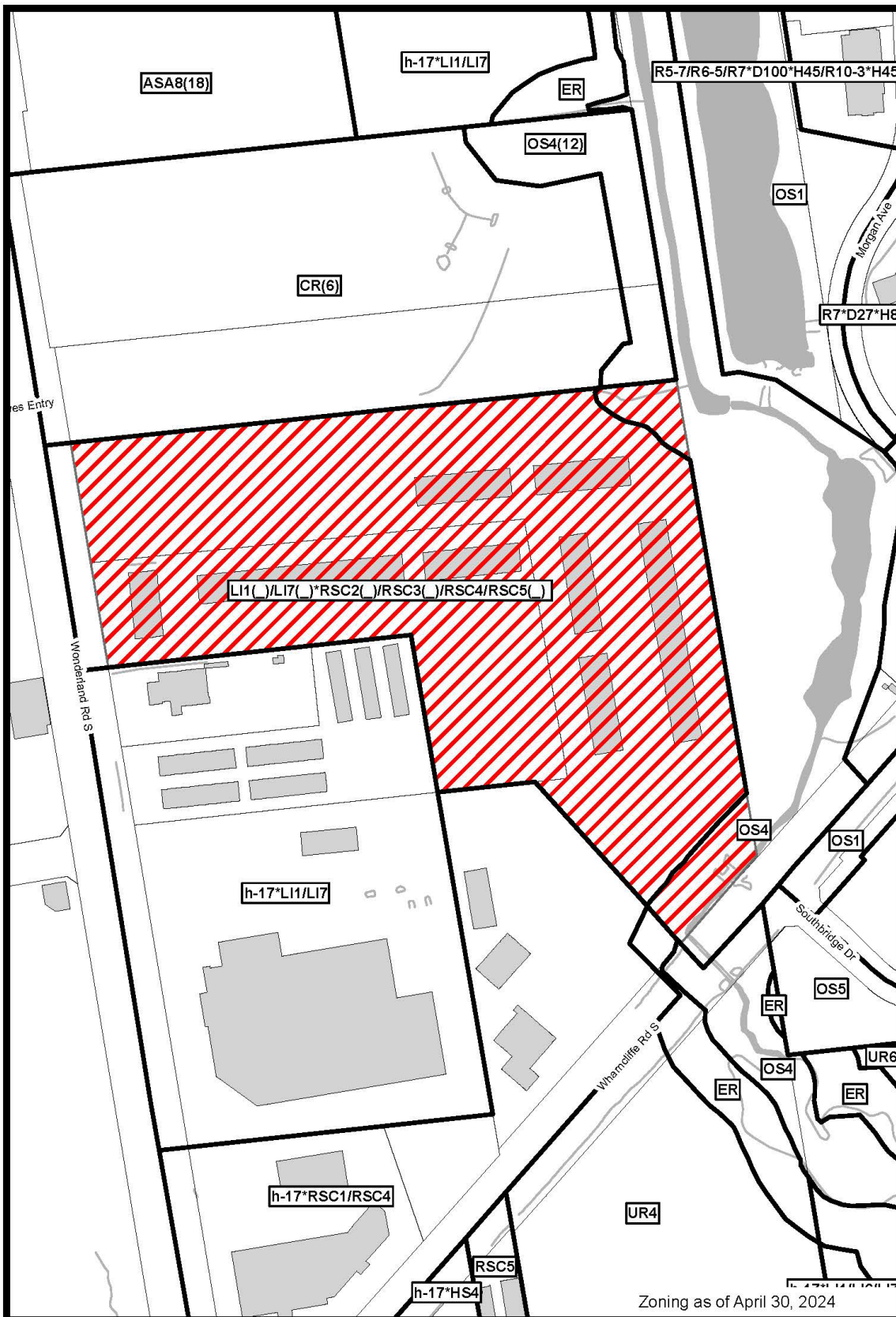
PASSED in Open Council on July 23, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

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

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



Zoning as of April 30, 2024

File Number: OZ-9730

Planner: BH

Date Prepared: 2024/6/21

Technician: JI

By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

