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File: OZ-8359
Planner: B. Debbert

Appendix "A"

Bill No.
2014

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989 relating to the north part of 940 and 956 Wharncliffe Road South.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. ____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 2, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 2, 2014
Second Reading – September 2, 2014
Third Reading – September 2, 2014

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**File: OZ-8359
Planner: B. Debbert**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3 – Policies for Specific Areas, of the Official Plan for the City of London to permit a food store on the front portion of the property.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at the front portion of 940 and 956 Wharncliffe Road South in the City of London, being more particularly lands fronting on Wharncliffe Road South with an approximate average depth from Wharncliffe Road South of 156 metres and an approximate width of 77 metres.

C. BASIS OF THE AMENDMENT

An Official Plan amendment is required to permit a food store on the front part of the subject property. Chapter 10 of the Official Plan permits Council to establish special policies on a site-specific basis subject to a Planning Impact Analysis which addresses such matters as compatibility, the adequacy of the parcel of land to accommodate the use, traffic impacts, access and circulation, design and massing elements, and the impacts on surrounding land uses and future development.

Permitting a food store at this location provides the opportunity for the suitable and compatible re-purposing of existing structures on the site, while maintaining the ability to achieve the long-term intent for this property and surrounding uses to continue to operate and develop for a broad range of commercial uses that, for the most part, are not suited for locations within Commercial Nodes or Main Street Commercial Corridors because of their building form, site area, access or exposure requirements and which generally cater to vehicular traffic and single purpose shopping trips. Should new development be proposed, the food store component will remain small scale, since by definition the gross floor area cannot exceed 2,000 square metres.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

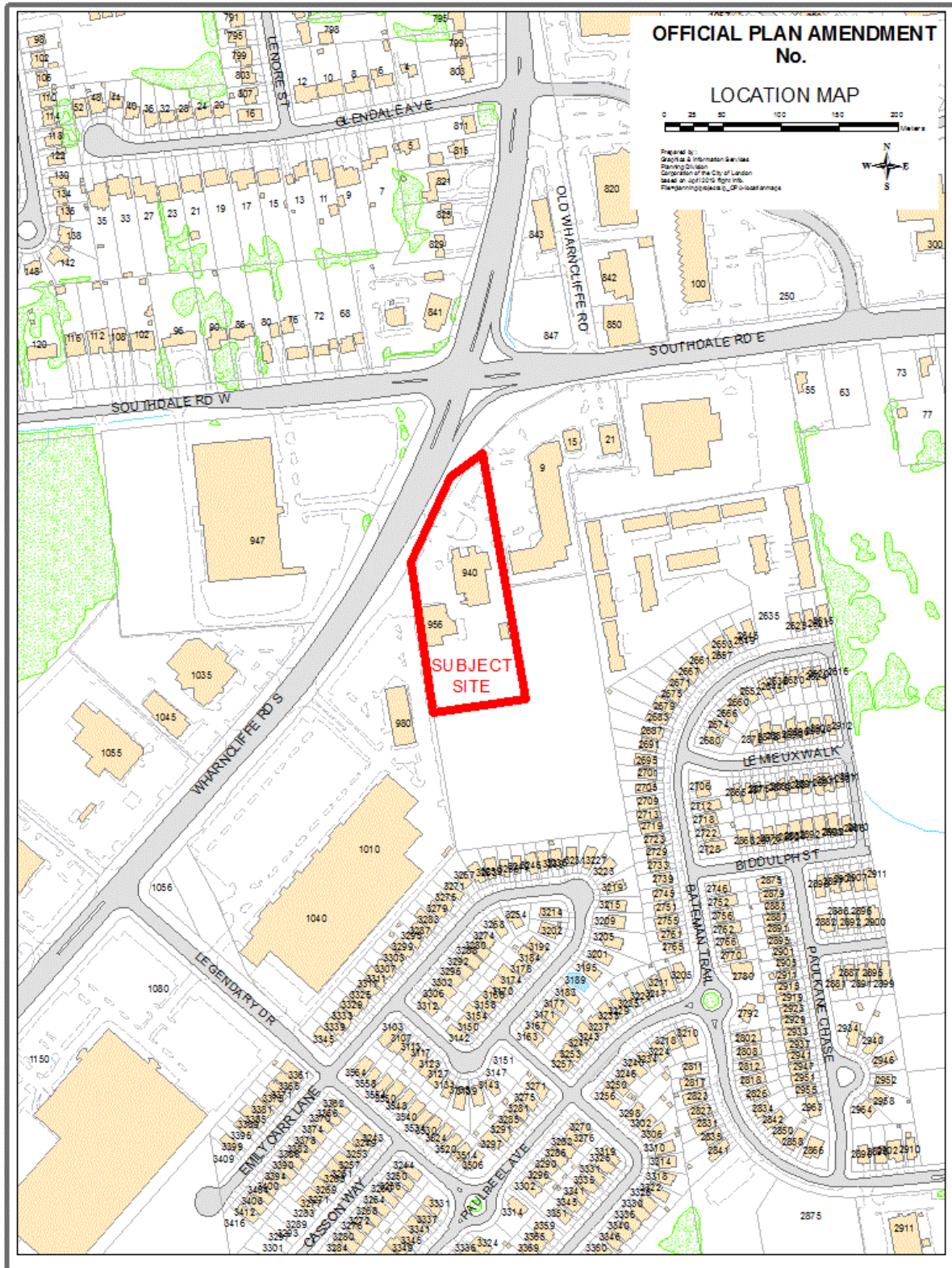
1. Section 10.1.3 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following:

940 and 956 Wharncliffe Road South

On that portion of 940 and 956 Wharncliffe Road South fronting on Wharncliffe Road South which is roughly rectangular and has an approximate average depth from Wharncliffe Road South of 156 metres and an approximate width of 77 metres, a food store shall only be permitted in existing buildings.

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**File: OZ-8359
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Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at the front portion of 940 and 956 Wharnccliffe Road South.

WHEREAS Kenlind Holdings Ltd. has applied to rezone an area of land located at 940 and 956 Wharnccliffe 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 (number to be inserted by Clerk's Office) 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 the front portion of lands located at 940 and 956 Wharnccliffe Road South, as shown on the attached map comprising part of Key Map No. A111, from a Restricted Service Commercial (RSC2) Zone, to a Restricted Service Commercial Special Provision (RSC2()) Zone.
- 2) Section Number 28.4 of the Restricted Service Commercial (RSC2) Zone is amended by adding the following Special Provision:
 -) RSC2 () 940 and 956 Wharnccliffe Road South
 - a) Additional Permitted Use
 - i) Food Store within existing buildings
 - ii) Accessory refrigeration building not to exceed 100m² of gross floor area

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 September 2, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

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Planner: B. Debbert

First Reading - September 2, 2014
Second Reading – September 2, 2014
Third Reading - September 2, 2014

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

