



OZ-8590
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March 16th, 2016

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

Southside Construction Management Ltd.

LOCATION:

3234, 3263 and 3274 Wonderland Road South – see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment and Official Plan amendment is to permit a commercial development on the subject site. The conceptual site plan submitted with this application contemplates the construction of ten commercial buildings with a total gross floor area of 18,700m² (201,285 ft²).

POSSIBLE AMENDMENT:

Change Official Plan to amend Section 20.5.6.1 v) a) (part of the Southwest Area Secondary Plan) to allow for an additional 18,700 square metres of commercial gross floor area within the "Wonderland Road Community Enterprise Corridor" designation.

Change Zoning By-law Z.-1 from an Urban Reserve (UR4) Zone which permits existing dwellings, agricultural uses, kennels, riding stables and a limited range of resource-based rural and recreational uses, an Urban Reserve (UR1) Zone which permits a similar range of agricultural and resource-based rural and recreational uses, an Environmental Review (ER) Zone which permits natural resource management and conservation uses, and a Holding Light Industrial (h-17●L11/LI7) Zone which permits a wide range of light industrial uses subject to the provision of appropriate municipal water and sewage services, to an Associated Shopping Area Commercial (ASA1/ASA3/ASA4/ASA5/ASA8) Zone to permit a wide range of commercial and retail uses. The City may consider a range of holding provisions to ensure the orderly development of the subject lands.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, **Attention**

Mike Davis by April 6th, 2016, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 extension 4937.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 9 Councillor Anna Hopkins (office 519-661-2500 extension 4009, e-mail ahopkins@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan and Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

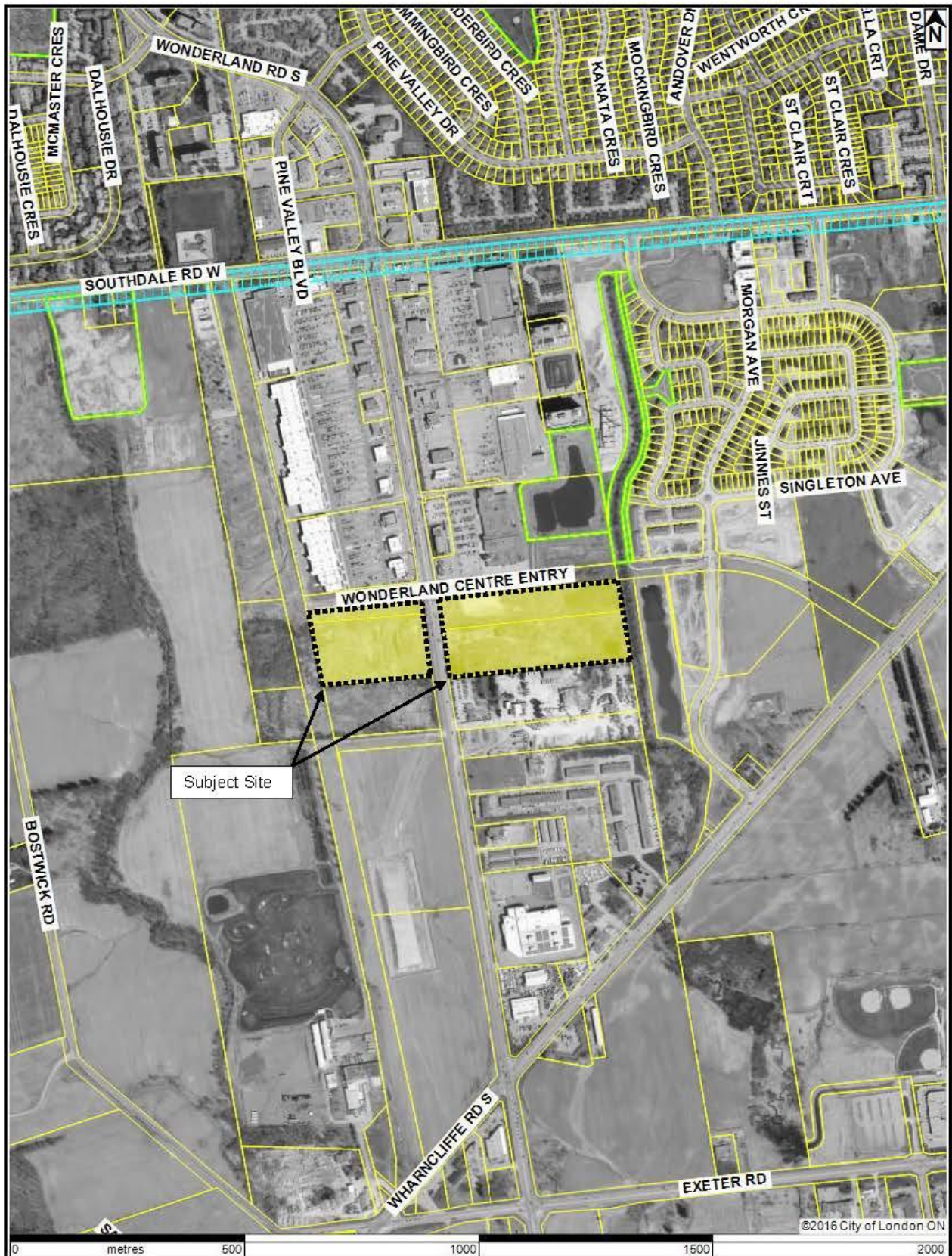
FOR MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Mike Davis at 519-661-2500 extension 4650, referring to "OZ-8590".

TO BE NOTIFIED:






If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP

Subject Site: 3234, 3263 and 3274 Wonderland Rd S
 Applicant: Southside Construction Management
 File Number: OZ-8590
 Planner: Michael W Davis
 Created By: Michael W. Davis
 Date: 2016-03-10
 Scale: 1:10100

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development

