



Z-8723
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January 25, 2017

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law 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:

IBI Group

LOCATION:

10 Hawthorne Road. Northwest Corner of Hawthorne Road and Blackacres Boulevard - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to expand the range of convenience commercial uses permitted on the site.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from Convenience Commercial (CC) Zone which permits convenience service establishments, convenience stores, financial institutions, personal service establishments, all without a drive-through facility, to a Convenience Commercial Special Provision (CC6(_)) Zone to permit bake shops, commercial schools, florist shops, pharmacies, restaurants (eat-in), brewing on premises establishments, studios, offices, daycare centres, convenience business service establishments, food stores, restaurants (take-out), medical/dental offices, dwelling units (together with any other permitted uses) in addition to the uses currently permitted on the site, all without drive-through facilities. The Special Provision is proposed to permit existing site conditions such as lot frontage and exterior yard.

PLANNING POLICIES:

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the Official Plan, which permits single detached; semi-detached; and duplex dwellings as the main uses. A legally established land use which does not conform to the Official Plan may be recognized as a permitted use in the Zoning By-law where Council is of the opinion that the use conforms to the criteria in policy 19.5.1.

New – regard for The London Plan

The subject lands are in the Neighbourhoods Place Type in *The London Plan* (Council-adopted, Ministry-approved with modifications dated December 28, 2016). Hawthorne Road and Blackacres Boulevard are Neighbourhood Connectors in *The London Plan*. The range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type is based on the street classification. It is a goal of the London Plan to allow for an appropriate range of retail, service and office uses within neighbourhoods. The range of retail

and service and office uses that may be permitted in this Place Type will only be permitted if they are appropriate and compatible within a neighbourhood context.

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 Melissa Campbell by **February 15, 2017**, 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 7, Councillor Josh Morgan (office 519-661-2500 extension 4007, e-mail joshmorgan@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested 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.

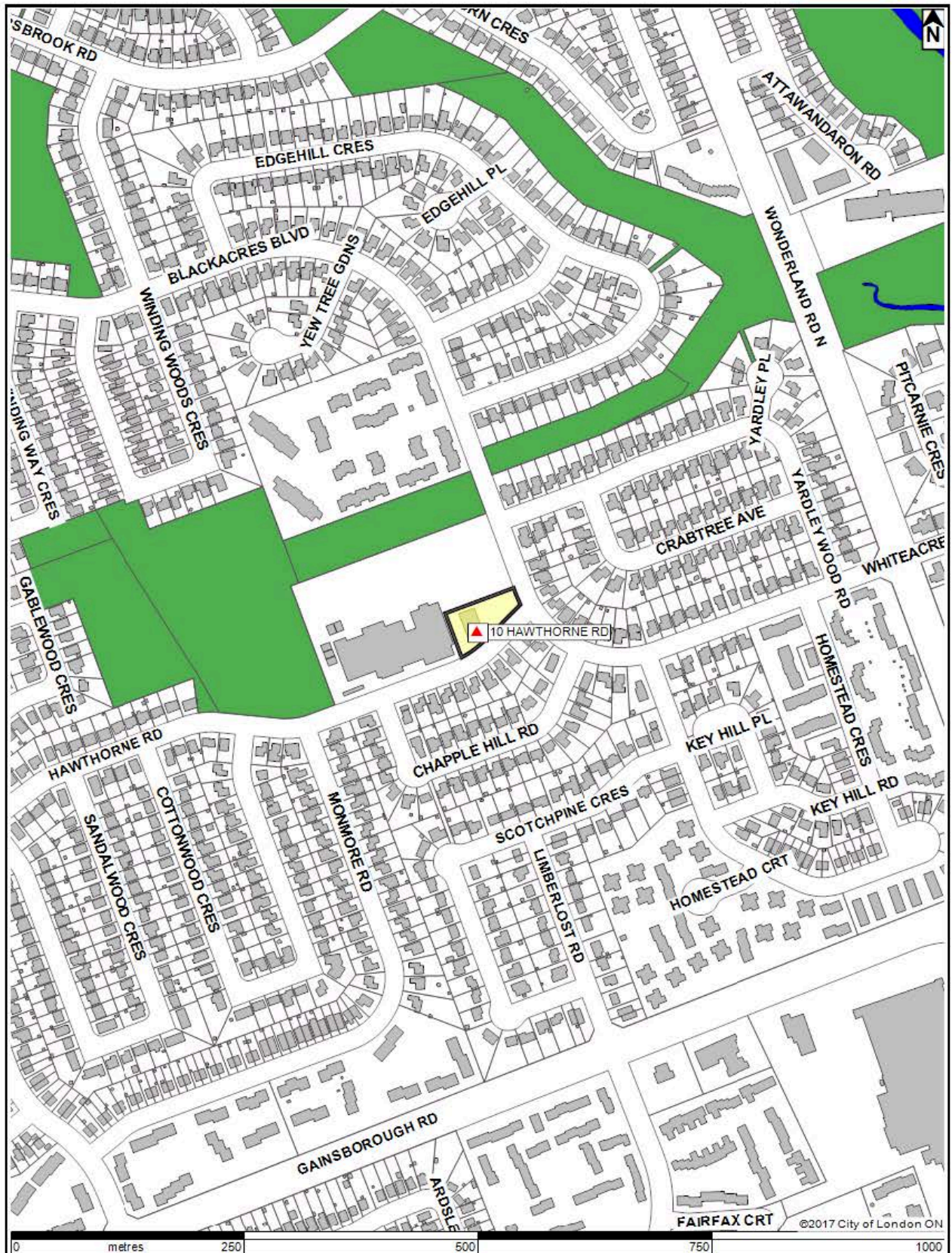
FOR INFORMATION:

If you wish to view additional information or material about the requested Zoning By-law amendment, 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 Melissa Campbell at 519-661-2500 extension 4650, referring to "Z-8723".

TO BE NOTIFIED:






If you wish to be notified of the adoption or refusal of a request to amend the 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: 10 Hawthorne Rd
 Applicant: 2100495 Ontario Inc (Kiho Chung)
 File Number: Z-8723
 Planner: Michael Tomazincic
 Created By: Melissa Campbell
 Date: 2017-01-11
 Scale: 1:5000

LEGEND

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

Corporation of the City of London
 Prepared By: Planning Services

