

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1021 Wonderland Road South.

WHEREAS **2004145 Ontario Limited** has applied to rezone an area of land located at 1021 Wonderland 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 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 1021 Wonderland Road South, as shown on the attached map comprising part of Key Map No. A106, **from** a Restricted Service Commercial Special Provision (RSC2(12) Zone and a Highway Service Commercial (HS2) Zone **to** a Restricted Service Commercial Special Provision (RSC2(12)) Zone and a Highway Service Commercial Special Provision (HS2(____)) Zone.

2. Section Number 28.4 b) 12 of the Restricted Service Commercial (RSC) Zone is amended by deleting the current special provision RSC2(12) and replacing it with the following new special provision:

RSC2(12) 1021 Wonderland Road South

a) Additional permitted uses:

- i) commercial school
- ii) commercial recreation establishment
- iii) laboratories
- iv) financial institutions with accessory retail
- v) Office, medical/dental

b) Regulation[s]

- i) A total of 56 parking spaces shall be required for the existing building

3. Section Number 27.4 c) of the Highway Service Commercial (HS) Zone is amended by adding the following special provision:

HS2(____) 1021 Wonderland Road South

a) Additional permitted uses:

- i) retail store

b) Regulation[s]

- i) A total of 56 parking spaces shall be required for the existing building

4. 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 June 26, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

