

Bill No. 196  
2012

By-law No. C.P.-1284(sf)-143

A by-law to amend the Official Plan for the City of London, 1989 relating to 176 and 184 Rectory Street.

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

1. Amendment No. 527 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 May 1, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - May 1, 2012  
Second Reading - May 1, 2012  
Third Reading - May 1, 2012

**AMENDMENT NO. 527**  
**to the**  
**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend the Official Plan to change the existing “Low Density Residential” designation of the subject lands by ADDING a special policy in Chapter 10 - “Policies for Specific Areas” to permit a ‘rental and repair establishment’ including the repair, maintenance and provision of filters for HVAC equipment.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 176 and 184 Rectory Street.

**C. BASIS OF THE AMENDMENT**

The requested amendment is to add ‘Repair and Rental Establishment’ to the list of permitted uses.

- The recommended amendments are consistent with the policies of the Provincial Policy Statement (2005).
- The recommended special policy in the Official Plan amendment is supported by Policy 10.1.1 ii), which allows Council to apply specific policies where the change in land use is site specific and is located in an area where Council wishes to maintain the existing land use designation, while allowing for a site specific use.
- The subject lands are of a size and shape to accommodate the proposal. The recommended Zoning By-law amendment provides appropriate regulations to control the use of the building and the intensity of the uses and the building and limits the development to ‘existing industrial uses’.

**D. THE AMENDMENT**

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

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

176 and 184 Rectory Street

In the Low Density Residential designation at 176 and 184 Rectory Street a ‘Repair and Rental Establishment’ may also be permitted in the existing buildings.