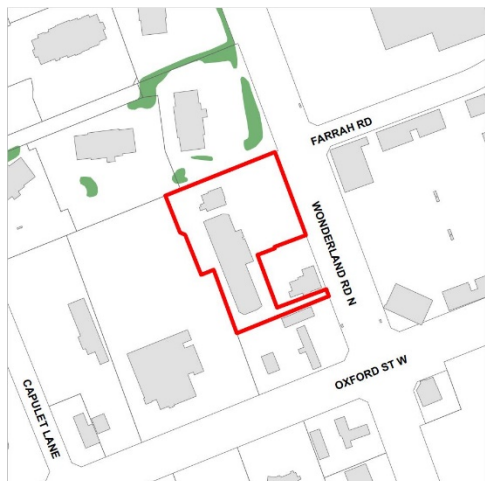




# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 666-670 Wonderland Road North



**File: Z-9093**

**Applicant: JFK Holdings c/o John Fragis**

#### What is Proposed?

Zoning amendment to allow:

- A medical/dental office in addition to the uses permitted by the existing zoning
- Recognize a parking rate previously approved through a minor variance application of, 1 space per 11 square meters for all uses on site

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **August 28, 2019**

Melanie Vivian

[mvivian@london.ca](mailto:mvivian@london.ca)

519-661-CITY (2489) ext. 7547

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: Z-9093

[london.ca/planapps](https://london.ca/planapps)

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You may also discuss any concerns you have with your Ward Councillor:

Steve Lehman

[slehman@london.ca](mailto:slehman@london.ca)

519-661-CITY (2489) ext. 4008

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: August 7, 2019

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(1)) Zone to a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (RSC2(\_\_)) Zone to permit a medical/dental office as a permitted use in the Restricted Service Commercial Special Provision (RSC2(\_\_)) Zone in addition to the uses permitted by the existing zoning, and to recognize a parking rate previously approved through a minor variance application of 1 space per 11 square metres for all uses on site. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(1)) Zone

**Permitted Uses:** The Highway Service Commercial Special Provision (HS(3)) Zone permits a site-specific range of uses including animal hospitals; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments, brewing on premises establishment. The Restricted Service Commercial Special Provision (RSC2(1)) Zone permits a site-specific range of uses including animal hospitals; bulk beverage stores; catalogue stores; dry cleaning and laundry depots; duplicating shops; hardware stores; home appliance stores; kennels; liquor, beer and wine stores; repair and rental establishments; retail stores; service and repair establishments; studios; and taxi establishments.

**Special Provision(s):** The Special Provision for the Highway Service Commercial Provision (HS(3)) Zone prohibits restricted automotive uses. The Restricted Service Commercial Special Provision (RSC2(1)) Zone provides for a site-specific list of permitted uses as detailed under Permitted Uses above.

### Requested Zoning

**Zone:** Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(\_\_)) Zone

**Permitted Uses:** The Highway Service Commercial Special Provision (HS(3)) Zone permits a site-specific range of uses including animal hospitals; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments, brewing on premises establishment. The existing Restricted Service Commercial Special Provision (RSC2(1)) Zone permits a site-specific range of uses including animal hospitals; bulk beverage stores; catalogue stores; dry cleaning and laundry depots; duplicating shops; hardware stores; home appliance stores; kennels; liquor, beer and wine stores; repair and establishments; retail stores; service and repair establishments; studios; and taxi establishments.

**Special Provision(s):** The Special Provision for the Highway Service Commercial Provision (HS(3)) Zone prohibiting restricted automotive uses will remain. The Restricted Service Commercial Special Provision (RSC2(\_\_)) Zone to add medical/dental offices to the site-specific range of uses in Permitted Uses above. Add a regulation to recognize in the Zoning By-law the parking rate approved through a previous minor variance of 1 space per 11 square metres for all uses on the site. (A.011/07).

## 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 Auto-Oriented Commercial Corridor in the Official Plan, which permits hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishing stores; warehouse and wholesale outlets; self-storage outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public as the main uses.

The subject lands are in the Transit Village Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of

application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

## See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

## Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

### Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

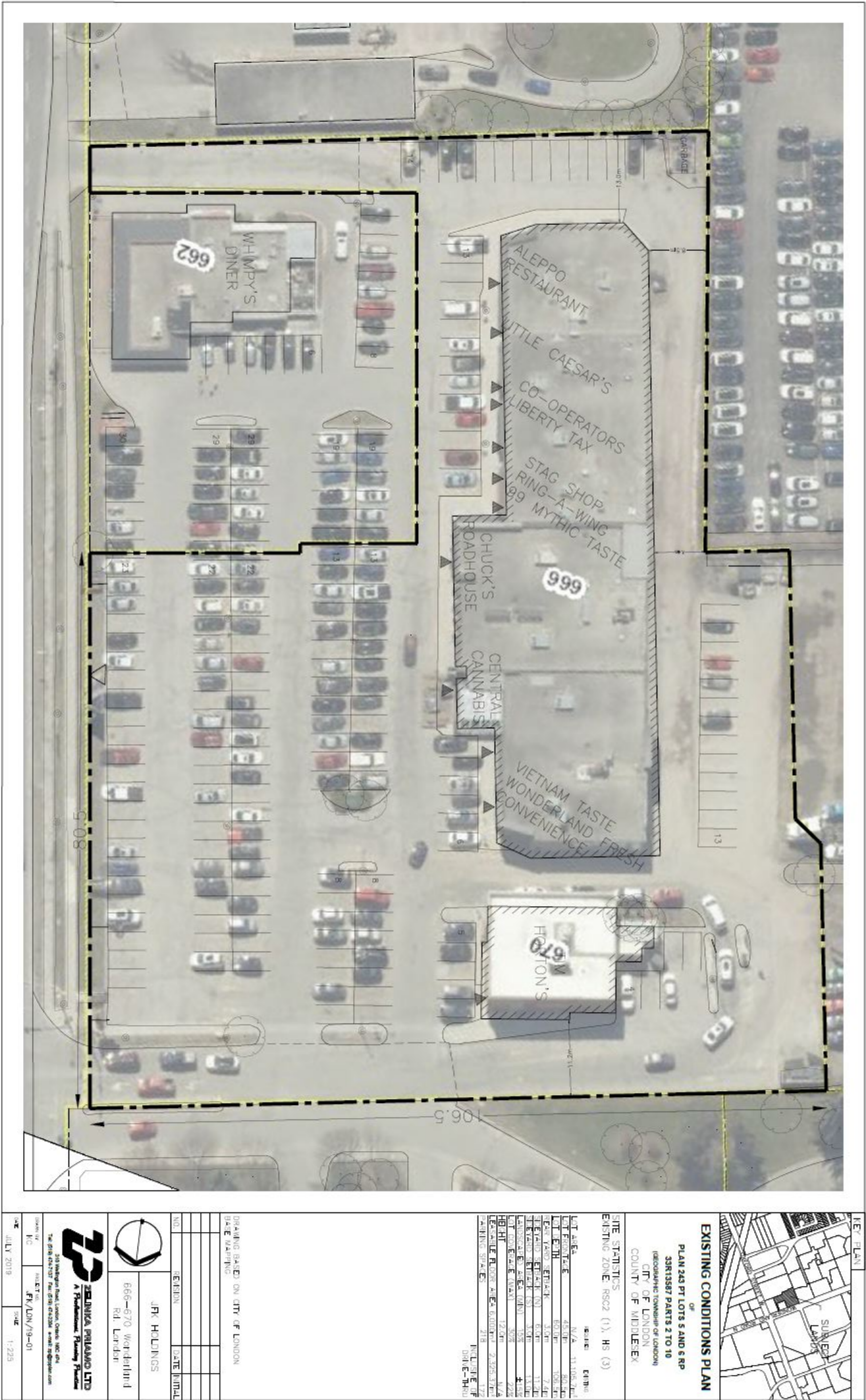
### Notice of Collection of Personal Information

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-CITY(2489) ext. 4937.

**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**



Site Concept



Existing conditions plan for the subject parcel identifying property lines, building locations and existing parking spots.

The above image represents the applicant's proposal as submitted and may change.