

Bill No. 80
2013

By-law No. C.P.-1284(sy)-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to the Fanshawe Park Road West/Wonderland Road North Neighbourhood Commercial Node and 1761 Wonderland Road North.

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

1. Amendment No.546 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 January 29, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 29, 2013
Second Reading – January 29, 2013
Third Reading – January 29, 2013

AMENDMENT NO. 546

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To delete the special Official Plan policy 4.3.8.6.(3) for the Wonderland Road North/Fanshawe Park Road West Neighbourhood Commercial Node which permits a maximum of 23,000m² of total gross floor area of commercial development at this node, and
2. To add a new special Official Plan policy to Section 4.3.8.6. of the Official Plan to permit additional commercial development, including a "Supermarket", on the lands at 1761 Wonderland Road North notwithstanding the Official Plan policy 4.3.8.5 which limits commercial development within a Neighbourhood Commercial Node to a maximum gross floor area of 13,000m².

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at the Wonderland Road North/Fanshawe Park Road West Neighbourhood Commercial Node and to lands located at 1761 Wonderland Road North in the City of London.

C. BASIS OF THE AMENDMENT

The basis of these amendments is to permit the development commercial uses on the lands at 1761 Wonderland Road North, as permitted by the Neighbourhood Commercial Node designation, while maintaining the scale of the remainder of the Node, and to implement the recommendation of Municipal Council to the Ontario Municipal Board made on July 24, 2012.

D. THE AMENDMENT

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

1. Delete section 4.3.8.6.(3) – Wonderland Road North/Fanshawe Park Road West of the Official Plan for the City of London.
2. Policy 4.3.8.6 (Special Policies) to the Neighbourhood Commercial Node policies of the Official Plan for the City of London is amended by adding the following special policy:

4) 1761 Wonderland Road North

Notwithstanding policy 4.3.8.5, additional commercial development may be permitted on the lands located at 1761 Wonderland Road North. In addition to the uses permitted in the Neighbourhood Commercial Node designation, a Supermarket is also permitted.