

Bill No. 320
2021

By-law No. C.P.-1284()-__

A by-law to amend the Official Plan for the City of London, 1989 relating to 450 Wharncliffe Road South.

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

1. Amendment No. # 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. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended.

PASSED in Open Council on August 10, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – August 10, 2021
Second Reading – August 10, 2021
Third Reading – August 10, 2021

**Amendment No.
to the
Official Plan for the City of London**

A. Purpose of this Amendment

The purpose of this Amendment is:

1. to delete policy Section 4.6.7 iii) – “Specific Service Commercial Areas - Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South.
2. to add a policy to Section 4.4.2.11 – “Specific Service Auto-Oriented Commercial Corridors - Wharncliffe Road South, between Devonshire Avenue and Baseline Road West and 425 Wharncliffe Road South” to state: In the Auto- Oriented Commercial Corridor designation on both sides of Wharncliffe Road South between Devonshire Avenue and Baseline Road West and 425 Wharncliffe Road South, in addition to the uses typically permitted in the Auto-Oriented Commercial Corridor designation, a limited range of office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses will also be permitted. The lands located at 425 Wharncliffe Road South shall also permit an automobile sales and service establishment.

B. Location of this Amendment

This Amendment applies to lands located on Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South in the City of London.

C. Basis of the Amendment

The site-specific amendment allows for an existing building in the auto oriented commercial corridor to be used for a range of uses including office, medical/dental office, clinic, laboratory, retail and liquor, beer and wine store uses. The change in land use is appropriate for the site and compatible with the surrounding neighbourhood.

D. The Amendment

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

1. Section 4.6.7 iii) – Policies for Specific Service Commercial Areas - is amended by deleting the following-:

“Wharncliffe Road South, between Devonshire and Baseline and 425 Wharncliffe Road South”

In the Highway Service Commercial designation on both sides of Wharncliffe Road South between Devonshire Avenue and Baseline Road West, in addition to the uses typically permitted in the Highway Service Commercial designation, a limited range of office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses will also be permitted. Development shall be at a Neighbourhood Shopping Area scale. The lands located at 425 Wharncliffe Road South shall also permit an automobile sales and service establishment

2. Section 4.4.2.11 – Policies for Specific Auto- Oriented Commercial Corridors of the Official Plan for the City of London is amended by adding the following:

“) Wharncliffe Road South, between Devonshire Avenue and Baseline Road Road West and 425 Wharncliffe Road South”

In the Auto- Oriented Commercial Corridor designation on both sides of Wharncliffe Road South between Devonshire Avenue and Baseline Road West and 425 Wharncliffe Road South, in addition to the uses typically permitted in the Auto-Oriented Commercial Corridor designation, a limited range of office, medical/dental office, clinic, laboratory, retail store and liquor, beer and wine store uses will also be permitted. The lands located at 425 Wharncliffe Road South shall also permit an automobile sales and service establishment

