

Bill No. 377
2021

By-law No. Z.-1-21_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 450 Wharncliffe Road South.

WHEREAS Plaza Retail Reit has applied to rezone an area of land located at 450 Wharncliffe 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 450 Wharncliffe Road South, as shown on the attached map, from a Highway Service Commercial (HS2) Zone to a Highway Service Commercial Special Provision (HS2(*)) Zone.

2. Section Number 27.4 of the Highway Service Commercial Zone is amended by adding the following Special Provision:

HS2(*) 450 Wharncliffe Road South

a) Additional Permitted Uses:

- i) Office
- ii) Medical/Dental Office
- iii) Clinic
- iv) Laboratory
- v) Retail store
- vi) Liquor, beer, and wine store

b) Regulations:

- i) Number of parking spaces for all permitted uses in the existing building (Minimum): 13
- ii) Exterior Side Yard Parking Area Setback from required road allowance for the existing building (Minimum): 1.5m

3. 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. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

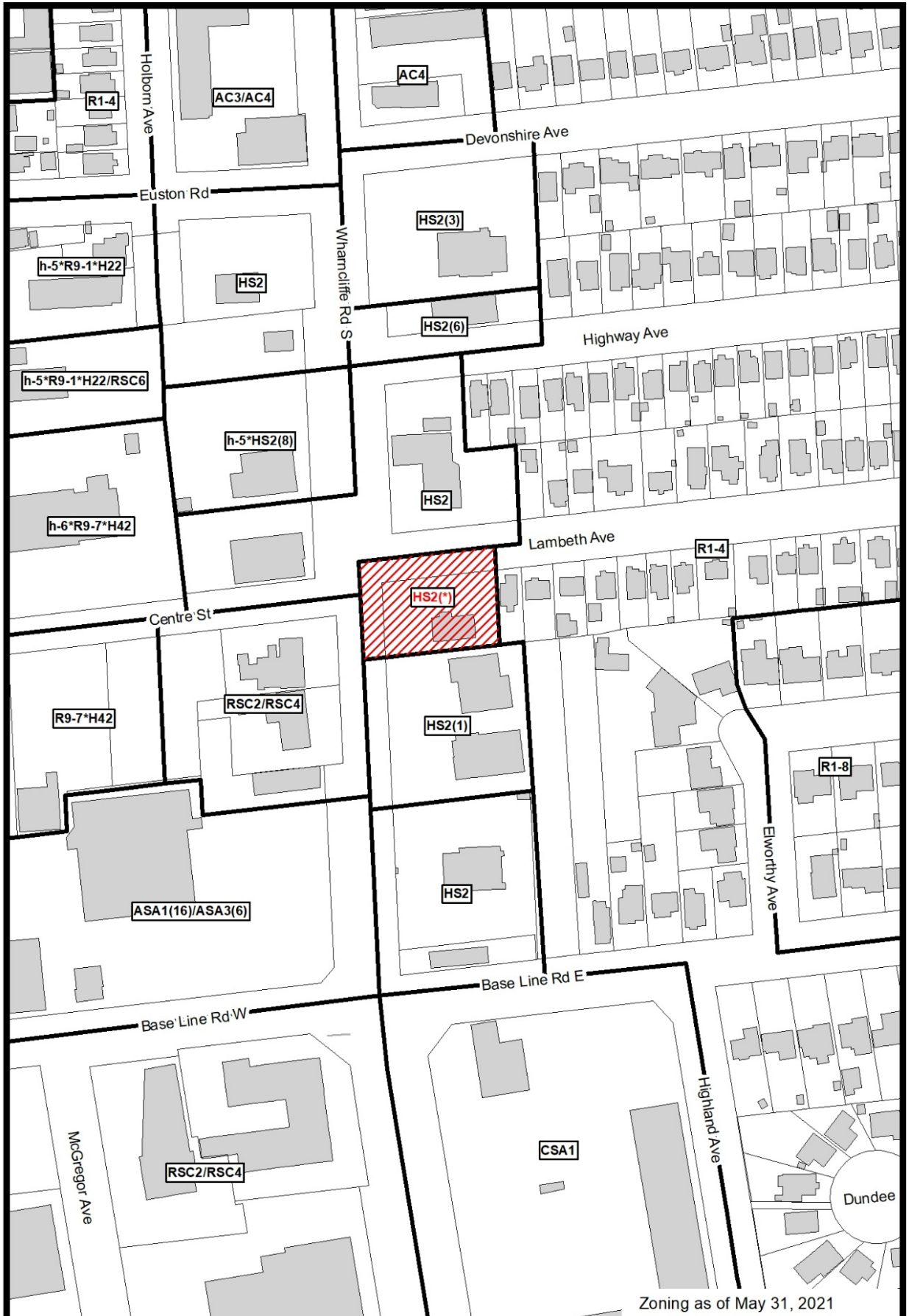
PASSED in Open Council on August 10, 2021.

Ed Holder
Mayor


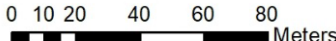

Catharine Saunders
City Clerk

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

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of May 31, 2021

<p>File Number: OZ-9344 Planner: CS Date Prepared: 2021/06/21 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p> <p></p>
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