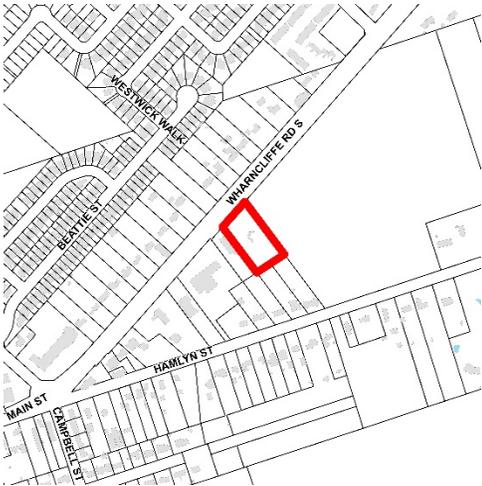




NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

2170 Wharncliffe Road South



File: TZ-9390

Applicant: Cedar Auto London Limited

What is Proposed?

Zoning amendment to allow:

- Continued use of property for a temporary sales trailer, in association with a permitted automobile sales establishment for an additional three (3) years.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 8, 2021**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: TZ-9390

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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 18, 2021

Application Details

Requested Zoning By-law Amendment

To change the zoning by amending the temporary use provisions of the existing Holding Arterial Commercial Special Provision Temporary (h-17·h-142·AC2(11)·T-72) Zone for an additional three (3) year period to permit a temporary sales trailer, in association with an automobile sales establishment. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Holding Arterial Commercial Special Provision Temporary (h-17·h-142·AC2(11)·T-72) Zone

Permitted Uses: accessory dwelling units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, animal hospitals, clinics, convenience stores, convenience service establishments, duplicating shops, florist shops, medical/dental laboratories and offices, offices, personal service establishments, studios and automobile sales establishment.

Special Provision(s): allows automobile sales establishment in addition to standard uses

Height: 10 metres

Temporary Zone: T-72 Zone allows a temporary sales trailer, in association with an automobile sales establishment, expiring on April 23, 2021.

Holding Provisions: h-17 requires full municipal sanitary sewer and water services prior to development. h-142 requires a development agreement that addresses urban design objectives and the provision of joint access with the property to the east.

Requested Zoning

Zone: Holding Arterial Commercial Special Provision Temporary (h-17·h-142·AC2(11)·T-72) Zone

Permitted Uses: accessory dwelling units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, animal hospitals, clinics, convenience stores, convenience service establishments, duplicating shops, florist shops, medical/dental laboratories and offices, offices, personal service establishments, studios and automobile sales establishment.

Special Provision(s): allows automobile sales establishment in addition to standard uses

Height: 10 metres

Temporary Zone: request for an extension to the existing T-72 Zone to allow a temporary sales trailer, in association with an automobile sales establishment, for an additional three (3) year period.

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, which permits a broad range of commercial uses that cater to the commercial needs of the travelling public, including automobile sales establishments.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential and small-scale community facilities and mixed-use buildings.

The lands are also subject to the more specific policies of the Southwest Area Secondary Plan, which permits the primary permitted uses in the Auto-Oriented Commercial Corridor designation as the main permitted uses. The Southwest Area Secondary Plan policies prevail over the general Official Plan policies.

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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. 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. 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 Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

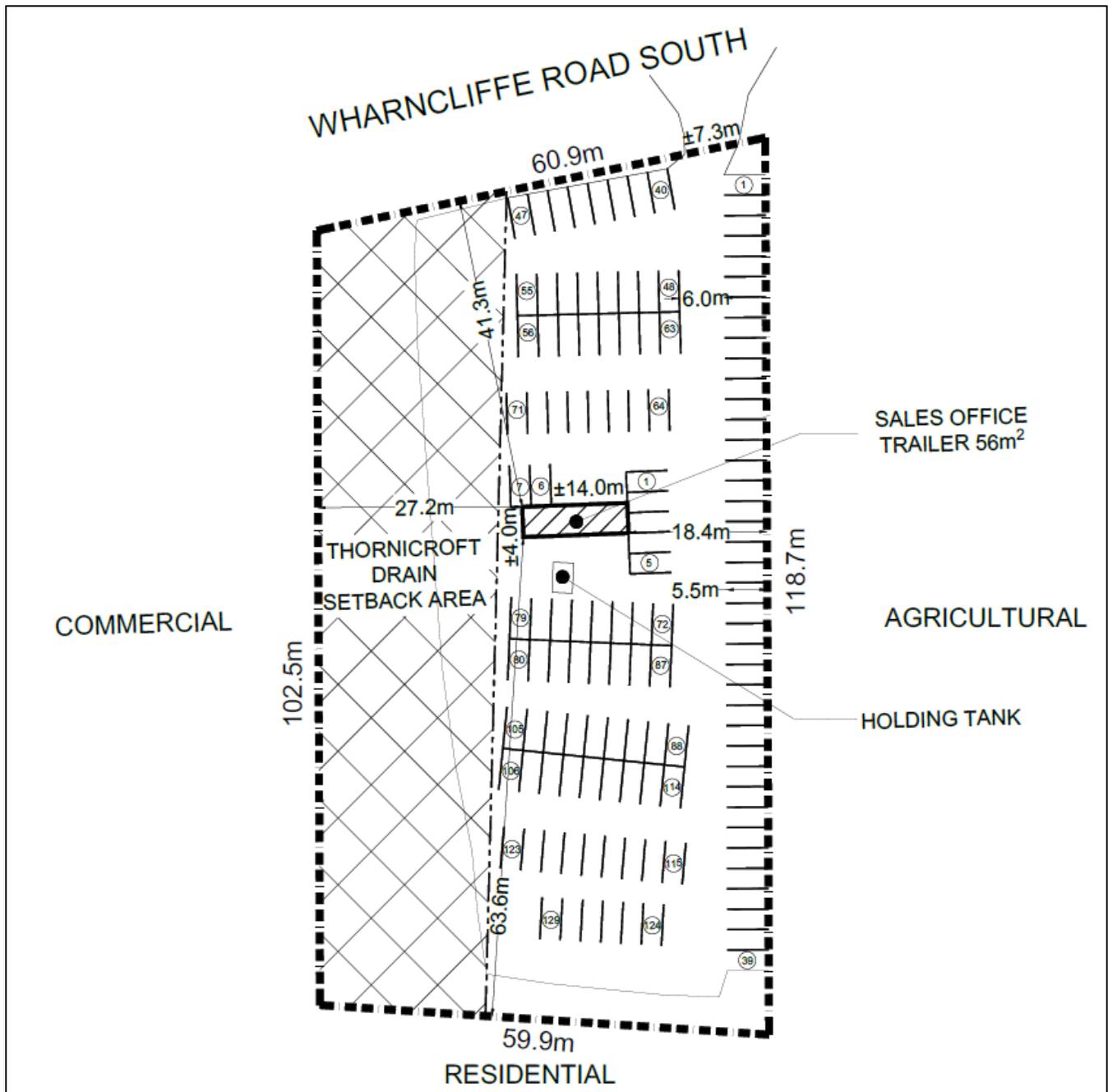
Notice of Collection of Personal Information

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 developmentservices@london.ca for more information.

Site Concept



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