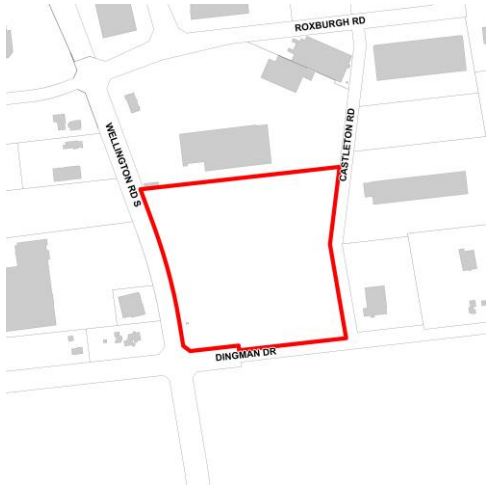




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

4452 Wellington Road South



File: OZ-9497

Applicant: 2858637 Ontario Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A transport terminal on the eastern portion of the site
- An Environmental Review Zone to require further environmental study on a natural heritage feature
- Future commercial uses on the western portion of the site



LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 10, 2022**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9497

london.ca/planapps

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

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**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: May 11, 2022

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation on a portion of the site from New Format Regional Commercial Node to Light Industrial to permit transport terminals.

Requested Amendment to The London Plan (New Official Plan)

To change the designation on a portion of the site from the Shopping Area Place Type to the Light Industrial Place Type to permit transportation terminals.

Requested Zoning By-law Amendment

To change the zoning from a Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone to a Holding Light Industrial (h-17*LI6) Zone, and an Environmental Review (ER) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone

Permitted Uses: Animal hospitals; Convenience service establishments; Convenience stores; Dry cleaning and laundry plants; Duplicating shops; Financial institutions; Grocery stores; Restaurants; Retail stores; Personal service establishments; Pharmacies; Printing establishments; Video rental establishments; Brewing on premises establishment; Repair and rental establishments; Service and repair establishments; Studios; Supermarkets; Commercial recreation establishments; Taverns.

Holding Provision(s): To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

Height: 12.0 meters

Requested Zoning

Zone: Holding Light Industrial (h-17*LI6) Zone, Environmental Review (ER) Zone

Permitted Uses: LI6 Zone - Bakeries; Business service establishments; Laboratories; Manufacturing and assembly industries; Offices support; Paper and allied products industries excluding pulp and paper and asphalt roofing industries; Pharmaceutical and medical product industries; Printing, reproduction and data processing industries; Research and development establishments; Warehouse establishments; Wholesale establishments; Custom workshop. Brewing on premises establishments. Service Trade; Existing Self-storage Establishments, Artisan Workshop, Craft Brewery, Dry cleaning and laundry plants; Food, tobacco and beverage processing industries excluding meat packaging; Leather and fur processing excluding tanning; Repair and rental establishments; Service and repair establishments; Service trades; Textile processing industries; Building or contracting establishments; Storage depots; Terminal centres; Transport terminals; ER Zone - Conservation lands; Conservation works; Passive recreational uses; Managed woodlot; Agricultural uses.

Height: 50 metres

The City may also consider the use of additional holding provisions, special provisions, or additional zoning and Official Plan/London Plan amendments as part of this application.

An Environmental Opportunities and Constraints Study has been prepared to assist in the evaluation of this application.

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 New Format Regional Commercial Node in the 1989 Official Plan, which permits a wide range of commercial uses which meet specialized service and comparison-shopping needs as the main uses.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a wide range of retail, service, business, recreational, social, educational and government uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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](https://neighbourgood.ca) 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 official plan amendment and/or 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 Clerk of the Committee.

Right to Appeal to the Ontario Land 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 Ontario Land 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

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 Ontario Land 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 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

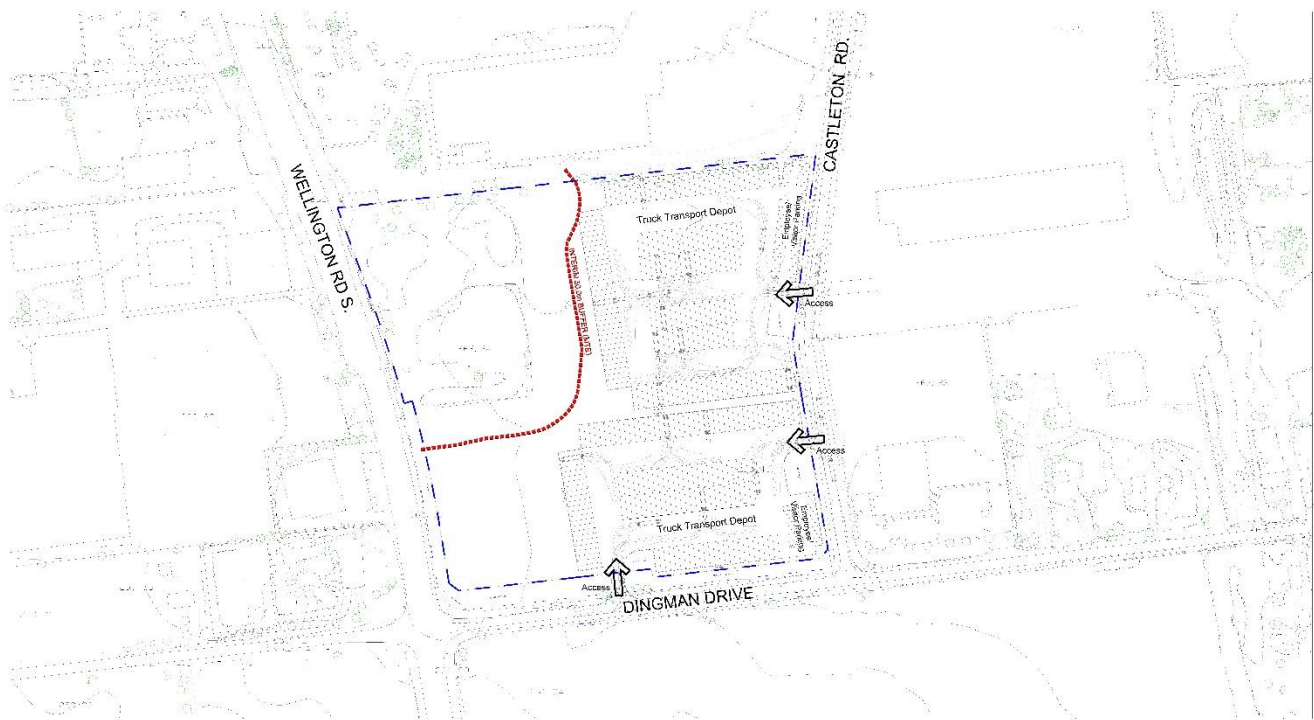
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentservices@london.ca for more information.

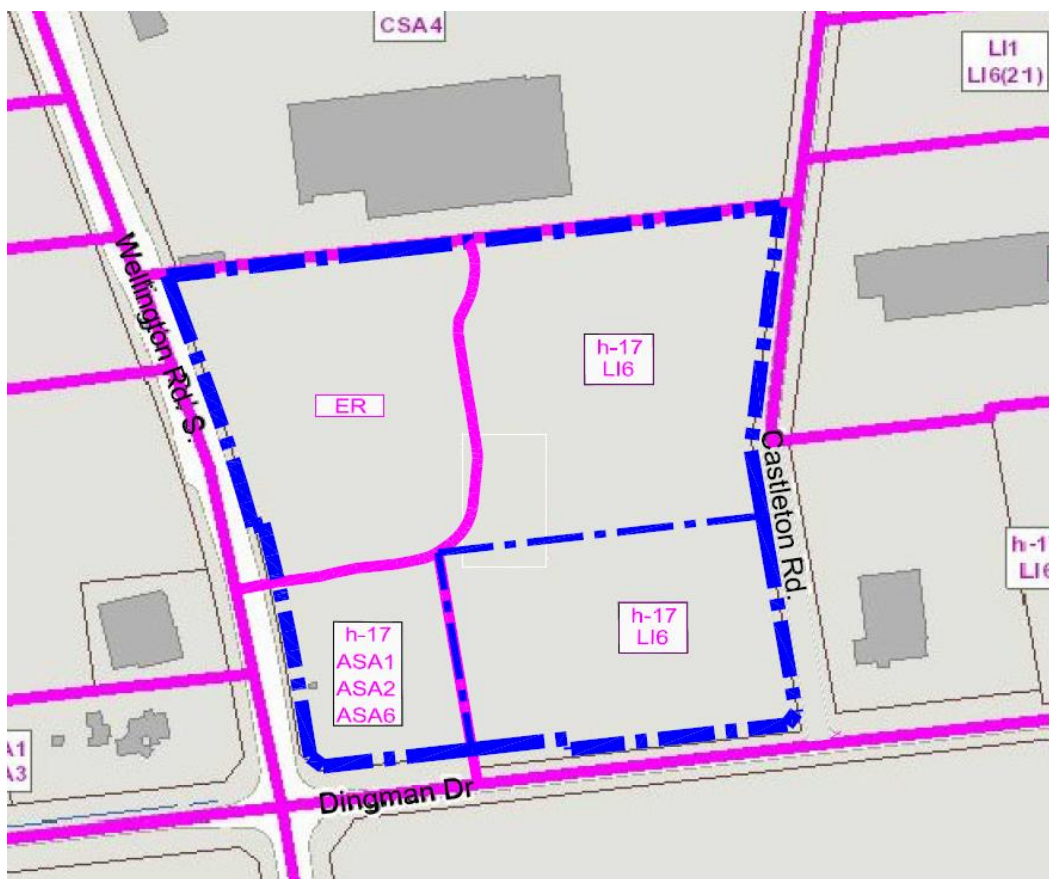
Site Concept



Concept Plan for proposed development

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

Proposed Zoning



Proposed zoning to implement site concept

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