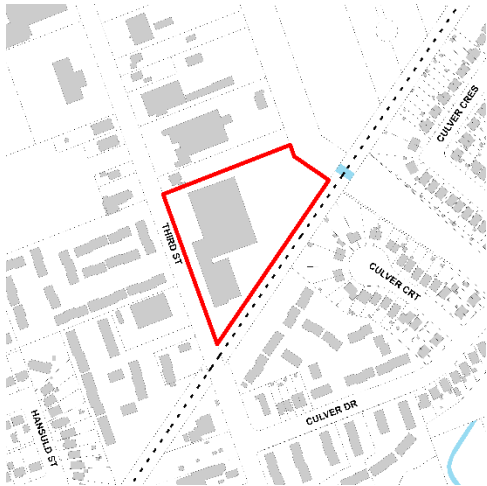


Official Plan and Zoning By-Law Amendment

600 Third Street



File: OZ-9542

Applicant: MHBC Planning (Scott Allen, Partner)

What is Proposed?

Official Plan and Zoning amendment to allow:

- Commercial and limited light industrial uses within the existing building, including a self-storage establishment.
- No external changes to the building are proposed.

YOU ARE INVITED!

Further to the Notice of Application you received on September 7, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 9, 2023, no earlier than 4:30 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Planning & Development, City of London,
300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: OZ-9542

london.ca/planapps

To speak to your Ward Councillor:

Councillor Peter Cuddy
pcuddy@london.ca
519-661-CITY (2489) ext. 4003

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.

Application Details

Requested Amendment to The London Plan

To redesignate the subject property from Light Industrial to Industrial Commercial on Map 1 (Place Types) of The London Plan.

Requested Zoning By-law Amendment

To rezone the subject property from 'Light Industrial (LI1/LI7)' to 'Restricted Service Commercial Special Provision (RSC2/RSC4/RSC5(_))' Zone.

The London Plan and Zoning By-law is available at london.ca.

Current Zoning

Zone: Light Industrial (LI1/LI7) Zone

Permitted Uses:

LI1 Zone: bakeries; business services establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and paper 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; and tow truck business. automobile body shops; automobile repair garages; building or contracting establishments; repair and rental establishments; service and repair establishments; truck sales and service establishments; and custom workshops.

LI7 Zone: automobile body shops; automobile repair garages; building or contracting establishments; repair and rental establishments; service and repair establishments; service trade truck sales and service establishments; custom workshops; and tow truck business.

Height: 15.0 metres

Requested Zoning

Zone: Restricted Service Commercial Special Provision (RSC2/RSC4/RSC5(_)) Zone

Permitted Uses:

RSC2 Zone: animal clinics; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; automotive uses, restricted; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; service and repair establishments; studios; taxi establishments; self-storage establishments; tow truck business; bulk beverage stores; dry cleaning and laundry depots; liquor, beer and wine stores; pharmacies; and bulk sales establishments

RSC4 Zone: automobile repair garage; automotive uses, restricted; bake shops; convenience service establishments; convenience stores' day care centres; duplicating shops; financial institutions; florist shops; personal service establishments; restaurants; video rental establishments; brewing on premises establishment; and self-storage establishments.

RSC5 Zone: auction establishments; bakeries; building or contracting establishments; building supply outlets; bulk sales establishments; dry cleaning and laundry plants; manufacturing and assembly industries with related sales'; garden stores; printing establishments; services trades; support offices; warehouse establishments; wholesale establishments; brewing on premises establishments; commercial school; truck sales and service establishment; industrial mall; self-storage establishment; tow truck business; and impounding yard.

Special Provision(s): to permit the existing minimum interior side yard of 6.6m, whereas 7.5m is required adjacent to a residential zone; a minimum landscaped open space of 5.5%, whereas a minimum of 15% is required where a mix of industrial/commercial uses are proposed; and a maximum lot coverage of 32%, whereas a maximum of 30% is permitted.

Height: 12.0 metres

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document.

The subject lands are in the Light Industrial Place Type fronting a Neighbourhood Connector in The London Plan, permitting a broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates, and vibration.

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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will 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 plandev@london.ca for more information.

Site Concept



Site Concept Plan

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