

Bill No. 387  
2013

By-law No. Z.-1-13\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South.

WHEREAS **PenEquity Realty Corporation** has applied to rezone an area of land located at 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington 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 553 this rezoning will conform to the Official Plan;

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 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South, as shown on the attached map compromising part of Key Map No. A.111, from a Holding Restricted Service Commercial Special Provision/Light Industrial (h\*RSC1(9)/RSC5/LI6) Zone, a Holding Restricted Service Commercial Special Provision (h\*RSC1(9)/RSC3/RSC4(5)/RSC5) Zone and a Community Shopping Area (CSA6) to a Holding Associated Shopping Area Commercial Special Provision (h\*h-5\*h-18\*h-55\*h-103\*h-141\*h-153\*h-157\*h-158\*ASA3/ASA5/ASA6(3)/ASA7(1)/ASA8(11)) Zone.

2. Section Number 24.4 of the Associated Shopping Area Commercial (ASA) Zone is amended by adding the following Special Provisions:

- 3)

ASA6(3)

3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South
- a)

Additional Permitted Uses

i)

Hotel

ii)

Home improvement and furnishing store

iii)

Liquor, beer and wine store
- b)

Regulations:

i)

Commercial Recreational Use – Gross Floor Area:

14,000 square metres (maximum)
- 1)

ASA7(1)

3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South
- a)

Regulations:

i)

Cinema Use Gross Floor Area:

4,000 square metre (maximum)
- 11)

ASA8(11)

3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South
- a)

Additional Permitted Use

i)

Gas Bar

3. Section Number 3.8(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following holding provisions:

h-153 Purpose: A Natural Heritage Compensation Agreement between the City and the Owner be executed prior to the removal of the “h-153” symbol, to ensure appropriate natural heritage compensation measures are implemented resulting from the removal of the Unevaluated Vegetation Patch (Patch 10102).

h-157 Purpose: to ensure that a permit is issued by the Upper Thames River Conservation Authority prior to the removal of the “h-157” symbol.

h-158 Purpose: An Ontario Wetland Evaluation must be completed to the satisfaction of the Ministry of Natural Resources, that indicates that there is no Provincially Significant Wetland on this site prior to the removal of the “h-158” symbol.

4. 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. P13*, 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 27, 2013.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 27, 2013  
Second Reading – August 27, 2013  
Third Reading – August 27, 2013

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

