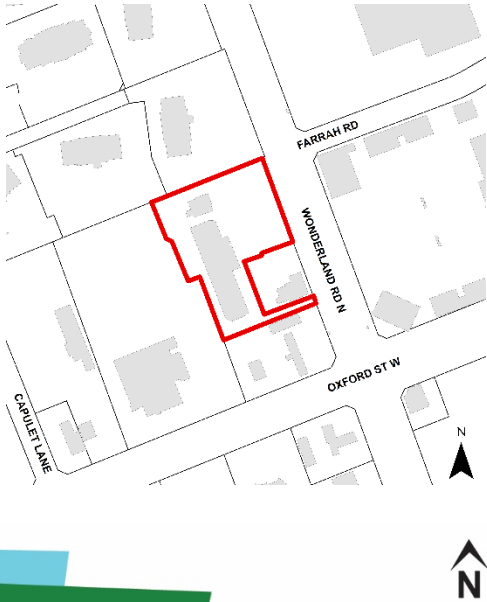


Zoning By-Law Amendment

666-670 Wonderland Road North



File: Z-9241

Applicant: JFK Holdings

What is Proposed?

Zoning amendment to allow:

- Clinic and Pharmacy uses to be added to the uses permitted by the existing zoning.

YOU ARE INVITED!

Further to the Notice of Application you received on Month Day, Year, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, September 21, 2020, no earlier than 4:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Daniel Hahn
dhahn@london.ca
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9241

london.ca/planapps

To speak to your Ward Councillor:

Steve Lehman
slehman@london.ca
519-661-CITY (2489) ext. 4008

**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

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(17)) Zone to a Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(__)) Zone to add Clinic and Pharmacy uses as permitted in the Restricted Service Commercial Special Provision (RSC2(__)) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(17))

Permitted Uses: The Highway Service Commercial Special Provision (HS(3)) Zone permits a site-specific range of uses including animal hospitals; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments, brewing on premises establishment. The Restricted Service Commercial Special Provision (RSC2(17)) Zone permits a site-specific range of uses limited to the existing buildings including animal hospitals; bulk beverage stores; catalogue stores; dry cleaning and laundry depot; duplicating shops; hardware stores; home appliance stores; home improvement/furnishing stores; kennels; liquor, beer and wine stores; medical/dental offices; repair and rental establishments; retail stores; service and repair establishments; studios; and, taxi establishments.

Special Provision(s): The Special Provision for the Highway Service Commercial Provision (HS(3)) Zone prohibits restricted automotive uses. The Restricted Service Commercial Special Provision (RSC2(17)) Zone provides for a site-specific list of permitted uses as detailed under Permitted Uses above.

Requested Zoning

Zone: Highway Service Commercial Special Provision/Restricted Service Commercial Special Provision (HS(3)/RSC2(__)) Zone

Permitted Uses: The Highway Service Commercial Special Provision (HS(3)) Zone permits a site-specific range of uses including animal hospitals; convenience service establishments; convenience stores; duplicating shops; financial institutions; personal service establishments; restaurants; video rental establishments, brewing on premises establishment. The Restricted Service Commercial Special Provision (RSC2(17)) Zone permits a site-specific range of uses limited to the existing buildings including animal hospitals; bulk beverage stores; catalogue stores; dry cleaning and laundry depot; duplicating shops; hardware stores; home appliance stores; home improvement/furnishing stores; kennels; liquor, beer and wine stores; medical/dental offices; repair and rental establishments; retail stores; service and repair establishments; studios; and, taxi establishments.

Special Provision(s): The Special Provision for the Highway Service Commercial Provision (HS(3)) Zone prohibiting restricted automotive uses will remain. The Restricted Service Commercial Special Provision (RSC2(__)) Zone to add Clinic and Pharmacy uses to the range of site-specific uses in the Permitted Uses above.

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 in the Official Plan, which permits hotels; motels; automotive uses and services; commercial recreation establishments; restaurants; sale of seasonal produce; building supply outlets and hardware stores; furniture and home furnishing stores; warehouse and wholesale outlets; self-storage outlets; nursery and garden stores; animal hospitals or boarding kennels; and other types of commercial uses that offer a service to the traveling public as the main uses.

The subject lands are in the Transit Village Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

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 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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

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](#)

Future opportunity to view the application:

- When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested 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. 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

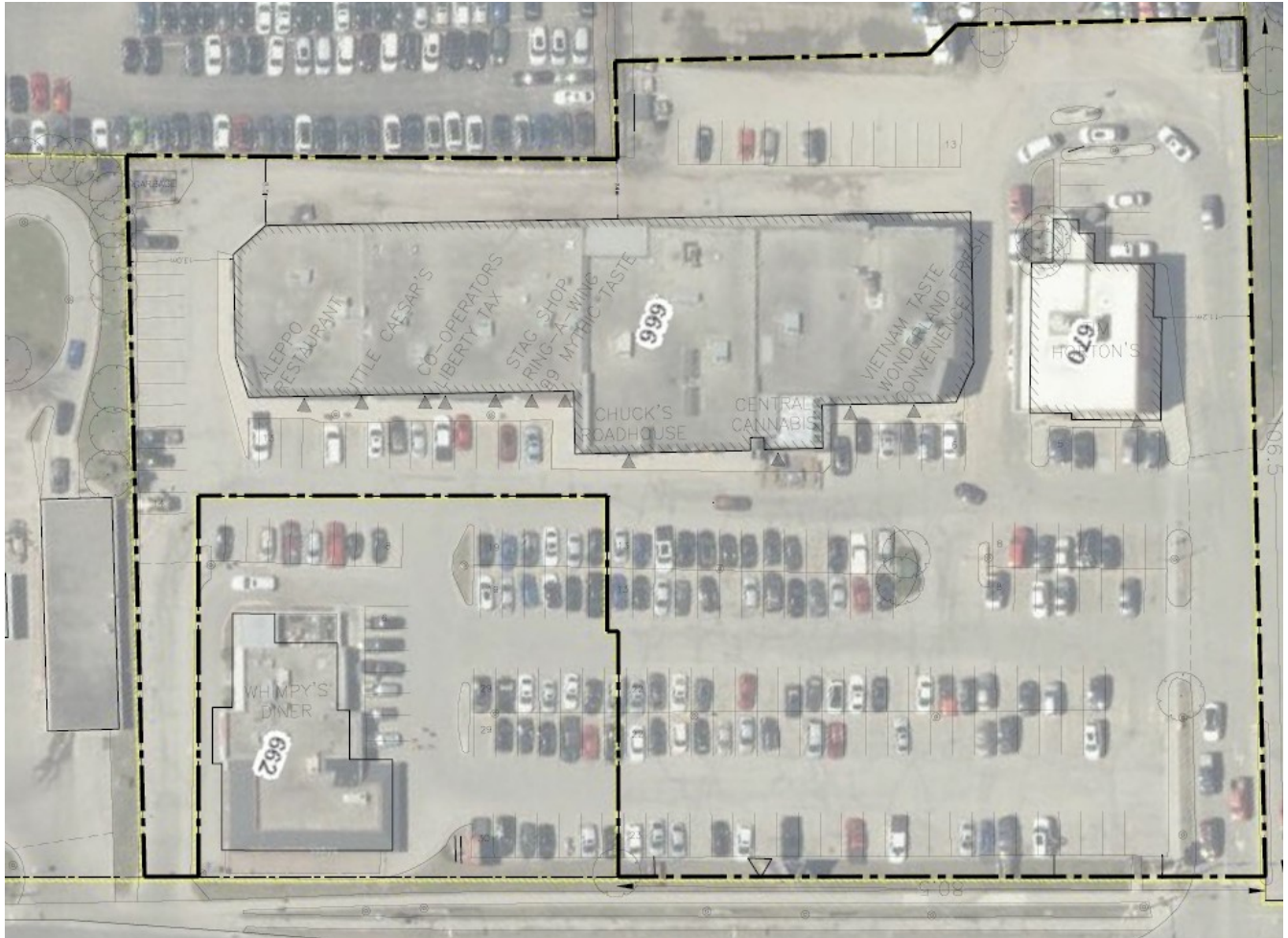
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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.

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at developmentsservices@london.ca by September 14, 2020 (1 week in advance) to request any of these services.

Site Concept



Existing conditions plan for the subject parcel identifying property lines, building locations and existing parking spots. The proposed Clinic and Pharmacy uses are requested to be permitted within the existing buildings.

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