



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1830 Adelaide Street North



File: Z-9312

Applicant: Stoney Creek Commercial Centre (York Developments)

What is Proposed?

Zoning amendment to allow:

- Commercial development of 5,104m² gross floor area in total and
- A special provision to permit a maximum gross floor area of 952m² for an individual commercial use.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 30, 2021**

Joanne Lee

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519-661-CITY (2489) ext. 4980

City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: Z-9312

london.ca/planapps

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

Maureen Cassidy

mcassidy@london.ca

519-661-CITY (2489) ext. 4005

**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: March 31, 2021

Application Details

Requested Zoning By-law Amendment

The purpose and effect of this zoning change is to permit an increase in total commercial gross floor area and in maximum gross floor area for individual stores. Possible change to the zoning from a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone to a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(_)/NSA5) Zone. The requested amendment would allow an overall maximum gross floor area of 5,104m² and a maximum of 952 m² gross floor area for individual commercial uses, and would facilitate the development of an additional unit on the existing commercial development. 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: Neighbourhood Shopping Area (NSA1/NSA2/NSA5)

Permitted Uses: bake shops; catalogue stores; clinics; convenience service establishments; day care centres; duplicating shops; financial institutions; food stores; libraries; medical/dental offices; offices; personal service establishments; restaurants; retail stores; service and repair establishments; studios; video rental establishments; and brewing on premises establishment.

Requested Zoning

Zone: Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(_)/NSA5)

Permitted Uses: In addition to all uses currently permitted, animal hospitals; commercial recreation establishments; funeral homes; grocery stores; and private clubs.

Special Provision(s): A maximum gross floor area of 5,104m² in total within the NSA4 zone where permits a maximum of 6,000m²; and a maximum gross floor area of 952m² for “all other permitted uses” whereas a maximum of 500m² is required.

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 Neighbourhood Commercial Node in the 1989 Official Plan, which permits small retail stores; food stores; pharmacies; convenience commercial uses; personal services; financial institutions; service-oriented office uses such as real estate, insurance and travel agencies; community facilities such as libraries or day care centres; professional and medical/dental offices; small-scale restaurants; commercial recreation establishments; and similar uses that draw customers from a neighborhood-scale trade area as the main uses.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses and encouraging mixed-use buildings.

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 City Planning 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 Community Information Meeting

A community information meeting may be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting has not yet been scheduled, but will be in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Local Planning Appeal Tribunal.

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 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 <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

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 planning@london.ca or 519-661-4980 for more information.

Site Concept



Site Conceptual Plan

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