



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

3392 Wonderland Road South



File: OZ-9730

Applicant: Wonderland Business Centre Inc. (c/o Siv-ik Planning & Design Inc.)

What is Proposed?

Official Plan and Zoning amendments to allow:

- A site-specific amendment to The London Plan to permit additional commercial uses on the subject lands.
- A Zoning By-law Amendment to add a series of Restricted Service Commercial Zones to the site for a broader range of commercial and trade service uses.



LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, July 16, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time:
<https://london.ca/government/council-civic-administration/council-committee-meetings>

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.

Please provide any comments to the File Planner on file by **June 3, 2024**

For more information contact the File Planner:

Brent House
bhouse@london.ca
519-661-CITY (2489) ext. 4078
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9730

london.ca/planapps

To speak to your Ward Councillor:

Paul Van Meerbergen
pvanmeerbergen@london.ca
519-661-CITY (2489) ext. 4010

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 6, 2024

Application Details

Requested Amendment to The London Plan (New Official Plan)

Possible amendment to The London Plan for lands in the Shopping Area and Neighbourhoods Place Type at 3392 Wonderland Road South to permit light industrial uses that do not result in significant noise, vibration and/or dust impacts within the existing building stock. The amendment will allow for the evolution and vitality of the existing business park, and permit the eastern portion of the lands within the Neighbourhoods Place Type to evolve with a broader range of commercial uses in conformity with the permitted uses of the Shopping Area Place Type and Wonderland Road Community Enterprise Corridor.

Requested Zoning By-law Amendment

To change the zoning from a Light Industrial (LI1/LI7)/Open Space (OS4)/Environmental Review (ER) Zone to a Light Industrial/Restrictive Service Commercial/Open Space Special Provision (LI1(_)/LI7(_)/RSC2(_)/RSC3(_)/RSC4/RSC5(_)/OS4) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Light Industrial (LI1,LI7)/Open Space (OS4)/Environmental Review (ER)

Permitted Uses: Light Industrial (LI1/LI7): 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; Tow Truck Business; Automobile body shops; Automobile repair garages; Building or contracting establishments; Repair and rental establishments; Service and repair establishments; Service trades; Truck sales and service establishments; Custom workshops; Tow Truck Business; **Open Space (OS4):** Conservation lands; Conservation works; Golf courses without structures; Private parks without structures; Public parks without structures; Recreational golf courses without structures; Cultivation or use of land for agricultural/horticultural purposes; Sports fields without structures; **Environmental Review (ER):** Conservation lands; Conservation works; Passive recreational uses; Managed woodlot; Agricultural uses.

Requested Zoning

Zone: Light Industrial/Restrictive Service Commercial/Open Space Special Provision (LI1(_)/LI7(_)/RSC2(_)/RSC3(_)/RSC4/RSC5(_)/OS4)

Permitted Uses: Light Industrial (LI1(_)/LI7(_)): 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; Automobile repair garages; Building or contracting establishments; Repair and rental establishments; Service and repair establishments; Service trades; Custom workshops; **Restrictive Service Commercial (RSC2(_)/RSC3(_)/RSC4/RSC5(_)):** Animal clinics; Automobile rental establishments; Automobile repair garages; 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; Bulk beverage stores; Dry cleaning and laundry depots; Liquor, beer and wine stores; Pharmacies; Bulk sales establishment; Assembly halls; Clinics; Commercial recreation establishments; Emergency care establishments; Funeral homes; Laboratories; Medical/dental offices; Private clubs;) 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; Self-storage Establishments; 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; Service trades; Support offices; Warehouse establishments; Wholesale establishments. Brewing on premises establishments; Commercial school; Industrial mall; Self-storage Establishments; **Open Space (OS4):** Conservation lands; Conservation works; Golf courses without structures; Private parks

without structures; Public parks without structures; Recreational golf courses without structures; Cultivation or use of land for agricultural/horticultural purposes; Sports fields without structures;

Special Provision(s): LI1(_)/LI7(_): Notwithstanding Section 40.2.1 and 40.2.7, Automobile Body Shops, Truck Sales and Service Establishments and Tow Truck Business shall not be permitted. The permitted uses shall only be located within existing/approved buildings as of the date of passing of this by-law. RSC2(_)/RSC3(_)/RSC4/RSC5(_): Notwithstanding Section 28.2, Automobile Sales and Service Establishments, Automotive Uses, Restricted, Tow Truck Business, Truck Sales and Service Establishments and Impounding Yard shall not be permitted.

Additional Permitted Uses: Retail store and Place of Worship

The City may also consider additional considerations such as the use of holding provisions, additional special provisions, etc.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Shopping Area, Green Space & Neighbourhoods Place Type in The London Plan, permitting a wide range of residential and commercial 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 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 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

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 plandev@london.ca by July 9, 2024 to request any of these services.

Site Concept



Figure 1: Proposed Overall Site Plan

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