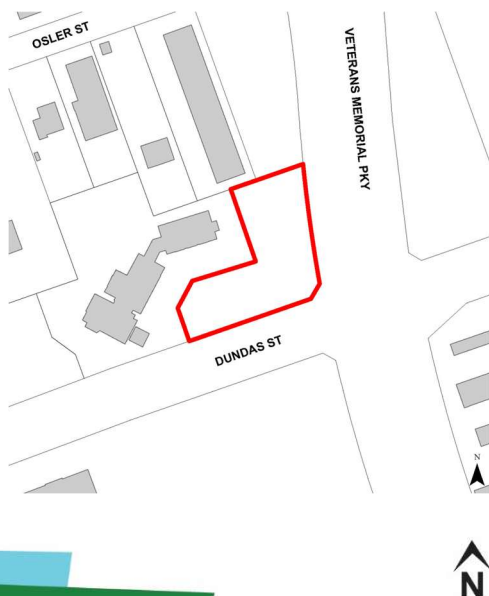




NOTICE OF PLANNING APPLICATION

Minor Zoning By-Law Amendment

2240 Dundas Street



File: MZ-26103

Applicant: Up Consulting Ltd. (c/o David Galbraith)

What is Proposed?

Minor Zoning amendment to allow:

- A front yard setback of 3.75 metres, whereas a minimum front yard setback of 9.0 metres is required.

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by the Delegated Authority for the City of London for a Minor Zoning By-law Amendment.

For consideration by the Delegated Authority, please provide any comments by **September 24, 2026**

For more information and/or to provide comments:

Safin Chowdhury
schowdhu@london.ca
519-661-CITY (2489) ext. 4997
Planning & Development, City of London
London ON PO Box 5035 N6A 4L9
File: MZ-26103

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

Councillor Shawn Lewis
slewis@london.ca
519-661-CITY (2489) ext. 4002

**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: September 10, 2026

Application Details

Requested Minor Zoning By-law Amendment

To change the zoning from a Highway Service Commercial (HS1/HS4) and Restricted Service Commercial (RSC2/ RSC3/ RSC4) Zone to a Highway Service Commercial (HS1(_)/HS4) and Restricted Service Commercial (RSC2/ RSC3/ RSC4(_)) Special Provision Zone to permit a front yard setback of 3.75 metres, whereas a minimum front yard setback of 9.0 metres is required.

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

This property is also the subject of a Site Plan application (SPA-26049).

Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries and comments regarding the amendment may be made by contacting the City's Planner listed on the first page of this Notice. The Delegated Authority for the City of London will consider the requested Minor Zoning By-law Amendment application as it applies to the lands described above, no earlier than October 1st, 2026.

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 written submissions to the City of London before the proposed 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 to the City of London before the proposed 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 add the person or public body as a party.

*Please see the *Planning Act* for updated appeal requirements.

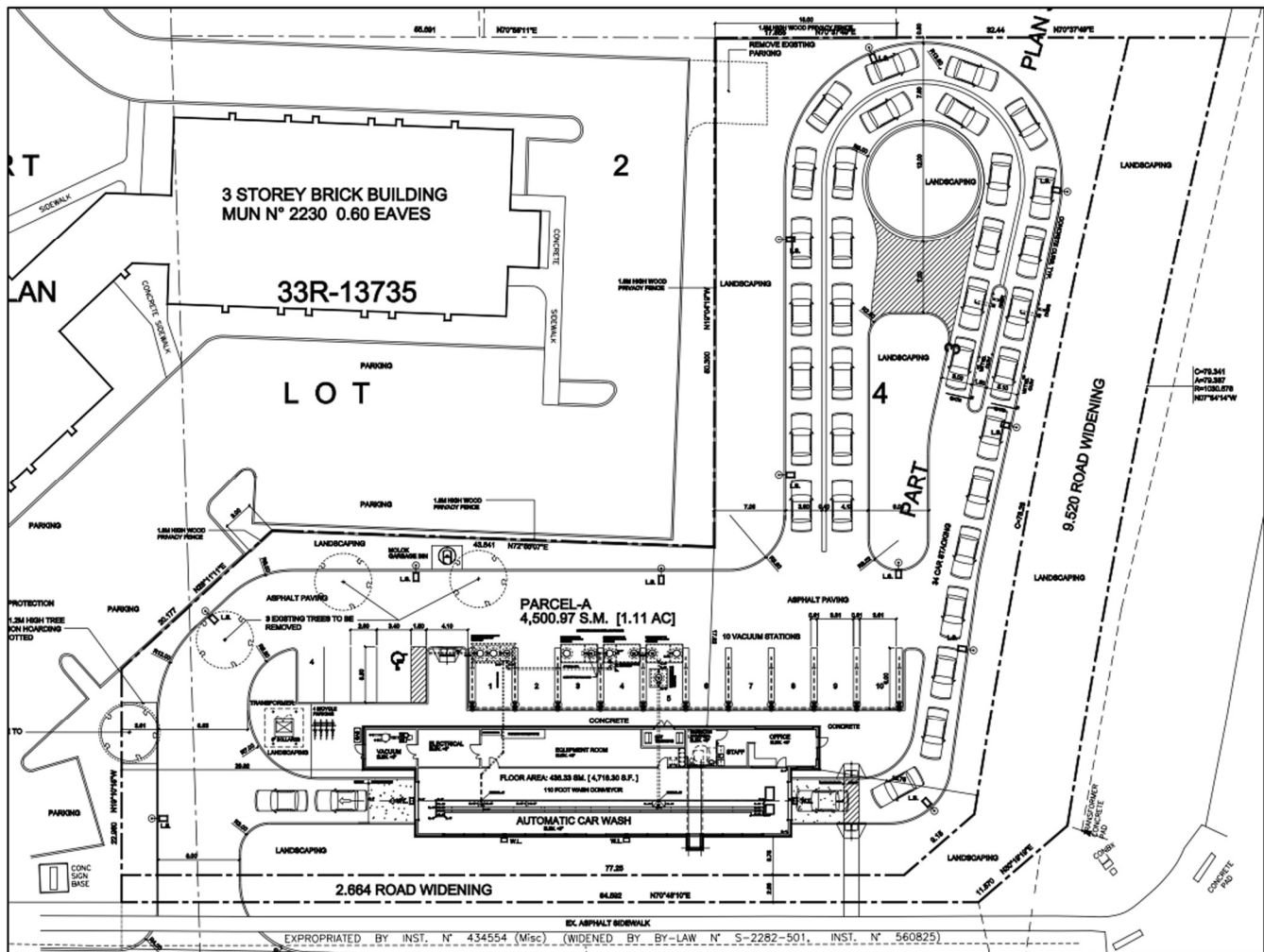
Notice of Collection of Personal Information

Personal information collected and recorded 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 the Delegated Authority for the City of London 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. Any 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 the 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 Plan



Concept Site Plan Drawing

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