TO: CHAIR AND MEMBERS - PLANNING COMMITTEE

FROM: R. W. PANZER
GENERAL MANAGER OF PLANNING AND DEVELOPMENT

SUBJECT: APPLICATION BY: NOEMI PERZIA - 161 CLARKE ROAD
ZONING REVIEW INITIATED BY THE CITY OF LONDON - 154 AND 159 CLARKE ROAD
PUBLIC PARTICIPATION MEETING ON FEBRUARY 11, 2008 @ 4:30 PM

RECOMMENDATION

That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the application of Noemi Perzia relating to the property located 161 Clarke Road, and the zoning review initiated by the City of London relating to the properties located at 154 and 159 Clarke Road:

a) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on February 19, 2008 to amend the Official Plan designation of 154, 159 and 161 Clarke Road from a Low Density Residential designation to a Neighbourhood Shopping Area designation;

b) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on February 19, 2008 to change the Official Plan for 159 and 161 Clarke Road to delete the Convenience Commercial and Service Station Combination from Appendix One; and

c) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on February 19, 2008 to amend Zoning By-law No. Z-1 in conformity with the Official Plan to change the zoning of 161 Clarke Road FROM a Convenience Commercial (CC6) Zone which permits a broad range of convenience commercial uses without drive-through facilities and brewing on premises establishments TO a Neighbourhood Shopping Area (NSA3/NSA4) Zone which permits uses such as bake shops, catalogue stores, clinics, convenience service establishments, day care centres, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail, service and repair establishments, studios, video rental establishments, animal hospitals, commercial recreation establishments, funeral homes, grocery stores, and private clubs, within the existing building.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

A.142/04
Z.6669

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposed changes are to permit a broader range of commercial uses.
1. The sites satisfy Official Plan policies for the location of a Neighbourhood Shopping Area designation given the character of the surrounding area, and the location at the intersection of two arterial roads. The recommended Neighbourhood Shopping Area designation is appropriate for the subject sites.

2. The permitted uses under the Neighbourhood Shopping Area designation are consistent with the area and will not negatively affect existing and/or future uses in the area.

3. It is appropriate to delete the Convenience Commercial and Service Station Combination from Appendix One in the Official Plan for 159 and 161 Clarke Road as the Official Plan designation is recommended to change to Neighbourhood Shopping Area.

4. The recommended Neighbourhood Shopping Area (NSA3/NSA4) Zone for 161 Clarke Road conforms to the proposed Neighbourhood Shopping Area designation in the Official Plan.

5. The recommended additional permitted uses have similar characteristics to the existing uses and will not have any greater impacts on adjacent properties.

6. The conversion of the existing building to a low density residential use is unlikely.

7. The existing number of parking spaces will limit the intensity of the uses permitted on site.

BACKGROUND

Date Application Accepted: July 3, 2007
Application Amended September 19, 2007
Agent: Z-7398 – Jack Davis

REQUESTED ACTION:

OZ-7398 (161 Clarke Road) – The applicant requested a change to the Official Plan land use designation from Low Density Residential to Neighbourhood Shopping Area and to change the Zoning By-law Z-1 from a Convenience Commercial (CC6) Zone to a Neighbourhood Shopping Area (NSA3/NSA4) Zone to permit a broader range of commercial uses.

O-7448 (154 and 159 Clarke Road) – The City subsequently initiated to change the Official Plan from Low Density Residential to Neighbourhood Shopping Area, and to change the Official Plan to delete the Convenience Commercial and Service Station Combination from Appendix One for 159 and 161 Clarke Road.

SITE CHARACTERISTICS:

Current Land Use
- 161 Clarke Road - Plaza
- 154 Clarke Road – Service Station
- 159 Clarke Road – Vacant

<table>
<thead>
<tr>
<th>Address</th>
<th>Frontage (m)</th>
<th>Depth (m)</th>
<th>Lot Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>161 Clarke Road</td>
<td>24</td>
<td>57</td>
<td>0.13</td>
</tr>
<tr>
<td>154 Clarke Road</td>
<td>23</td>
<td>87</td>
<td>0.19</td>
</tr>
<tr>
<td>159 Clarke Road</td>
<td>23</td>
<td>64</td>
<td>0.14</td>
</tr>
</tbody>
</table>

SURROUNDING LAND USES:
- North – Residential
- South - Commercial
- East – Residential/Commercial
- West - Residential/Commercial
OFFICIAL PLAN DESIGNATION: (refer to map on page 4)
- Low Density Residential

EXISTING ZONING: (refer to map on page 5)
- 161 Clarke Road – Convenience Commercial (CC6), 159 Clarke Road – Convenience Commercial (CC3), and 154 Clarke Road – Convenience Commercial CC Special Provision/Service Station (CC(6)/SS2)

PLANNING HISTORY

154 Clarke Road

In 1998, this site was zoned to permit a restaurant with a drive-through and a service station.

In 1998, a service station and a drive-through restaurant were built.

161 Clarke Road

These lands were part of an approved Official Plan and zoning by-law amendment in 1986 (OZ-3184) in which a Special Medium Coverage Commercial Zone (SC3-123) was applied to the site. The zone permitted retail stores, restaurants, medical dental offices, offices, financial institutions, laboratories, studios, laundromats, dry cleaning depots, animal hospitals day care centers and emergency care establishments.

In 1988, Luigi Perizia applied for a free standing office building on 169 Clarke Road with the intent of incorporating the building into the commercial development at 161 Clarke Road. Municipal Council refused the application and was subsequently appealed to the Ontario Municipal Board by the applicant. In 1991, the Ontario Municipal Board approved the requested amendment and directed the Municipality to enter into a site plan agreement. In 1993, the applicant contacted the OMB to request revision to the decision by changing the free standing building into an addition to the existing commercial plaza. The request was approved and the site plan agreement was entered into. The foundation of the addition was poured but the building was not constructed.

In 1993, Zoning By-law Z-1 came into effect and applied a Convenience Commercial CC3 Zone to the site. There was no appeal launched against Zoning By-law Z-1 for this site.

In 2004, this site was re-zoned Convenience Commercial CC6 to permit a broader range of commercial uses.

In 2004, a minor variance was granted to permit a pet store with a maximum gross floor area of 400 m2 (4,305.7 sq. ft.) with an accessory grooming business, whereas such a use is not permitted.

159 Clarke Road

In 1984, a 7-Eleven store and gas bar was erected on site.

In 1993, Zoning By-law Z-1 came into effect and applied a Convenience Commercial CC3 Zone to the site. There was no appeal launched against Zoning By-law Z-1 for this site.

In 2001, the building and gas bar were demolished on this site.
On August 10, 2004 notice of the possible zoning amendment was mailed to 114 surrounding property owners. Notice of the possible amendment was also published in the "Living in the City" section of London Free Press on June 29, 2002.

The Environmental and Engineering Services Department (EESD) offers the following comments with respect to the above application.

- A road widening dedication to allow for 18 meters from the centerline of Clarke Road to the subject sites property line may be required for all properties.

It is noted that 154 Clarke Road is currently a gas station and 159 Clarke Road was formerly owned by Imperial Oil. Should the land use change to residential in the future, a Record of Site Condition will be required.

These, among other issues may be addressed in greater detail through future applications for development such as consent to sever, site plan and subdivision approvals.

On August 10, 2004 notice of the possible zoning amendment was mailed to 114 surrounding property owners. Notice of the possible amendment was also published in the "Living in the City" section of London Free Press on June 29, 2002.

The purpose and effect of the proposed changes are to permit a broader range of commercial uses.

OZ-7398 - Change the Official Plan land use designation from "Low Density Residential" to "Neighbourhood Shopping Area".

Change the Zoning By-law Z-1 from a Convenience Commercial (CC6) Zone which permits uses such as bake shops, commercial schools, florist shops, pharmacies, restaurants, studios, offices day cares, convenience business service establishments, food stores, personal service establishments, financial institutions, convenience stores all without drive-through facilities and brewing on premises establishments to a Neighbourhood Shopping Area (NSA3/NSA4) Zone which permits uses such as bake shops, catalogue stores, clinics, convenience service establishments, day care centres, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail, service and repair establishments, studios, video rental establishments, animal hospitals, commercial recreation establishments, funeral homes, grocery stores, and private clubs.

O-7448 - Change the Official Plan land use designation from "Low Density Residential" to "Neighbourhood Shopping Area", and to change the Official Plan to delete the "Convenience Commercial and Service Station Combination" from Appendix One.

161 Clarke Road - Neomi Perzia Application

The subject site is located on the west side of Clarke Road, north of Trafalgar Street. The site contains an existing neighbourhood plaza with a frontage of approximately 24 metres and lot area of approximately 0.13 hectares. The commercial plaza contains four leasable units which all but one of the units is occupied. Current uses are a pet grooming shop, sub shop and a take out restaurant. The now vacant unit was previously occupied by a Laundromat. The existing plaza has had a continuous turn around of uses in the last few years, and the applicant is requesting Official Plan and zoning by-law amendments to permit a broader range of uses.
154 Clarke Road – City Initiated Application
The subject site is located at the north east corner of Clarke Road and Trafalgar Street. The site contains an existing service station with a frontage of approximately 23 metres and lot area of approximately 0.19 hectares.

159 Clarke Road – City Initiated Application
The subject site is located at the north west corner of Clarke Road and Trafalgar Street. The site is vacant and has been for some time. The lot frontage is approximately 23 metres with a lot area of approximately 0.14 hectares.

The City has initiated an Official Plan amendment for 154 and 159 Clarke Road to permit a broader range of commercial uses.

Is the recommended Official Plan amendment appropriate?
Yes, the policies in the Official Plan provide criteria to assist in evaluating sites for their suitability for the Neighbourhood Shopping Area designation.

The Official Plan identifies three types of shopping areas (Regional Shopping Areas, Community Shopping Areas, and Neighbourhood Shopping Areas) which are differentiated by function (i.e. range of service area), size, and scale of development.

Neighbourhood Shopping Areas are intended to provide for the daily or weekly convenience shopping and service needs of nearby residents and, to a lesser extent, passing motorists. They should contain uses that are convenience-oriented and unlikely to draw customers from beyond the local area.

Permitted uses in the NSA designation include: small retail stores; food stores; pharmacies; convenience commercial uses; personal services; financial institutions; a limited range of automotive services; 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 neighbourhood-scale trade area. Community Shopping Area (CSA) and Regional Shopping Area (RSA) designations permit a broader range of uses at a
greater scale and the service area ranges from surrounding neighbourhoods within convenient driving distance for a CSA to beyond the municipal boundary for a RSA.

Section 4.3.3 of the Official Plan states:

Shopping Areas shall be developed so as to promote the integration of uses, encourage multi-purpose shopping trips, minimize the interface between commercial and residential development, and reduce the disruption to traffic flow on adjacent streets.

i) The development of Shopping Areas with a shopping centre focus is encouraged. A shopping centre is defined, for the purpose of this Plan, as a group of commercial establishments designed to function as a unit with common parking and loading facilities and access points. Free-standing structures may be developed on the shopping centre site provided that they do not detract from the appearance and accessibility of the shopping centre or interfere with traffic circulation.

Section 4.3.4 of the Official Plan states:

Shopping Areas shall be developed at a scale which is compatible with adjacent land uses. Appropriate height, site coverage, and setback limits to provide for this compatible shall be contained in the Zoning By-law.

ii) Commercial development within a Neighbourhood Shopping Area shall normally range in size from 1,000 square metres to 6,000 square metres gross leasable area (10,764 square feet to 64,585 square feet).

Section 4.3.6 of the Official Plan states:

Proposals to add a new Shopping Area, expand a Shopping Area designation, or upgrade an existing Shopping Area to a higher level in the hierarchy shall require an amendment to the Official Plan

i) Proposals to amend the Official Plan shall be evaluated on the basis of:

   a) compliance with the size function, and form criteria of this Plan;
   b) The availability of municipal services to accommodate the proposed use; and
   c) Planning Impact Analysis according to the provisions of Section 4.8.

ii) Section 4.3.6 states that a Neighbourhood Shopping Area shall be located:

   a) at the intersection of two arterial roads or an arterial road and a primary collector road;
   b) on a site(s) large enough to accommodate all buildings plus parking, loading facilities and measures to provide adequate buffering for adjacent residential uses; and,
   c) on a site with good access to public transit.

Location, scale of development, and compatibility with surrounding land uses are key factors in determining the appropriateness of this designation. The subject lands meet these criteria as outlined below:

- The three subject sites all would promote integration of uses, and encourage multi-shopping trips. One site has an existing Sunoco gas station, one a neighbourhood plaza with a sub shop, pet grooming business and take-out restaurant, and one vacant lot which would support a variety of commercial uses. All of these uses, combined with the large neighbourhood plaza on the south west corner and the Shoppers Drug Mart and Tim Hortons on the other corner, offer a diverse amount of commercial uses and encourage multi-shopping.
Applying a Neighbourhood Shopping Area designation continues to minimize the interface between the large neighbourhood plaza and other commercial uses to the south, and the residential to the north.

The subject lands are located at the intersection of two arterial roads, across from a large neighbourhood shopping plaza and other commercial developments.

The site is well severed by London Transit with numerous routes located along Clarke Road and Trafalgar Street.

The recommended Official Plan amendment is compatible with the existing and proposed commercial and residential uses in the area.

The subject lands are of a size and shape to accommodate more shopping centre development. The exact size of any additional development would be addressed during the site plan approval stage where parking requirements, landscaped open space and adequate internal pedestrian and vehicular traffic circulation may limit the size of the development.

The ability of the subject lands to accommodate the intensity of the proposed development will be subject to the provision of municipal services.

Based on the locational criteria of the Official Plan listed above, these lands are considered appropriate for a Neighbourhood Shopping Area designation.

Does the proposed zoning for 161 Clarke Road conform to the recommended Official Plan?

161 Clarke Road is currently zoned Convenience Commercial (CC6). Permitted uses in this zone are outlined in the table below:

<table>
<thead>
<tr>
<th>Uses Permitted Under Existing Zoning</th>
<th>Uses Permitted Under Proposed Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bake shops;</td>
<td>Bake shops;</td>
</tr>
<tr>
<td>Commercial schools;</td>
<td>Catalogue stores;</td>
</tr>
<tr>
<td>Florist shops;</td>
<td>Clinics;</td>
</tr>
<tr>
<td>Pharmacies;</td>
<td>Convenience service establishments;</td>
</tr>
<tr>
<td>Restaurants;</td>
<td>Day care centres;</td>
</tr>
<tr>
<td>Brewing on Premises establishments;</td>
<td>Duplicating shops;</td>
</tr>
<tr>
<td>Convenience business establishments;</td>
<td>Financial institutions;</td>
</tr>
<tr>
<td>Offices;</td>
<td>Food stores;</td>
</tr>
<tr>
<td>Studios;</td>
<td>Libraries;</td>
</tr>
<tr>
<td>Convenience stores;</td>
<td>Medical/dental offices;</td>
</tr>
<tr>
<td>Restaurants, take-out;</td>
<td>Offices;</td>
</tr>
<tr>
<td>Food stores;</td>
<td>Personal service establishments;</td>
</tr>
<tr>
<td>Medical/dental offices;</td>
<td>Restaurants;</td>
</tr>
<tr>
<td>Dwelling units;</td>
<td>Retail stores;</td>
</tr>
<tr>
<td>Personal service establishments;</td>
<td>Service and repair establishments;</td>
</tr>
<tr>
<td>Financial institutions; and</td>
<td>Studios;</td>
</tr>
<tr>
<td>Convenience service establishments;</td>
<td>Video rental establishments;</td>
</tr>
<tr>
<td>All without drive-throughs</td>
<td>Brewing on Premises establishments;</td>
</tr>
<tr>
<td></td>
<td>Animal hospitals;</td>
</tr>
<tr>
<td></td>
<td>Commercial recreation establishments;</td>
</tr>
<tr>
<td></td>
<td>Funeral homes;</td>
</tr>
<tr>
<td></td>
<td>Grocery stores;</td>
</tr>
<tr>
<td></td>
<td>Private clubs; and</td>
</tr>
<tr>
<td></td>
<td>Apartment buildings with any or all of the other permitted uses on the first and/or second floor.</td>
</tr>
</tbody>
</table>
The zone currently applied to this site is appropriate; however, the range of uses is too limiting to support an economically healthy commercial building. The broader range of uses being sought includes the uses highlighted in the table outlined above and permits very similar uses as the existing zone, but allows for some expansion.

Most of the uses with the exception of restaurants, private clubs, video rental establishments and commercial recreation establishments operate during normal business hours. Traffic associated with the requested zoning would not be noticeably different and the anticipated impacts from the additional uses should not be significantly different than what could occur from uses permitted by the current zoning. The existing development has a single access to Clarke Road and the building is oriented towards Clarke Road buffering the area residences from lights, signage and noise.

There appears to be sufficient parking to support both the existing and a majority of the recommended uses provided the parking lot is reconfigured and the area for future expansion to the building is converted and integrated into the parking area for the plaza. The plaza currently provides thirty (30) parking spaces. If a large parking user proposes to occupy the vacant unit, more spaces would be required. An application for a minor variance would be required.

Given the characteristics noted above, the subject site is an appropriate location to apply a Neighbourhood Shopping Area (NSA3/NSA4) Zone. The recommended zoning will allow additional uses that conform to the recommended Official Plan designation and will not significantly impact either area residents and will support the planned function of other commercially designated lands in the area.

Is the requested zoning amendment appropriate?

The requested Neighbourhood Shopping Area (NSA3/NSA4) Zone provides for and regulates a range of neighbourhood scale commercial retail, service and office uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents. The permitted uses are the same for all NSA Zone variations; however, zone variations of the zone may occur based on the scale and intensity of development. Shopping centres are the permitted form of development; however, stand-alone buildings which are not part of a shopping centre may also be permitted through the use of zone variations.

Yes, the requested zoning by-law amendment is appropriate. Changing the zone to a different Neighbourhood Shopping Area Zone to permit a broader range of uses in the existing building should not significantly impact adjacent properties. Given the history of the property, the conversion of the existing building to a low density residential use is highly unlikely. The interface between the subject site and the surrounding residential uses has evolved over the many years that commercial has been present and there are no apparent indicators of adverse impacts on the residential uses.

CONCLUSION

The site has been used for a local commercial building for many years. The recommended zoning conforms to the Official Plan and will recognize an existing use that is compatible with surrounding land uses due to its many years as a commercial building. Given the history of the subject site, the recommended zoning to allow a broader range of commercial uses is appropriate.
January 30, 2008
AR/ar
Bibliography of Information and Materials
OZ-7398/O-7448

Request for Approval:

Reference Documents:
City of London. Official Plan, June 19, 1989, as amended

Correspondence: (all located in City of London File No. OZ-7398/O-7448 unless otherwise stated)

City of London -
Environmental and Engineering Services Department. Letter to Alanna Riley. November 30, 2007

UTRCA -
Creighton C., UTRCA. Fax to Alanna Riley November 15, 2007

MMAH -
Cooper C., MMAH. Letter to Alanna Riley. November 20, 2007

Other Agencies -

Public Responses:

Telephone:
Greg Anthony

Steve Ethier - Suncore

Lorraine Bolland – 1919 Trafalgar Street

Shirley Needham – 1919 Trafalgar Street
Bill No. (number to be inserted by Clerk's Office)
2008

By-law No. C.P.-1284--

A by-law to amend the Official Plan for the City of London, 1989 relating to 154, 159 and 161 Clarke Road.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.

2. This by-law shall come into effect in accordance with subsection 17(38) of the Planning Act, R.S.O. 1990, c.P.13.

PASSED in Open Council on February 19, 2008

Anne Marie DeCicco-Best
Mayor

Kevin Bain
City Clerk
AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Low Density Residential to Neighbourhood Shopping Area on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 154, 159 and 161 Clarke Road in the City of London.

C. BASIS OF THE AMENDMENT

1. The sites satisfy Official Plan policies for the location of a Neighbourhood Shopping Area designation given the character of the surrounding area, and the location at the intersection of two arterial roads. The recommended Neighbourhood Shopping Area designation is appropriate for the subject sites.

2. The permitted uses under the Neighbourhood Shopping Area designation are consistent with the area and will not negatively affect existing and/or future uses in the area.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 154, 159 and 161 Clarke Road in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Neighbourhood Shopping Area.
Bill No. (number to be inserted by Clerk's Office) 
2008

By-law No. C.P.-1284-____

A by-law to amend the Official Plan for the City of London, 1989 relating to 159 and 161 Clarke Road.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.

2. This by-law shall come into effect in accordance with subsection 17(38) of the Planning Act, R.S.O. 1990, c.P.13.

PASSED in Open Council on February 19, 2008

Anne Marie DeCicco-Best
Mayor

Kevin Bain
City Clerk

First Reading – February 19, 2008
Second Reading - February 19, 2008
Third Reading - February 19, 2008
A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To delete the Convenience Commercial and Service Station Combination from Appendix One, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 159 and 161 Clarke Road in the City of London.

C. BASIS OF THE AMENDMENT

1. It is appropriate to delete the Convenience Commercial and Service Station Combination from Appendix One in the Official Plan for 159 and 161 Clarke Road as the Official Plan designation is recommended to change to Neighbourhood Shopping Area.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Appendix "One", to the Official Plan for the City of London is amended by deleting the Convenience Commercial and Service Station Combination.
WHEREAS Noemi Perzia has applied to rezone an area of land located at 161 Clarke Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 161 Clarke Road, as shown on the attached map comprising part of Key Map No. 89, from a Convenience Commercial (CC6) Zone to a Neighbourhood Shopping Area (NSA3/NSA4) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

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. P.13, either upon the date of the passage of this by-law or as otherwise provided by the said section.


Anne Marie DeCicco-Best
Mayor

Kevin Bain
City Clerk

First Reading - February 19, 2008
Second Reading – February 19, 2008
Third Reading - February 19, 2008
Delete: Convenience Commercial and Service Station Combination

LEGEND

○ CONVENIENCE COMMERCIAL

● SERVICE STATION

○ CONVENIENCE COMMERCIAL AND SERVICE STATION COMBINATION

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF APPENDIX 1 TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

FILE NO.

OZ-7398 O-7448 AR

MAP PREPARED:

January 25, 2008 CK