



Staff Memo

To: South Huron Council

From: Mike Rolph, Director of Building and Planning | CBO
Vanessa Culbert, Planning Coordinator

Date: December 18th, 2023

Re: By-law for Site Plan Approval (SPA 11-2023) –Wonderland Power Centre
Inc C/O Southside Group

An application for the above site plan approval was submitted to the Municipality on December 8th, 2023. The subject property is described as Plan 376 Lot 937 Part Lot 936 Subject To Easement Municipality of South Huron. Municipally known as 38 Thames Rd E. The property is approximately 3.65 hectares (9.03 acres).



The blue outlines the property. The red is where the restaurant is being proposed.

This property is zoned C3 (Highway Commercial) and C6 (Grouped Commercial) within the Zoning By-law and is designated as being within the Highway Commercial, pursuant to the South Huron Official Plan. This development is located in the C3 Zone. A minor variance was approved in 2022 (MV04-2022) to reduce the minimum exterior side yard next to Thames Road East from 8 metres to 2.5 metres for a proposed restaurant. The applicant is planning to build a drive thru restaurant.

This application has gone through the formal site plan approval process, being reviewed by the Site Plan Review Group with a recommendation of approval. CAO Msuya-Collison through her delegation as approval authority for site plan control, pursuant to Site Plan Control By-Law 34-2008, as amended, has provided approval of this site plan control application and the attached agreement.

The By-law and draft Site Plan Agreement are attached for Council consideration.