

# Agricultural Advisory Committee

## Report

1st Meeting of the Agricultural Advisory Committee  
January 16, 2019  
Committee Room #4

Attendance                      PRESENT: L. McKenna (Acting Chair), H. Fletcher, L. Hollingsworth and S. Twynstra and J. Bunn (Secretary)

ABSENT: S. Franke and A. Lawrence

ALSO PRESENT: L. Mottram

The meeting was called to order at 7:00 PM.

### 1. Call to Order

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

#### 1.2 Election of Chair and Vice Chair for the term ending June 1, 2019

That the existing appointments of the Chair and Vice Chair for the Agricultural Advisory Committee BE EXTENDED to June 1, 2019, to coincide with the end of the current term.

### 2. Scheduled Items

#### 2.1 Medway Creek and the Clean Water Program

That it BE NOTED that the attached presentation from B. Glasman and M. Funk, Upper Thames River Conservation Authority, with respect to Medway Creek and the Clean Water Program, was received.

### 3. Consent

#### 3.1 3rd Report of the Agricultural Advisory Committee

That it BE NOTED that the 3rd Report of the Agricultural Advisory Committee, from its meeting held on June 20, 2018, was received.

#### 3.2 Municipal Council Resolution - Recruitment and Appointment of Advisory Committee Members for the Up-Coming Term

That it BE NOTED that the Municipal Council resolution, from its meeting held on November 20, 2018, with respect to the recruitment and appointment of Advisory Committee members for the up-coming term, was received.

#### 3.3 Notice of Planning Application Zoning By-law Amendment - 3900 Scotland Drive and Other Properties

That the Notice of Planning Application, dated December 19, 2018, from C. Lowery, Planner II, with respect to a zoning by-law amendment for the property located at 3900 Scotland Drive, was received; it being noted that the Agricultural Advisory Committee supports the application moving forward.

3.4 Notice of Revised Planning Application - 2156 Highbury Avenue North

That it BE NOTED that the Notice of Revised Planning Application, dated November 28, 2018, from C. Lowery, Planner II, with respect to Official Plan and Zoning By-law Amendments for the property located at 2156 Highbury Avenut North, was received.

3.5 ReThink Zoning Draft Terms of Reference

That it BE NOTED that the Memo dated October 31, 2018, from J. Adema, Planner II, with respect to the ReThink Zoning Draft Terms of Reference, was received.

3.6 Ecological Farmers of Ontario Conference Returns to London

That it BE NOTED that the Media Release from the Ecological Farmers Association of Ontario with respect to the Ecological Farmers of Ontario Conference returning to London, was received.

3.7 Thames Centre 2018 Water and Wastewater Master Plan Update - Notice of Commencement

That it BE NOTED that the communication dated December 7, 2018, from C. Reyes, Municipality of Thames Centre and J. Bell, GM BluePlan Engineering Limited, with respect to the Thames Centre 2018 Water and Wastewater Master Plan Update Notice of Commencement, was received.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

None.



**6. Deferred Matters/Additional Business**

6.1 (ADDED) Letter of Resignation – M. McAlpine

That it BE NOTED that the letter of resignation from the Agricultural Advisory Committee, dated January 14, 2019, from M. McAlpine, was received.

**7. Adjournment**

The meeting adjourned at 8:20 PM.



# Upper Medway Creek *Lessons Learned*

London Ag Advisory Committee  
Jan. 16, 2019

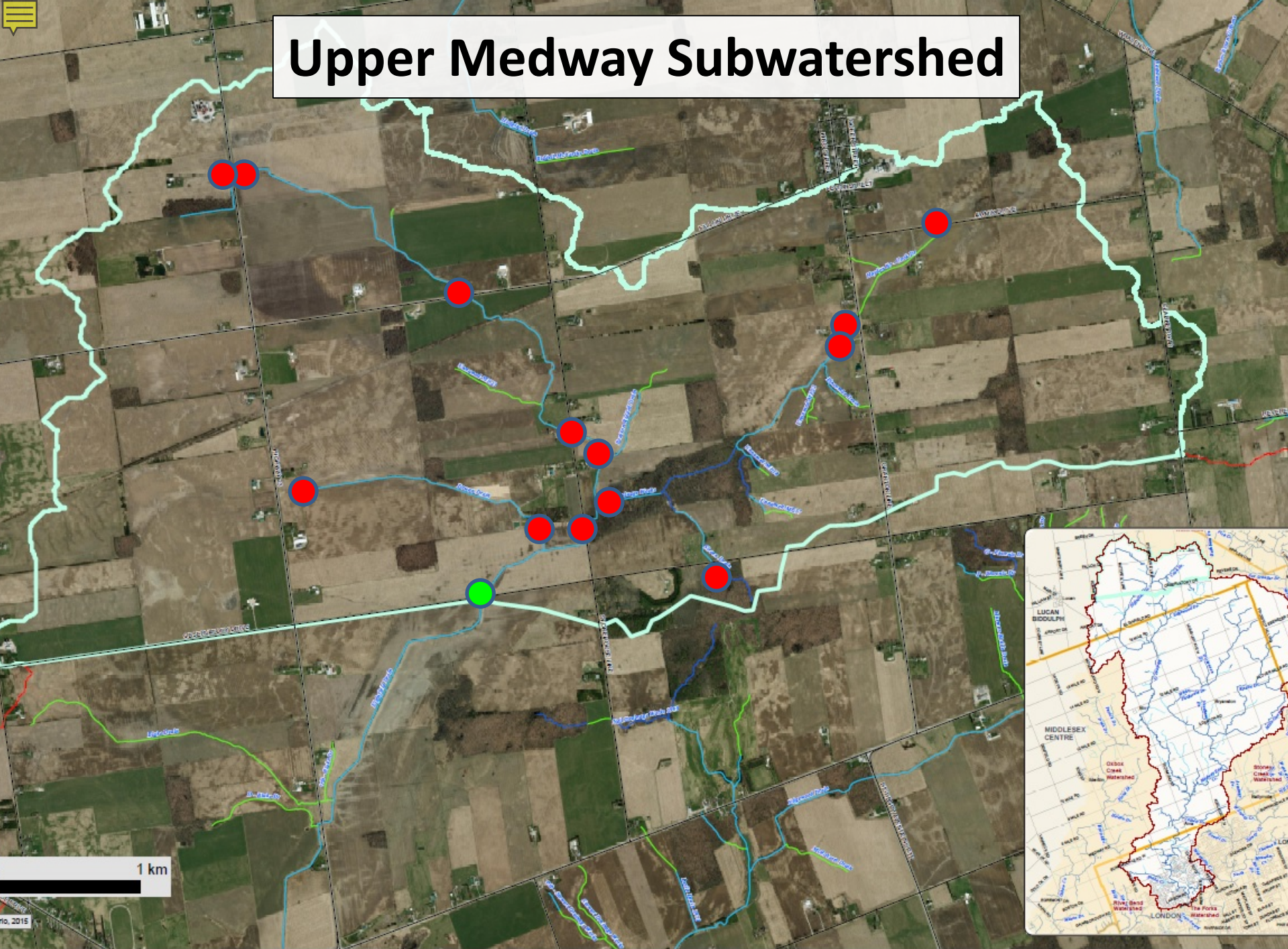
Michael Funk & Brad Glasman

**UPPER THAMES RIVER**  
**CONSERVATION AUTHORITY**

*Great Lakes Agricultural Stewardship Initiative (GLASI)*

**Priority Subwatershed Projects (PSP)**

# Upper Medway Subwatershed



1 km



# TECHNICAL ASSISTANCE

# FUNDING

# MONITORING













DOW  
Styrofoam  
SM Insulation  
1.5" R2.5 RSC1.32

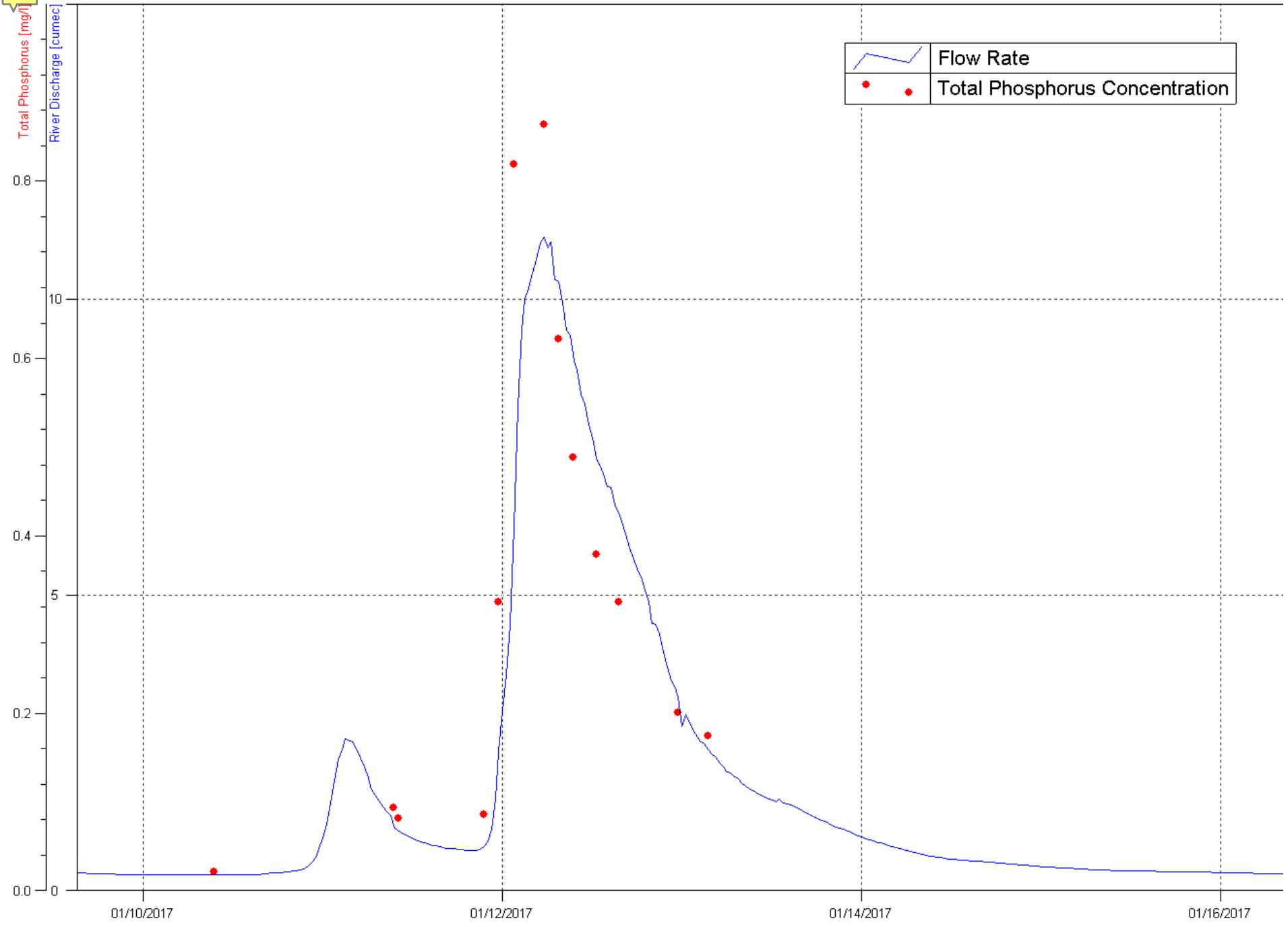
DOW  
Styrofoam  
SM Insulation  
1.5" R2.5 RSC1.32

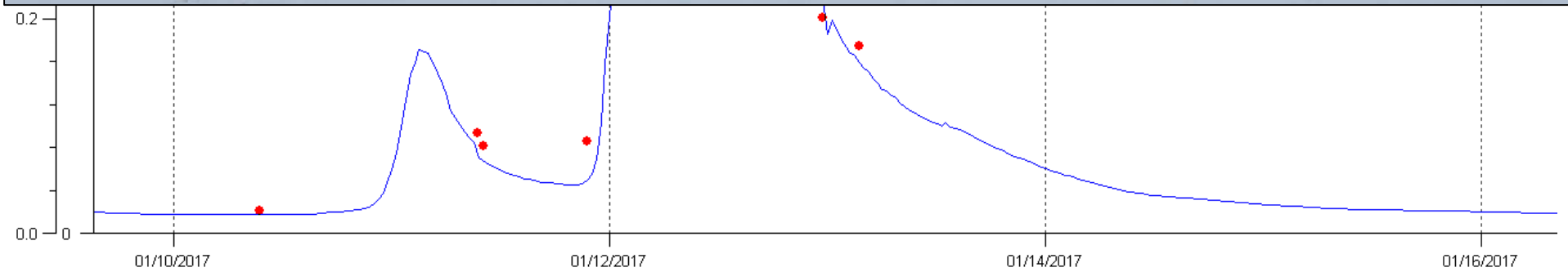


Total Phosphorus [mg/l]

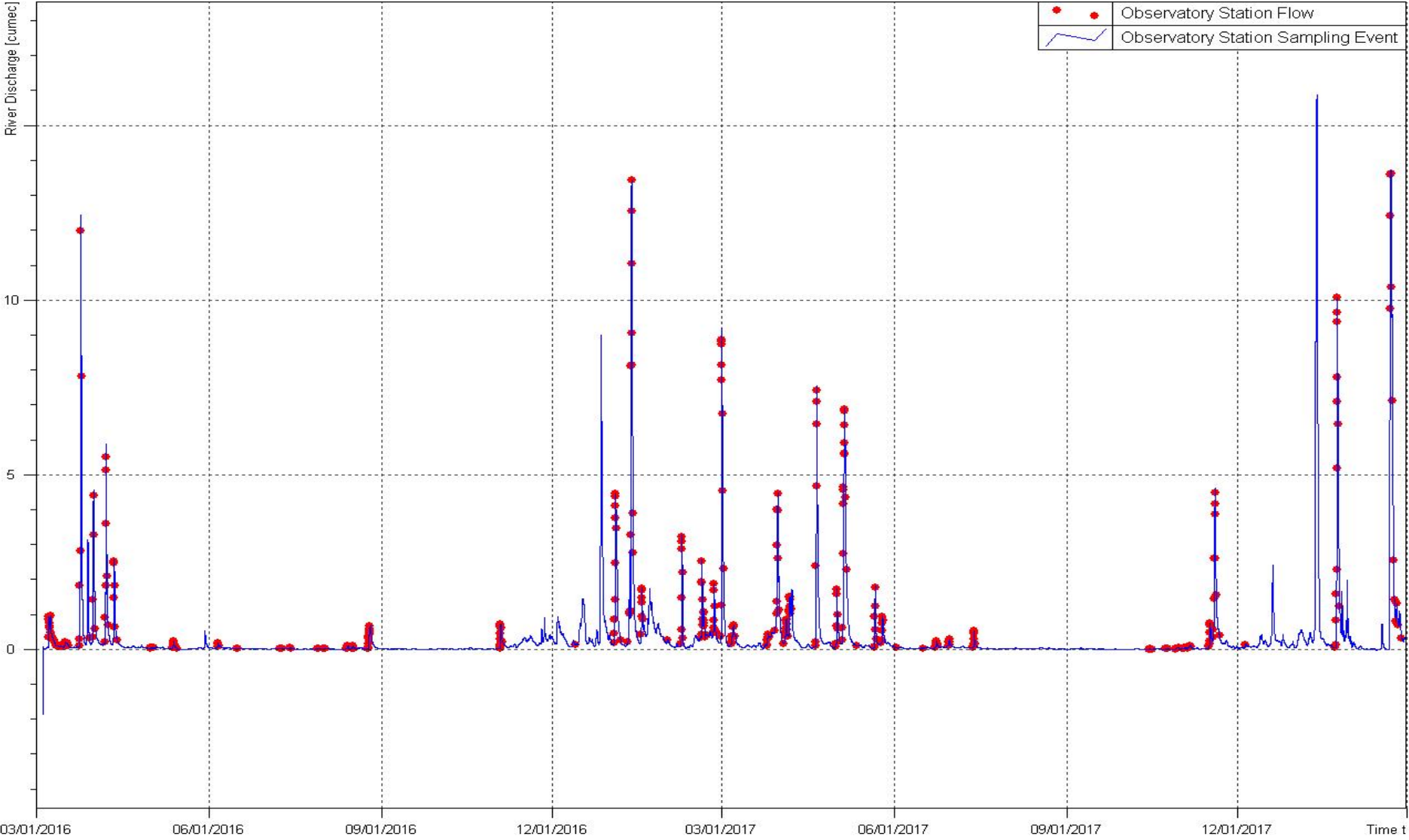
River Discharge [cumec]

	Flow Rate
	Total Phosphorus Concentration

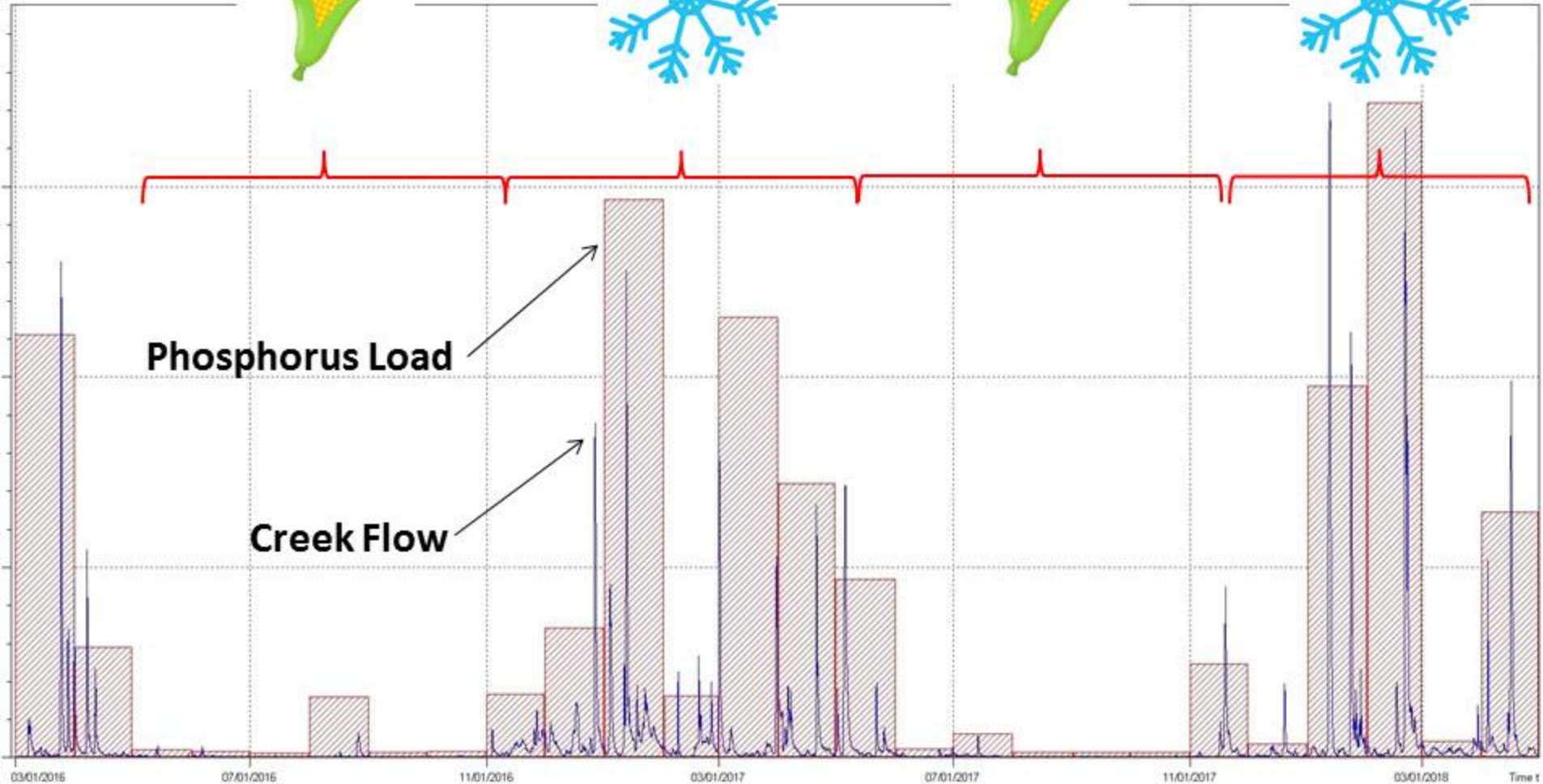




# High-Frequency Sampling



# Non-Growing Season is Crucial



Phosphorus Load

Creek Flow

Feb. 19-22, 2018



- 545 kg phosphorus
- 0.24 lbs/ac in 3 days
- 0.67 lbs/ac – avg. annual P load for Medway Creek
- 0.55 lbs/ac – avg. annual P load for Thames River

# Landowner Tailgate Meetings



# Erosion Control Options: WASCoBs and Blind Inlets



**Systems Approach**



## Erosion Control: Rock Chutes





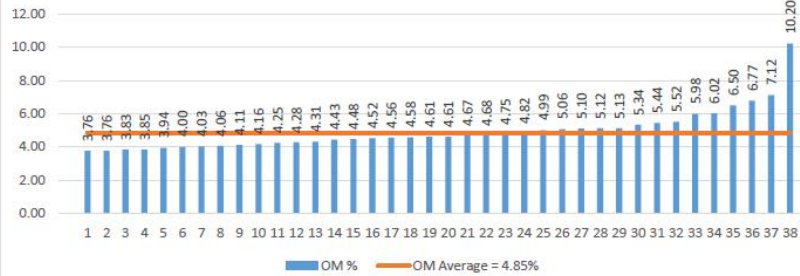
# Buffer Strips



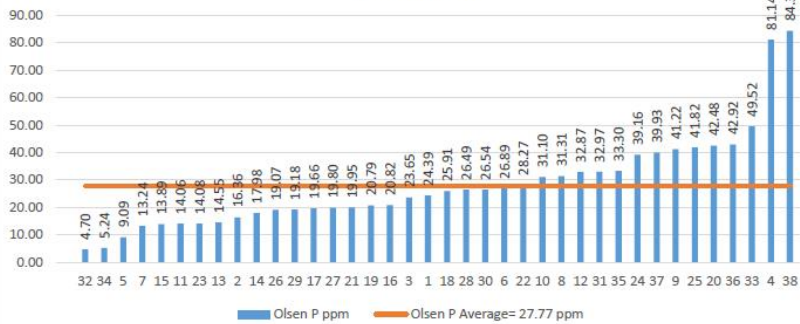
# Soils and Land Management Data

Field #: 27B	Year				
	2012	2013	2014	2015	2016
Crop	Soybeans	Wheat	Corn	White Beans	Soybeans
Cover Crop	None	None	None	None	None
Primary Tillage (prior to crop)	No-Till	No-Till	DS	No-Till	No-Till
Date of Primary Tillage	N/A	N/A	10/1/2013	N/A	N/A
Secondary Tillage	N/A	N/A	CUL	N/A	N/A
Date of Secondary Tillage	N/A	N/A	4/25/2014	N/A	N/A
Tillage Practice (Upslope vs. Cross Slope)	Upslope	Upslope	Upslope	Upslope	Upslope
Planting Date	5/15/2012	10/1/2012	5/1/2014	6/1/2015	5/15/2016
Residue after Planting (%)	30-59%	<9%	10-29%	10-29%	<9%
Phosphorous (P <sub>2</sub> O <sub>5</sub> ) addition (lbs/ac)	0	64	116	52	0
Method of Application	N/A	Broadcast	Broad/Band	Broadcast	N/A
Timing	N/A	Fall	Fall/Spring	Spring	N/A
Potassium (K <sub>2</sub> O) addition (lbs/ac)	0	32	92	0	0
Method of Application	N/A	Broadcast	Broad/Band	N/A	N/A
Timing	N/A	Fall	Fall/Spring	N/A	N/A
Nitrogen addition (lbs/ac)	0	135	190	11	0
Method of Application	N/A	Broadcast	Broadcast	Broadcast	N/A
Timing	N/A	Spring	Spring	Spring	N/A
Harvest Date	10/1/2012	8/1/2013	10/25/2014	9/15/2015	10/1/2016
Yield (bu/ac)	50	90	170	40	50
Notes:		200 lbs/ac of 8-32-16 broadcast	100 lbs MAP & 100 lbs/ac of potash in fall, 200 lbs/ac of 8-	Soybeans were replanted to White Beans with 100 lbs/ac	No fertilizer applied this year

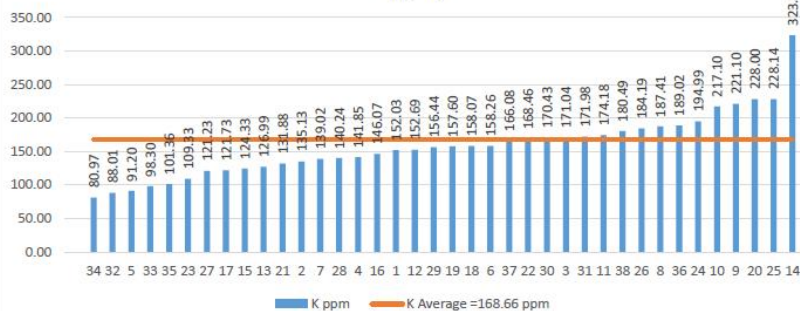
OM %



Olsen P (ppm)



K (ppm)

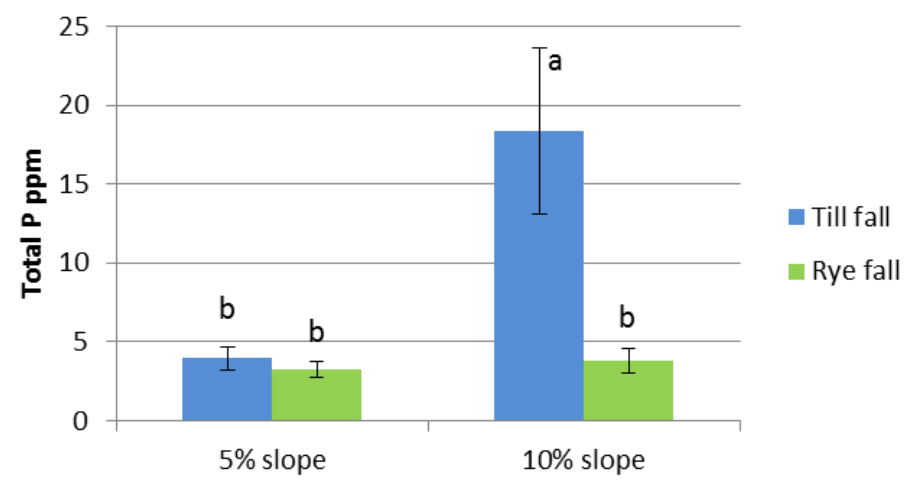


# Cover Crop Plots

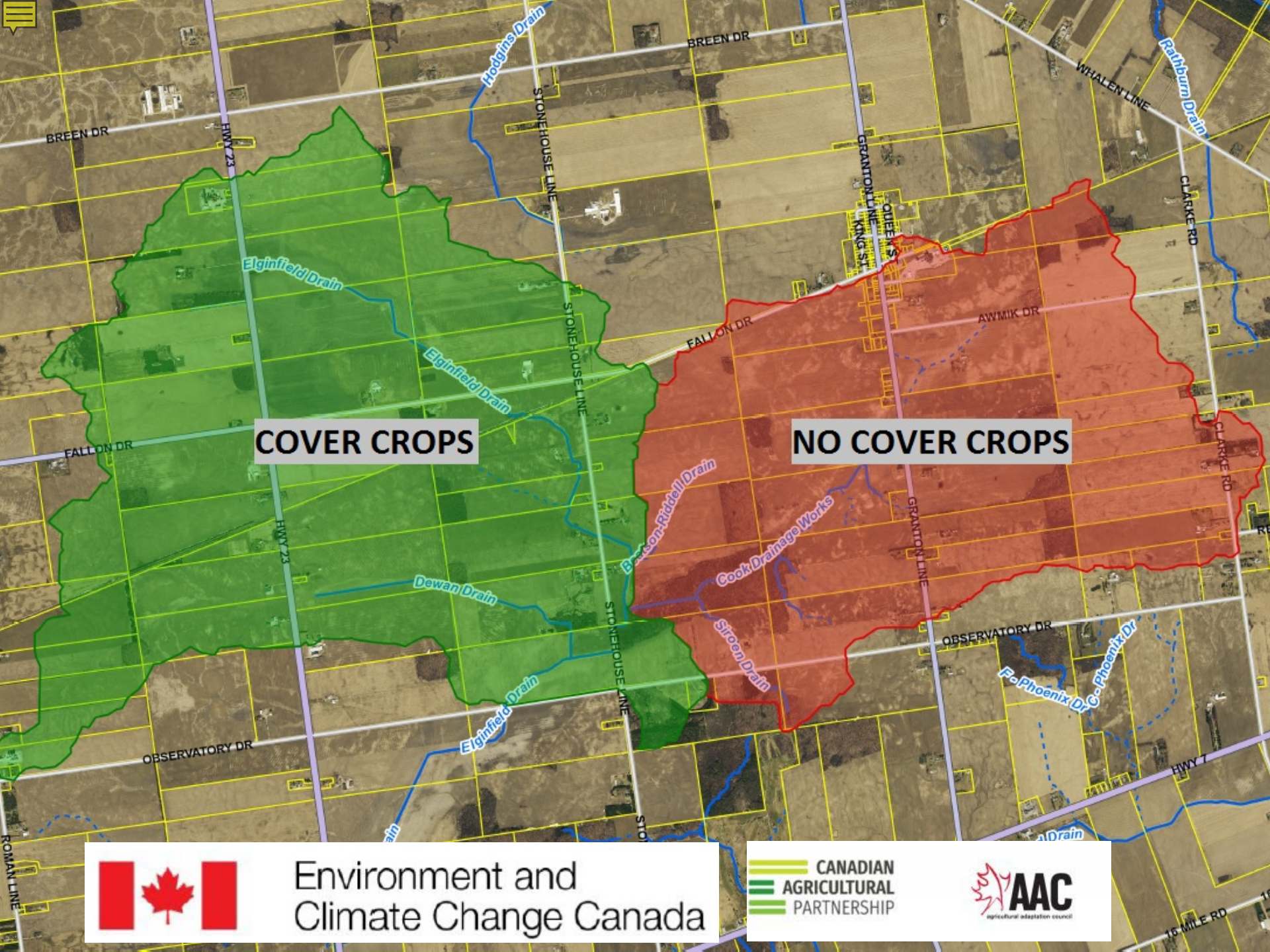




Runoff Total P Apr-20-17



***TP concentrations reduced up to 80% with cover crops!***



**COVER CROPS**

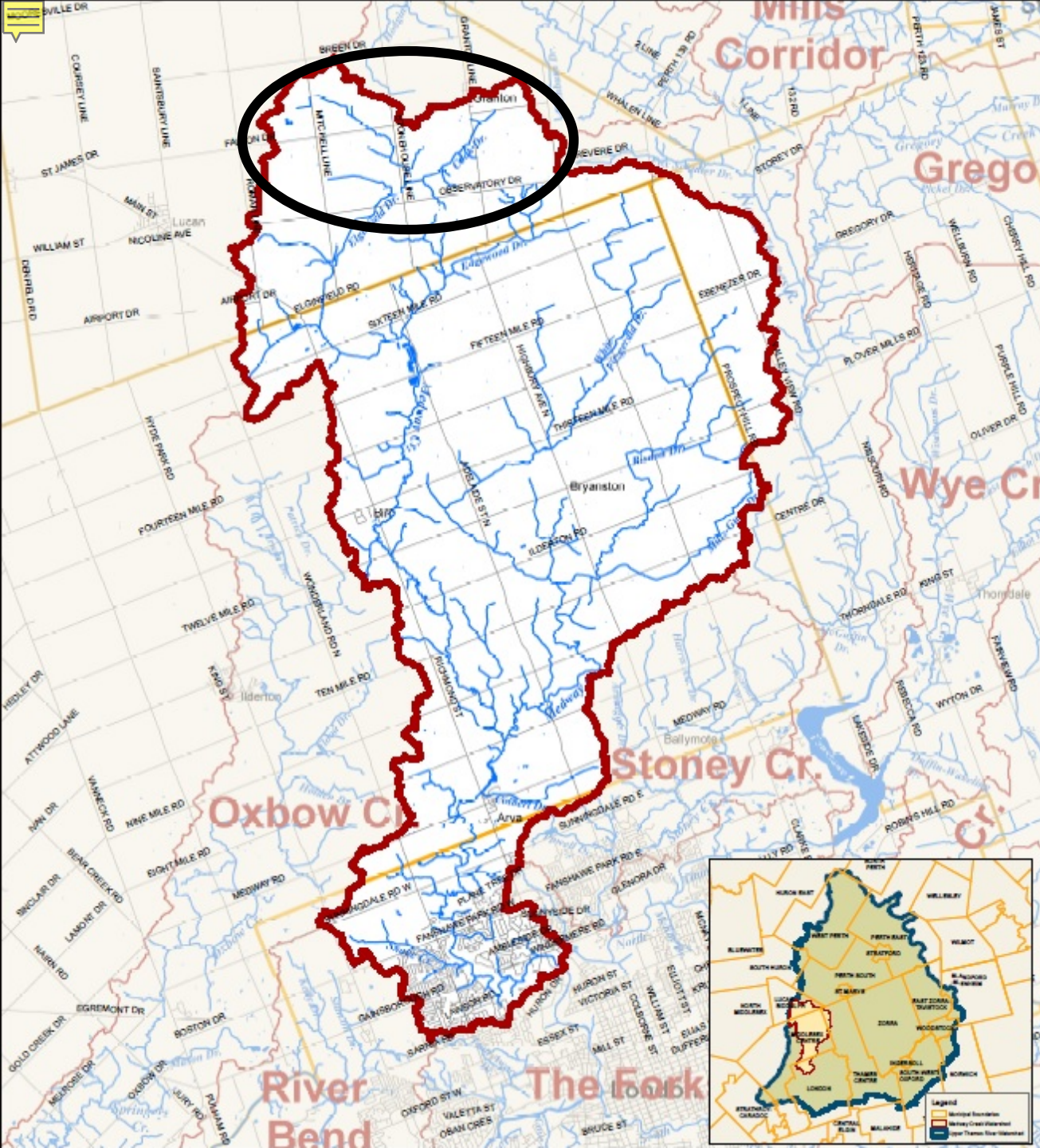
**NO COVER CROPS**



Environment and  
Climate Change Canada

CANADIAN  
AGRICULTURAL  
PARTNERSHIP





# Medway Watershed





# Questions?

**Michael Funk**

519-451-2800 ext. 305

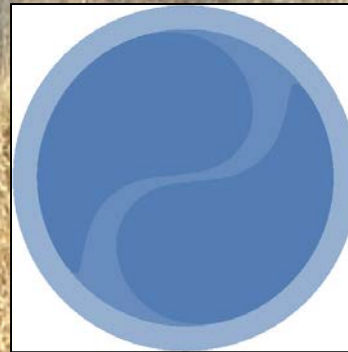
[funkm@thamesriver.on.ca](mailto:funkm@thamesriver.on.ca)

@UTRCAsoilwater

UPPER THAMES RIVER

CONSERVATION AUTHORITY





# CLEAN WATER PROGRAM

Counties of Oxford, Middlesex, Perth, City of London, Stratford, St. Marys

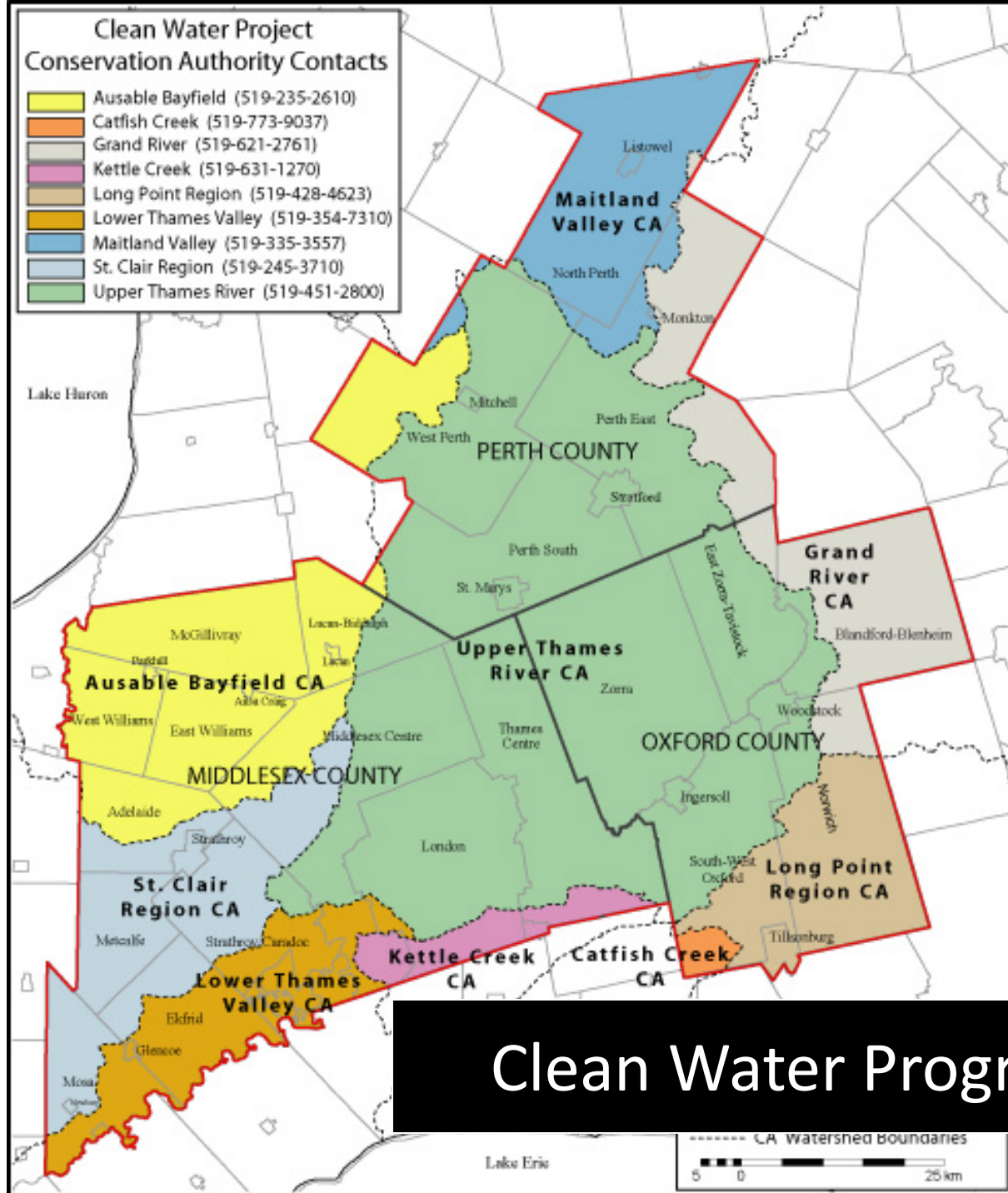
Delivered by local Conservation Authorities



## What is the Clean Water Program?

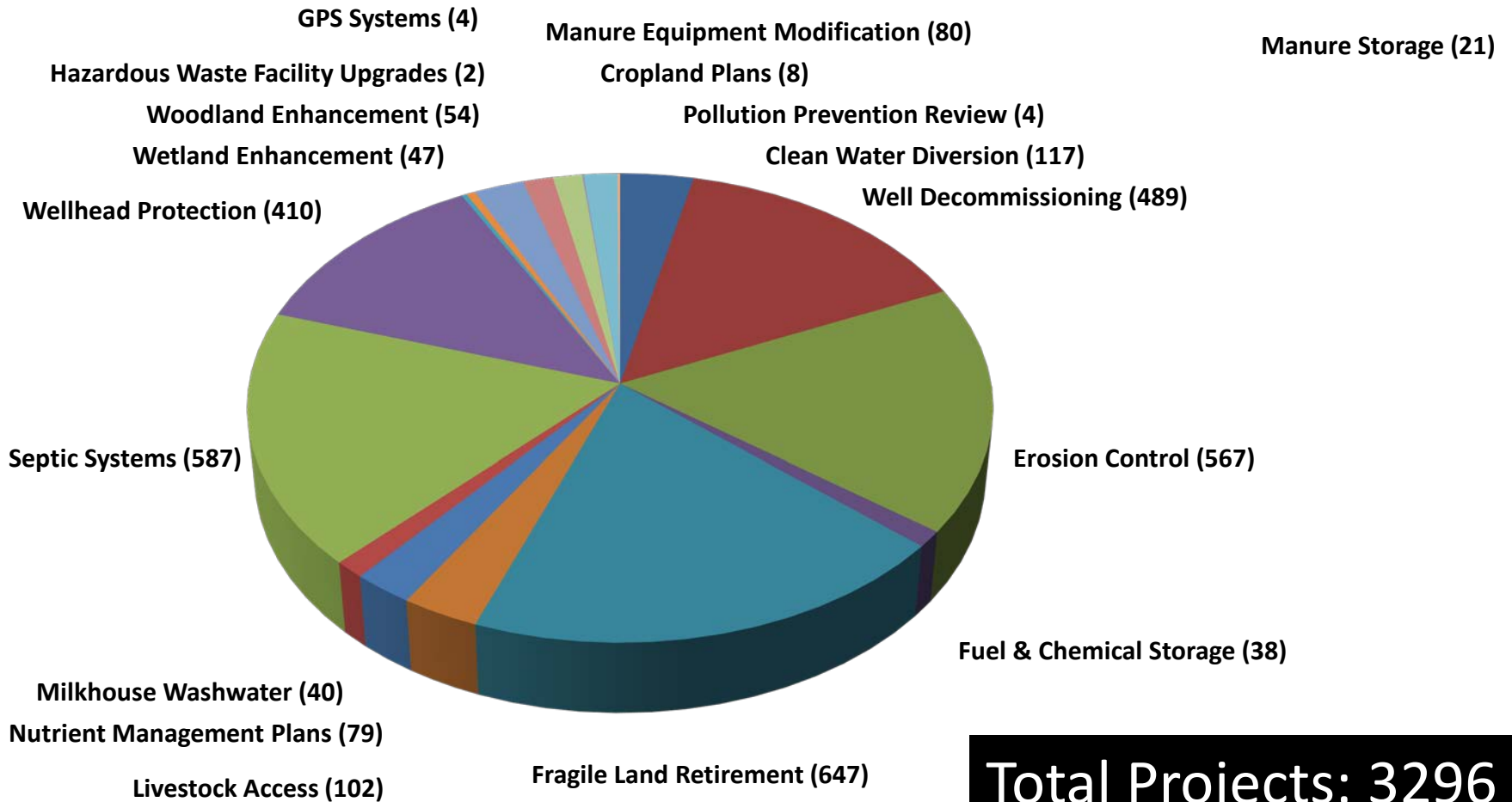
- A technical and financial assistance program to improve and protect water quality
- A research and demonstration component to help develop and share new practices and solutions for surface water and groundwater quality issues
- A marketing and education component to ensure knowledge is passed along to landowners, municipalities and the media in an effective and understandable way





Clean Water Program Region

# CWP Achievements



**Total Projects: 3296**

# Fragile Land Retirement



# Wetland Restoration



# Wetland Restoration





# Septic Systems





# Well Decommissioning : Prevent Groundwater Contamination



# Wellhead Protection



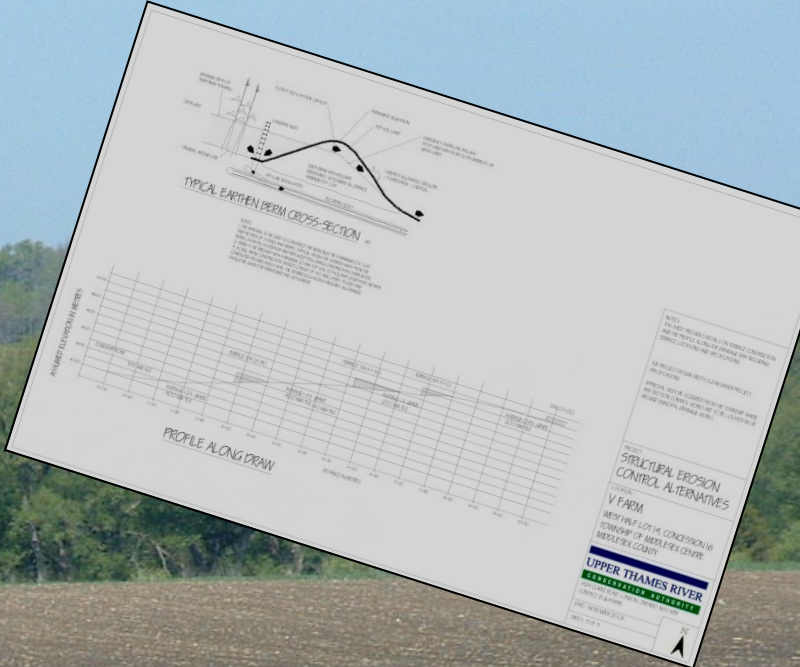
# Livestock Fencing, Crossings & Alternate Watering



# Soil Erosion Control



# Soil Erosion Control



# Soil Erosion Control

A photograph of a cornfield with a central grassy strip, illustrating soil erosion control. The corn plants are green and growing in rows. The grassy strip is a mix of green and brown, suggesting it might be a cover crop or a grass strip used for erosion control. In the background, there are trees and a few buildings under a blue sky with white clouds.

- Over 68,000 hectares....
- A review of 8 soil erosion projects involving complete conservation plans reflected in 7,800 tonnes (430 tri-axle truck loads) of topsoil reduction per year.
- This represents:
  - 15.4 tonnes of nitrogen
  - 5.4 tonnes of phosphorus
  - 18.1 tonnes of potash



## Research & Demonstration

- Controlled drainage
- Saturated buffers
- Nutrient filters
  - Red sand
  - Slag
  - Woodchips
  - Chitosan
- Bunker silo runoff
- Low Impact Development
- Constructed wetlands
- Vegetated filter strips
- Surface inlets
- Stream restoration
- Butternut Archive
- Cover crops
- Dam & barrier removal
- Truck washwater treatment
- On-farm stormwater management



# Getting the Information Out

- Tours
- Media
- Videos
- Twitter
- Youtube
- Presentations
- Demonstrations
- Tailgate meetings
- Workshops





## Getting the Information Out - [www.thamesriver.on.ca](http://www.thamesriver.on.ca)



*"Doing this video, it's about educating the consumer that there are farmers on the farm looking after the stewardship of the land, and that it is a resource that we need to be responsible for."*

Veldman Family  
Erosion Control Structures

### **Local Landowners tell Conservation Stories**

*Upper Thames River Conservation Authority (UTRCA) staff met with local landowners over the winter months to gather stories and advice about soil and water conservation techniques*

# **Agricultural Advisory Committee**

## **Report**

3rd Meeting of Agricultural Advisory Committee  
June 20, 2018  
Committee Room #3

Attendance                      PRESENT: L. McKenna (Acting Chair), P. Conlin, H. Fletcher,  
L. Hollingsworth and A. Lawrence and J. Bunn (Secretary).

ABSENT: S. Franke, M. McAlpine and S. Twynstra

ALSO PRESENT: L. Mottram

The meeting was called to order at 7:00 PM.

### **1. Call to Order**

#### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### **2. Scheduled Items**

#### 2.1 London and Middlesex Food Policy Council

That it BE NOTED that the ~~attached~~ presentation from T. Heeman, London and Middlesex Food Policy Council, with respect to the goals of the Middlesex Food Policy Council, was received.

### **3. Consent**

#### 3.1 2nd Report of the Agricultural Advisory Committee

That it BE NOTED that the 2nd Report of the Agricultural Advisory Committee, from its meeting held on March 21, 2018, was received.

#### 3.2 5th, 6th and 7th Reports of the Advisory Committee on the Environment

That it BE NOTED that the 5th, 6th and 7th Reports of the Advisory Committee on the Environment, from its meetings held on April 4, 2018, May 2, 2018 and June 6, 2018, respectively, were received.

#### 3.3 Municipal Council Resolution - 4th Report of the Environmental and Ecological Planning Advisory Committee

That it BE NOTED that the Municipal Council resolution, from its meeting held on April 10, 2018, with respect to the 4th Report of the Environmental and Ecological Planning Advisory Committee, was received.

#### 3.4 Municipal Council Resolution - 2nd Report of the Agriculture Advisory Committee

That it BE NOTED that the Municipal Council resolution, from its meeting held on April 10, 2018, with respect to the 2nd Report of the Agricultural Advisory Committee, was received.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Discussion**

None.

**6. Deferred Matters/Additional Business**

None.

**7. Adjournment**

The meeting adjourned at 7:41 PM.



London  
CANADA

P.O. Box 5035  
300 Dufferin Avenue  
London, ON  
N6A 4L9

November 21, 2018

C. Saunders  
City Clerk

I hereby certify that the Municipal Council, at its meeting held on November 20, 2018 resolved:

That the following actions be taken with respect to the recruitment and appointment of Advisory Committee members for the up-coming term:

- a) the recruitment for voting members, BE UNDERTAKEN;
- b) the appointments for the above-noted recruitment BE LIMITED to a term from June 1, 2019 to February 28, 2021; it being noted that the current terms of Advisory Committee members will be extended to the date of June 1, 2019; and
- c) the City Clerk BE DIRECTED to report back to the Corporate Services Committee with respect to input from current Advisory Committee members related to existing Terms of Reference and the recommendations from the Diverse Voices for Change project, prior to the end of February 2019. (2.4/20/CSC) (2018-C04)

C. Saunders  
City Clerk  
/hw

cc: B. Westlake-Power, Deputy City Clerk  
M. Schulthess, Manager of Legislative Services  
H. Lysynski, Committee Secretary  
J. Bunn, Committee Secretary  
P. Shack, Committee Secretary

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 3900 Scotland Drive and Other Properties



**File: Z-8992**

**Applicant: John Aarts Group**

#### **What is Proposed?**

Zoning amendment to allow:

- An asphalt and concrete batching plant

## LEARN MORE & PROVIDE INPUT

---

Please provide any comments by **January 8, 2019**

Catherine Lowery

[clowery@london.ca](mailto:clowery@london.ca)

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: Z-8992

[london.ca/planapps](http://london.ca/planapps)

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

Councillor Elizabeth Pelozo

[epeloz@london.ca](mailto:epeloz@london.ca)

519-661-CITY (2489) ext. 4012

**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.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from an Open Space (OS4) Zone, Environmental Review (ER) Zone, and Resource Extraction (EX) Zone to an Open Space (OS4) Zone, Environmental Review (ER) Zone, Resource Extraction (EX) Zone, and Resource Extraction (EX1) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Open Space (OS4) Zone, Environmental Review (ER) Zone, and Resource Extraction (EX) Zone

**Permitted Uses:** 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, passive recreational uses, managed woodlot, agricultural uses, resource extraction operations (including accessory aggregate reprocessing), farms (except for livestock facilities), wayside pits, and forestry uses

**Special Provision(s):** None

### Requested Zoning

**Zone:** Open Space (OS4) Zone, Environmental Review (ER) Zone, Resource Extraction (EX), and Resource Extraction (EX1) Zone

**Permitted Uses:** 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, passive recreational uses, managed woodlot, agricultural uses, resource extraction operations (including accessory aggregate reprocessing, asphalt batching plants, and concrete batching plants), farms (except for livestock facilities), wayside pits, and forestry uses

**Special Provision(s):** None

## 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 Agriculture, Open Space, and Environmental Review in the Official Plan, which permits public and private open space uses and agricultural uses.

The subject lands are in the Farmland and Green Space Place Types in *The London Plan*, permitting a range of agricultural and recreational uses, as well as natural resource extraction.

## 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. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at [london.ca](http://london.ca).

### See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps).

## 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 Development Services 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 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. 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](mailto: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.

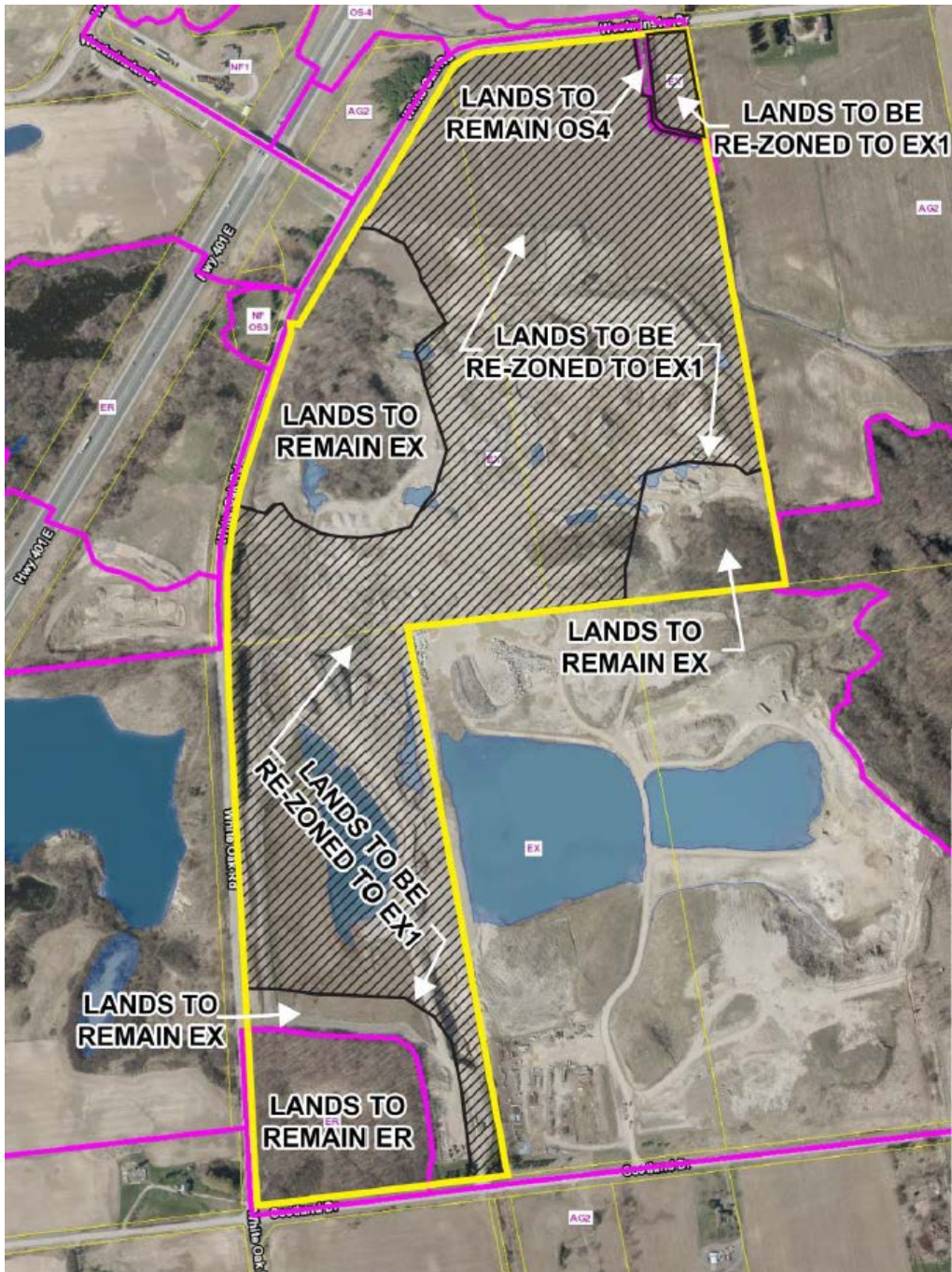
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### **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 [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

# Site Concept



## *Proposed Zoning*

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



# Planning Justification Report

5110 White Oak Road, 3777 Westminster Drive, & 3900 Scotland Drive

City of London

Orange Rock Developments



November 21, 2018



**ZELINKA PRIAMO LTD**  
*A Professional Planning Practice*

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## **1.0 INTRODUCTION**

Orange Rock Developments has submitted an application to the City of London to amend its Zoning By-Law for the lands known municipally as 5110 White Oak Road, 3777 Westminister Drive, and 3900 Scotland Drive (the 'subject lands'), otherwise known as the "Westcliff Pit". The intent of this application is to re-zone a portion of the subject lands to permit an asphalt/concrete batching plant.

The purpose of the following Planning Justification Report is to evaluate the proposed Zoning By-Law Amendment in the context of existing land use policies and regulations, including the Provincial Policy Statement, the 1989 City of London Official Plan, the London Plan, and the City of London Zoning By-Law.

## **2.0 THE SUBJECT LANDS**

The subject lands comprise of three parcels, bounded by Westminister Drive to the north, White Oak Road to the west, and Scotland Drive to the south (Figures 1 and 2):

- Parcel 1 (5110 White Oak Road) has frontage of approximately 800m (2624ft) along White Oak Road and a maximum depth of approximately 400m (1312ft);
- Parcel 2 (3777 Westminister Drive) has frontage of approximately 290m (951ft) along Westminister Drive and a maximum depth of approximately 700m (2296ft);
- Parcel 3 (3900 Scotland Drive) has a frontage of approximately 310m (1017ft) along Scotland Drive and has a maximum depth of approximately 720m (2362ft);

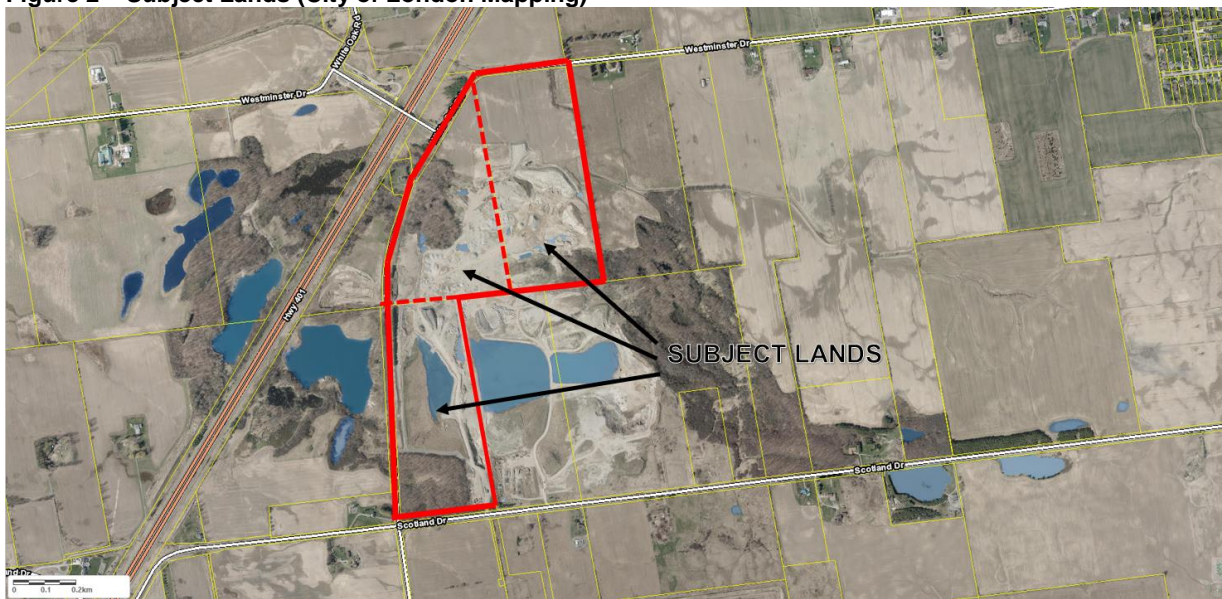
The area of the subject lands, comprised of all three parcels, is approximately 56.13ha (138.71ac).

The subject lands are currently occupied by a contiguous sand and gravel pit. Vehicular access is provided by gravel driveways on each of the three parcels, with the principal entrance at 3900 Scotland Drive (Figures 3-5).

Figure 1 – Subject Lands (Google Maps)



Figure 2 – Subject Lands (City of London Mapping)



**Figure 3 - Main Entrance to Subject Lands (Parcel 3) on Scotland Drive (Looking North)**



**Figure 4 – Entrance to Subject Lands (Parcel 2) on Westminster Drive (Looking South)**



**Figure 5 – Entrance to Subject Lands (Parcel 1) on White Oak Road (Looking West)**



All three parcels contain wooded areas: the west side of Parcel 1, the southeast corner of Parcel 2, and the southwest corner of Parcel 3. The northerly portions of Parcel 1 and 2 consist of cultivated fields for agricultural purposes. The remainder of the subject lands consists of aggregate pits, and driveways. An open storage area, a parking lot, an office, and weigh station are located at the Scotland Drive entrance.

The subject lands currently operate with an underwater aggregate extraction license and formerly contained an asphalt/concrete batching plant until approximately 2002. An office is located on Parcel 3 (3900 Scotland Drive) and is serviced by a private well and private septic.

The subject lands are within the “*Agricultural*” and “*Open Space*” land use designations in the 1989 City of London Official Plan; are within the “*Farmland*” and “*Green Space*” Place Types along “*Rural Connector*” Street Classifications in *The London Plan*; and, are currently zoned “*Resource Extraction (EX) Zone*”, “*Environmental Review (ER) Zone*”, and “*Open Space (OS4) Zone*” in the City of London Zoning By-Law. The lands subject to the proposed re-zoning are only within the “*Resource Extraction (EX) Zone*”.

### **3.0 SURROUNDING LAND USES**

Land uses surrounding the subject lands primarily consist of resource extraction, agricultural, and open space uses (Figure 6). Additional aggregate pits abut Parcel 1 to the east at 3666, and 3696 Scotland Drive, as well as to the west at 5203 White Oak Road. Agricultural lands are adjacent to the subject lands to the north, south, east, and west, with single detached farm dwellings and accessory barns, sheds, and open storage areas. Open space uses are located to the northwest in the form of a ravine. A cemetery is approximately 500m northwest from the center of the subject lands. The City of London Landfill site is located approximately 1.5km to the south along White Oak Road. Access to Highway 401 is available via Wonderland Road South to the southwest or Wellington Road South to the northeast.

Figure 6 – Surrounding Land Uses



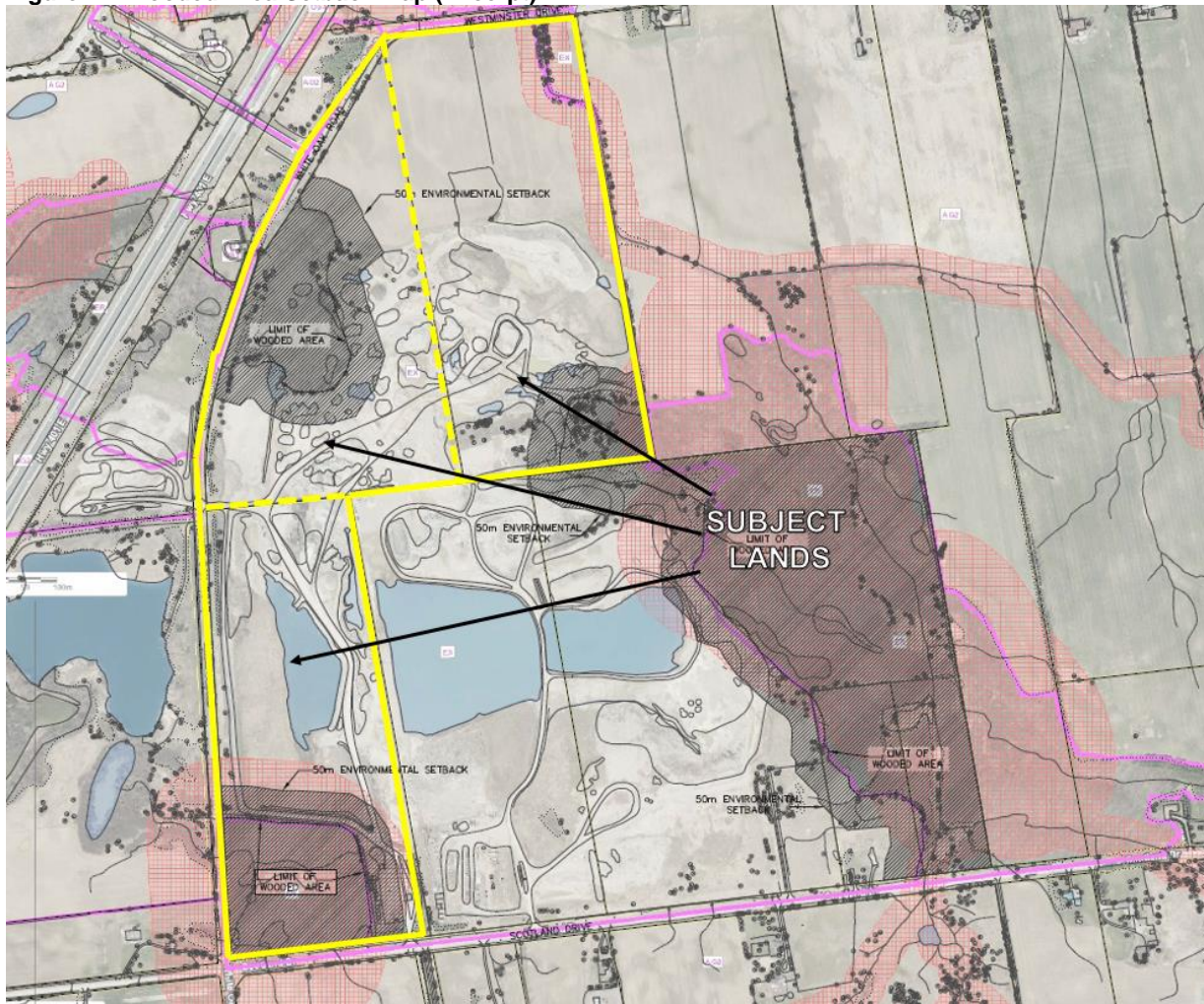
## 4.0 PROPOSED DEVELOPMENT

An asphalt/concrete batching plant is proposed to be constructed on the subject lands to heat, dry, and mix aggregate to produce asphalt or concrete, which includes stockpiling and storage of bulk materials used in the process. A batching plant previously functioned on these lands for some time under a Temporary Zone in the former Westminster Township Zoning By-Law, which has since expired.

## 5.0 PROPOSED ZONING BY-LAW AMENDMENT APPLICATION

In order to permit the proposed asphalt/concrete batching plant, it is proposed that the portions of the subject lands zoned “Resource Extraction (EX)” outside of a 50m environmental buffer be re-zoned to the “Resource Extraction (EX1)” zone to permit the use of an asphalt and/or concrete batching plant. As the proposal includes three (3) separate parcels, the intent of this application is that an asphalt/concrete batching plant could be located on any or all parcels, save and except within 50m of each of the identified wooded areas (Figure 7). The hatched areas illustrated in Figure 7 show the extent of the wooded areas, plus a 50m buffer. The proposed “Resource Extraction (EX1)” zone would include all lands zoned “Resource Extraction (EX)” outside of the hatched areas.

Figure 7 – Wooded Area Setback Map (Excerpt)





## **6.0 PLANNING DOCUMENT REVIEW AND POLICY ANALYSIS**

### **6.1 2014 PROVINCIAL POLICY STATEMENT (PPS)**

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “*provides policy direction on matters of provincial interest related to land use planning*” in order to ensure efficient, cost-effective development and the protection of resources. All planning applications, including Zoning By-Law Amendment applications, are required to be consistent with these policies.

In this analysis section, relevant policies are bordered and in italics, with discussion on how the proposed application is consistent with that policy immediately after.

#### **Section 1.1.1**

*Healthy, liveable, and safe communities are sustained by:*

*c) avoiding development and land use patterns which may cause environmental or public health and safety concerns.*

#### **Section 1.2.6.1**

*Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered, and/or separated from each other to prevent or mitigate adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability or major facilities.*

#### **Section 2.1.1**

*Natural features and areas shall be protected for the long term.*

Resource extraction activities, which are defined as a “major facility” within the PPS, occur on the subject lands. It is the intent of this application to apply a 50m environmental setback to each of the identified wooded areas. This 50m buffer is intended to limit the proposed use to appropriate locations which will reduce or eliminate impacts to these wooded areas. Although the exact location of the asphalt/concrete batching plant has not been identified, a proactive approach has been taken to protect natural heritage features.

As per consultation with City Parks planning staff, areas outside of the 50m wooded area buffer have been identified as an appropriate location for an asphalt/concrete batching plant. There are no proximate sensitive land uses that would be impacted beyond typical emissions of the existing aggregate operations.

**Section 1.6.6.4**

*Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.*

The subject lands are serviced by a private septic system and private water service (well). No changes to these services are proposed as the proposed use does not generate additional servicing demands.

**Section 2.5.1**

*Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*

**Section 2.5.2.4**

*Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.*

The continued operation of the existing sand and gravel resource extraction operation is a valuable resource that is to be protected for the long-term. The proposed asphalt/concrete batching plant is a complementary and supportive use for the existing aggregate resource extraction operation.

Based on the above analysis, the proposed Zoning By-Law Amendment is consistent with the policies of the 2014 Provincial Policy Statement (PPS).

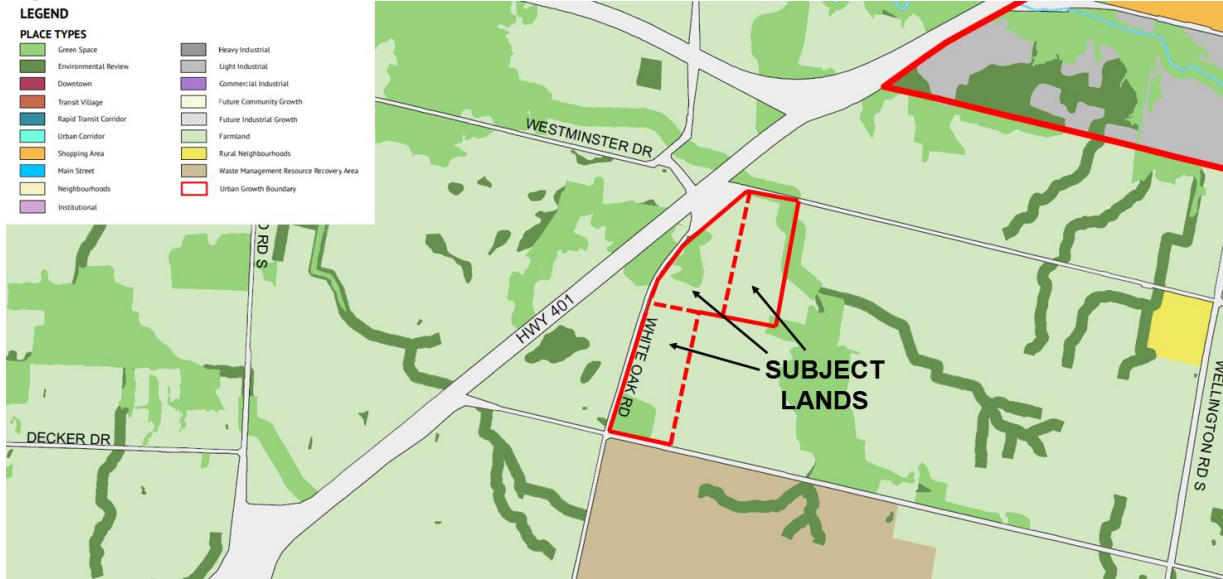
**6.2 ANALYSIS OF THE CITY OF LONDON OFFICIAL PLAN (*THE LONDON PLAN*)**

Although portions of the Environmental Policies chapter within *The London Plan* are currently under appeal, the Natural Resources policies (Policies 1511-1555), including Aggregate Resources policies (1518-1544), are now in force and effect.

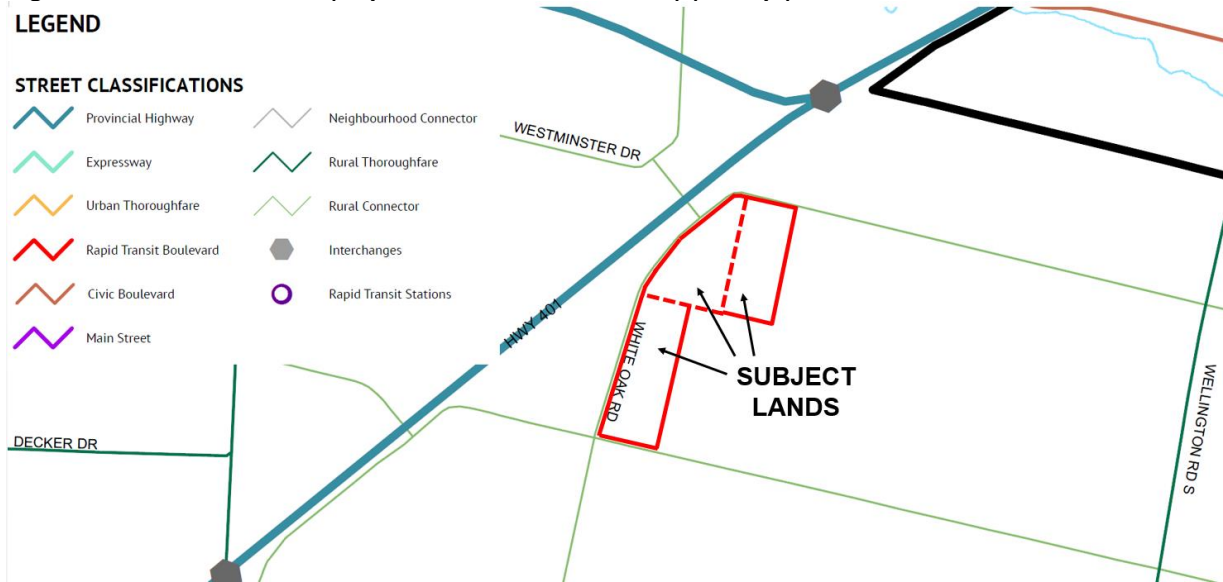
The subject lands are identified as within the “*Farmland*” and “*Green Space*” Place Type along “*Rural Connector*” Streets (Figures 8 and 9). Natural resource extraction is a permitted use within the “*Farmland*” Place Type, subject to the Natural Resources policies of *The London Plan*.

Although Section 1531 of *The London Plan* allows portable asphalt batching plants in any Place Type without an amendment to the Zoning By-Law, the proposed asphalt/concrete batching plant is permanent, and therefore would require a Zoning By-Law Amendment.

**Figure 8 – The London Plan (Map 1 – Land Use) (Excerpt)**



**Figure 9 – The London Plan (Map 3 – Street Classifications) (Excerpt)**



It should be noted that a discrepancy exists within “Map 6 – Hazards and Natural Resources” of *The London Plan*, as the existing and active aggregate pit on the subject lands is not denoted on the schedule. This appears to be a mapping error as the aggregate overlay associated with the existing aggregate operation was denoted on the 1989 City of London Official Plan.

Lands containing aggregate resources available for extraction, including the subject lands, are to be protected to support on-going development and infrastructure needs in the City of London (Policy 1511). *The London Plan* supports the expansion of existing pits and quarries, including the expansion of operations, such as the proposed asphalt/concrete batching plant (Policy 1513). The addition of the proposed use supports the viability and continued operation of an existing aggregate resource extraction operation.

*The London Plan* promotes the protection of aggregate resources for long-term use from development that would hinder the continued use aggregate extraction operations (Policy 1514). The proposed asphalt/concrete batching plant does not hinder the continued use of the aggregate extraction operation, but rather, it is a complementary and supportive use for the existing aggregate resource operations. Furthermore, the subject lands are an appropriate location for an asphalt/concrete batching plant given that there are no proximate sensitive land uses that would be impacted by the proposed use.

In order to mitigate potential adverse impacts on the wooded areas on the subject lands, a 50m setback from the dripline of the wooded areas is proposed. City Staff have concurred that this setback is appropriate and, as such, there are no concerns with potential impacts to these wooded areas.

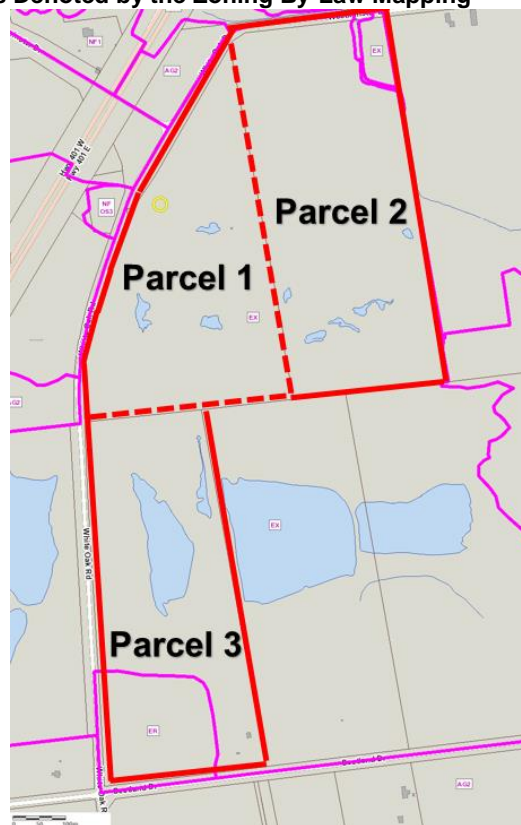
Based on the above analysis, the proposed Zoning By-Law Amendment is consistent with the policies of *The London Plan*.

The Aggregate Resource policies (Policies 1518-1544) of *The London Plan* replace the Aggregate Resource policies (Section 15.10) of the 1989 City of London Official Plan, as they are now understood to be in full force and effect. The policies and the intent of the Aggregate Resource sections in each respective Official Plan are very similar. Given that the proposed development is consistent with the policies of *The London Plan*, the proposed asphalt/concrete batching plant is also consistent with the 1989 City of London Official Plan.

### 6.3 ANALYSIS OF THE CITY OF LONDON ZONING BY-LAW

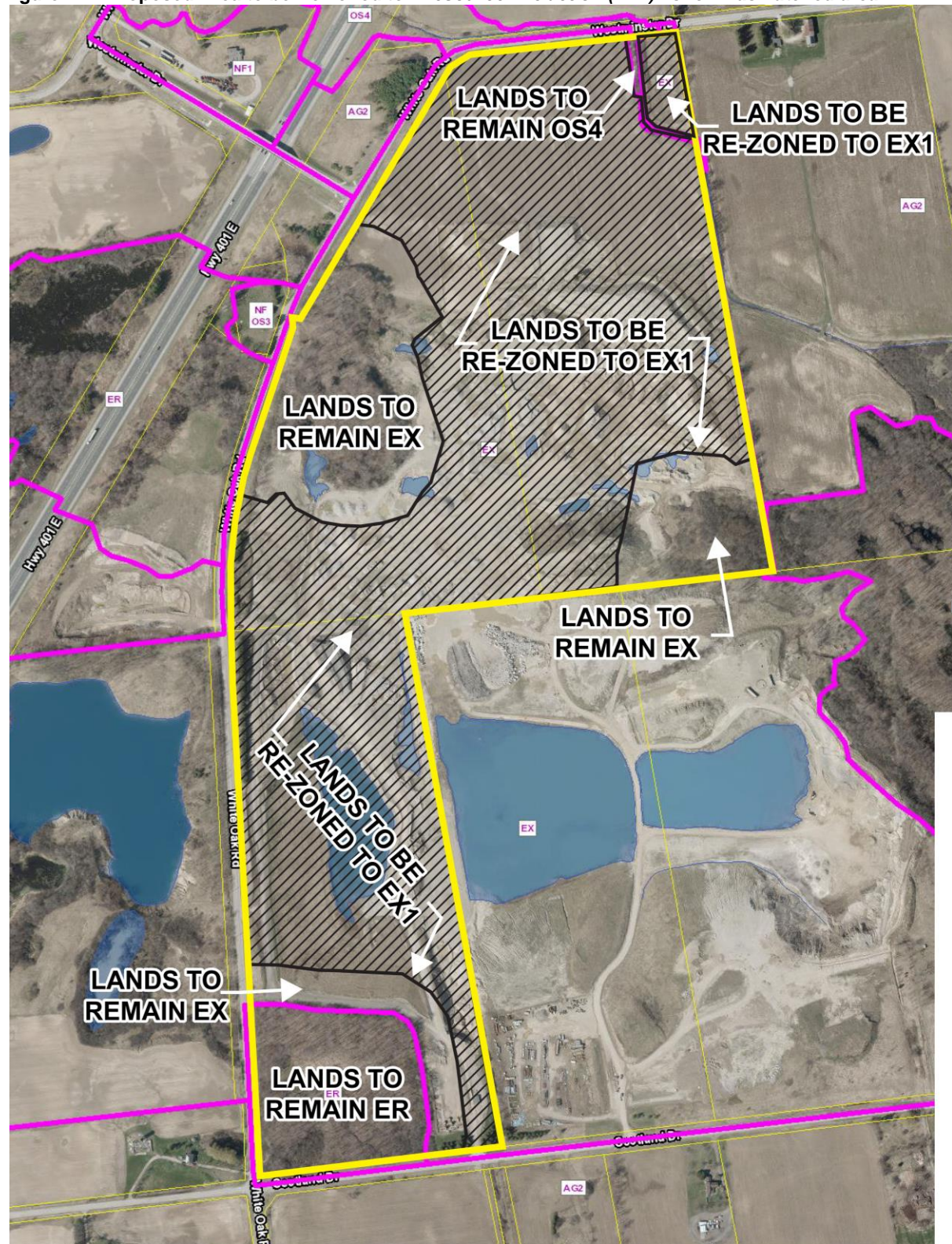
The subject lands are currently zoned “Resource Extraction (EX)”, “Environmental Review (ER)”, and “Open Space (OS4)” in the City of London Z.-1 Zoning By-Law (Figure 10). The majority of the subject lands are zoned “Resource Extraction (EX)”, which permit resource extraction operations (including accessory aggregate reprocessing), farms (except for livestock facilities), wayside pits, and forestry uses. As an asphalt/concrete batching plant is not permitted under the “Resource Extraction (EX)” zone, a Zoning By-Law Amendment is required to re-zone the subject lands to the “Resource Extraction (EX1)” zone, which permits asphalt and concrete batching plants.

Figure 10 – The Subject Lands Denoted by the Zoning By-Law Mapping



It is proposed that the portions of the subject lands zoned “Resource Extraction (EX)” outside of a 50m environmental buffer from wooded areas be re-zoned to the “Resource Extraction (EX1)” zone to permit the use of an asphalt and/or concrete batching plant, as shown in Figure 11. The portions of the subject lands currently zoned “Environmental Review (ER)” and “Open Space (OS4)” are to remain unchanged; no development is proposed within these areas.

Figure 11 – Proposed Area to be Re-zoned to “Resource Extraction (EX1)” shown as hatched area



The Zoning By-Law Amendment to permit the proposed asphalt/concrete batching plant supports the aggregate resource extraction operation on the subject lands. The proposed development generates a similar level of noise, traffic, emissions, odor and dust that are currently present with the existing aggregate resource extraction operation. Given the intensity of operations on the subject lands, the former existence of an asphalt/concrete batching plant, and the lack of nearby sensitive land uses, there are no anticipated adverse impacts on surrounding land uses with the addition of the asphalt/concrete batching plant.

The subject lands are appropriately sized, serviced, and located to accommodate the proposed asphalt/concrete batching plant. Site specific details, including the location of the proposed asphalt/concrete batching plant, will be determined through the Site Plan Approval process.

## **7.0 CONCLUSION**

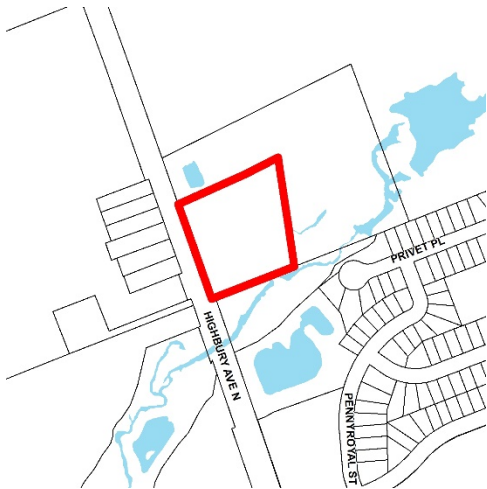
The proposed Zoning By-Law Amendment seeks to permit an asphalt/concrete batching plant on the subject lands. As detailed throughout this Planning Justification Report, the proposed Zoning By-Law Amendment is consistent with the intent and the policies of the 2014 Provincial Policy Statement, the 1989 City of London Official Plan, and *The London Plan*. As such, the Zoning By-Law Amendment is appropriate for the subject lands and represents good land use planning practice.



# NOTICE OF REVISED PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 2156 Highbury Avenue North



**File: OZ-8956**

**Applicant: Chinmaya Mission (Canada)**

#### What is Proposed?

Official Plan and Zoning amendment to allow:

- A place of worship within the existing building
- Parking in the front yard
- A reduced rear yard setback of 10 metres (whereas 15 metres is required)
- A reduced side yard setback of 11 metres (whereas 15 metres is required)

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 4, 2018**

Catherine Lowery

[clowery@london.ca](mailto:clowery@london.ca)

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: OZ-8956

[london.ca/planapps](http://london.ca/planapps)

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

Councillor Mohamed Salih

[msalih@london.ca](mailto:msalih@london.ca)

519-661-CITY (2489) ext. 4003

**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: November 28, 2018



# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Amendment to the Current Official Plan

To amend policy 10.1.3 cxxv) to permit a place of worship.

## Requested Amendment to The London Plan (New Official Plan)

To amend specific policy 1236\_ to permit a place of worship.

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone to a Holding Neighbourhood Facility Special Provision (h-18•NF2(\_\_)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and Agricultural (AG1) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** Residential R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone

**Permitted Uses:** Single detached dwelling, 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, sportsfields without structures, passive recreational uses, managed woodlot, and agricultural uses

**Special Provision(s):** Permits three single detached dwellings

### REVISED Requested Zoning

**Zone:** Holding Neighbourhood Facility Special Provision (h-18•NF2(\_\_)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and Agricultural (AG1) Zone

**Permitted Uses:** Places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, police station, 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, sportsfields without structures, passive recreational uses, managed woodlot, agricultural uses, livestock facilities (provided such facilities are not within 300 metres of the Urban Growth Boundary; or in accordance with provincial MDS regulations, whichever is greater), farm dwelling, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conversion system, greenhouse farm

**Special Provisions:** Parking in the front yard, a reduced rear yard setback of 10 metres, and a reduced interior side yard setback of 11 metres

The City will also consider the use of a holding provision to ensure an archaeological assessment is undertaken prior to development of the site.

## 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 Agriculture, Open Space, and Environmental Review with a Special Policy Area in the Official Plan, which permits a range of farming types, public and private open spaces, and three non-farm dwellings as the main uses.

The subject lands are in the Farmland and Green Space Place Types with a Specific Policy Area in *The London Plan* (Council-adopted but not in force and effect), permitting a range of agricultural and open space 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. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at [london.ca](http://london.ca).

## See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 300 Dufferin Ave, 6<sup>th</sup> floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps).

## 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 Services 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 Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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. 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 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](mailto: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 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 Local Planning Appeal 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 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 of the Council of the City of London to the Ontario Municipal Board.

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.

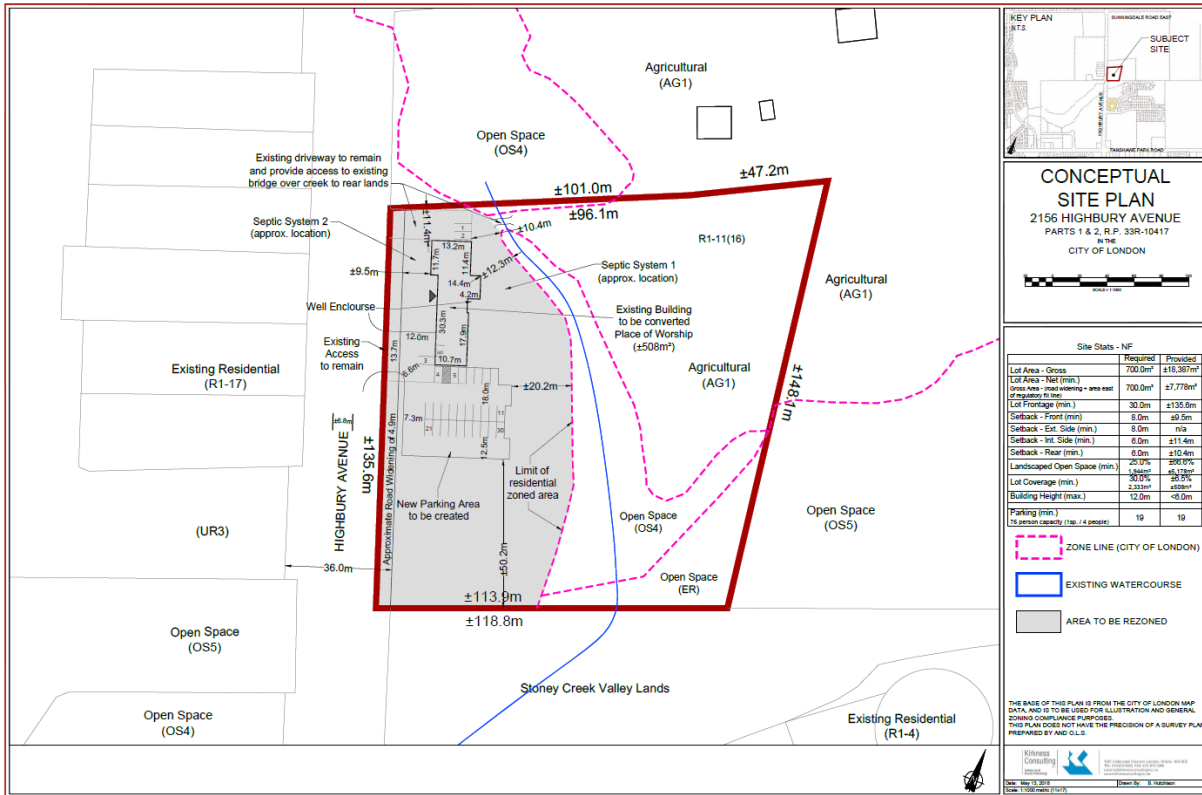
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### 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 [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

## Site Concept



### Conceptual Site Plan

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



# MEMO

**To:** City of London Advisory Committees

**From:** Justin Adema

**Department:** Planning Services

**Date:** October 31, 2018

**Re:** **ReThink Zoning Draft Terms of Reference**

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The City is in the beginning stages of a new project called ReThink Zoning, which includes preparing a new Zoning tool that will replace the current Zoning By-law. The new by-law is needed to be consistent with the London Plan and implement its vision and policy direction.

Draft Terms of Reference were prepared and sent to the Planning and Environment Committee on August 13, 2018, following this Council gave direction to circulate the draft Terms of Reference to stakeholders, agencies, and the public for comments.

City Advisory Committees are now asked to review the Draft Terms of Reference before a finalized version is brought to Council for approval. Opportunities will be provided for Advisory Committees to comment throughout the ReThink Zoning process, and these Terms of Reference will frame what that process will include and establishes the goals, objectives, and desired outcomes for the new by-law.

### 1.0 ReThinking Zoning in London

In 2011, the City of London – including Council, staff, and all of its citizens – began a conversation about the future of our city. It started with a launch event where Peter Mansbridge spoke about the importance of civic engagement in a successful local government, and ended in June, 2016 when City Council adopted the London Plan – a new plan for growth and development in our city.

The London Plan is the culmination of a community conversation, it represents the shared vision, values, and goals for all Londoners. The Plan's key directions are a summary of this vision for the City, and the rest of plan provides a framework to achieve that vision. The next step in the process of planning our city is to examine tools that help us realize the vision we have set.

One important tool to achieving the planning framework articulated in The London Plan is the zoning by-law. London's current zoning by-law is dated, having been prepared following the approval of the 1989 Official Plan to help implement that Plan. With The London Plan we have a new, more strategic approach to City Building that requires a new by-law for its implementation.

ReThink Zoning is a continuation of the original conversation about how Londoners want to see their City grow – only the focus has now shifted from broader policy matters to more technical questions about how we should realize the vision. Instead of asking Londoners what kind of city do you want to live in, we will be working with Londoners to determine how we should get there and how each development across the city should be considered.

#### 1.1 Implementing the London Plan

The London Plan provides a strategic approach to development in London that is based on City Building policies, a City Structure Plan, and a variety of place types. The City Building Policies provide the over-arching direction for how we will grow as a city over the life of the Plan and define the shape, character and form of the City. The City Structure Plan identifies five key foundations that inform the other policies of the Plan: The Growth Framework, The Green Framework, The Mobility Framework, The Economic Framework, and The Community Framework. Each place type is planned to play a unique role within the City Structure and has its own identity and character. The place types work together to create a complete city. All aspects of the place type must contribute to the achieving the Plan's objectives, including the use, intensity, and form of every building and parcel of land.

Zoning is the tool that we currently use to regulate the land use, intensity, and form of development. Therefore, zoning should be viewed as an extension of the Plan and a mechanism to meet its City Building goals. A zoning tool that is linked intrinsically to the policy direction of the London Plan is necessary for the implementation of the Plan.

#### 1.2 Legislated requirements

In addition to requiring our regulatory tools to align with The London Plan, there are also legal issues to consider. The *Planning Act* is the applicable legislation for planning matters in Ontario. It is what requires the City of London to have an Official Plan and permits the City to regulate development as a way of implementing the Plan. The *Act* says that no by-law shall be passed that does not conform with the Official Plan (Section 24(1)). The *Act* also requires that when an Official Plan is updated after a comprehensive review, a municipality shall update the zoning by-law within three years of coming into effect (Section 26(9)). Because The London Plan completely replaces the 1989 Official Plan, it is appropriate to replace the Zoning By-law with a new by-law that conforms to its policies within three years.

## 2.0 Overarching Goal, Objectives, and Desired Outcomes

This is a major project that will have a lasting impact on how London will be shaped to meet the vision established in The London Plan. This section describes the guiding principles for the project.

### 2.1 Overarching Goal

To continue the momentum of ReThink London, implement the new London Plan, and foster the growth and development of a great city.

### 1.2 Objectives

- To create the best implementation tool to fit London's current and future needs
- To implement The London Plan's vision, values, and key directions
- To implement The London Plan place types in terms of use, intensity, and form
- To create a user-friendly and plain language document while recognizing the regulatory nature of the by-law
- To make use of new technologies available for the application and administration of zoning
- To allow for flexible application of the by-law while maintaining a level of certainty and predictability
- To create a tool that allows for efficient planning processes

### 2.3 Desired Outcomes

- Quality developments across the City that contribute to our city-building goals
- Efficient planning processes that result in great neighbourhoods
- A by-law that can be understood by all users involved in the planning process – including developers, professionals, community groups, and the general public
- A by-law that meets all legislative requirements, is defensible on its planning merits, and includes clear, enforceable regulations.
- A by-law that is intrinsically linked to The London Plan with obvious connections to the use, intensity, and form requirements of the place types as well as the City Building and Our Tools parts of the Plan.

## 3.0 Work Plan

ReThink Zoning is not just about updating the Zoning By-law Z.-1 to match the London Plan place types. It will consider the full range of possibilities that are available under the *Planning Act* and will look carefully at approaches being taken in other cities to see whether there are opportunities to improve on how we regulate development in our city. The work plan will include time for the research to be completed and analyzed, and needs to be flexible to allow later stages to fit with whatever direction or approach is identified as the best fit in London. To achieve this, a two-phase work plan is proposed. Details are provided for Phase One, however Phase Two will be refined after the details of the types of tools and approaches will be utilized has been confirmed through Phase One. Detailed Terms of Reference for Phase Two are included as a deliverable in Phase One.

### 3.1 Phase One

Phase One will provide an opportunity to investigate alternate approaches to development regulation and determine what tools should be used to implement the London Plan to achieve its goals.

Tasks to be completed in Phase One include:

- Prepare an RFP and work plan for the completion of Phase One
- Retain a consultant to work collaboratively with staff to complete Phase One
- Complete background research with regards to:
  - Ontario legislated requirements for zoning, including options available to municipalities for the implementation of Official Plans
  - The London Plan policies and directions, in regards to compatibility with different development regulation options available in Ontario

- Best practices from North America and other comparable parts of the world
- Review existing Zoning By-law No. Z.-1 to identify areas of strength or concern, determine what is working and what needs improvement to achieve the overall goals
- Engagement with key stakeholders to assess strengths and weaknesses of our current by-law and the desired outcomes of a new by-law
- Public engagement program to listen to ideas, concerns, and suggestions from Londoners
- Identify key elements/components/areas to be addressed through the new zoning by-law
- Recommend the best zoning approach to implement the policy directions of The London Plan
- Prepare Terms of Reference for Phase 2 – the preparation of the by-law, based on the direction provided by Council

Deliverables to be submitted in Phase One include:

<b>Deliverable</b>	<b>Assignment</b>
● Terms of Reference (Phase 1) – to include Community Engagement Strategy for Phase 1	Prepared by staff
● Request for Proposal (RFP) for consultant to undertake Phase 1	Prepared by staff
● Background Paper – overview of research and engagement findings and linkages to The London Plan	Prepared by consultants
● Recommendation Report – Analysis of issues, recommended tool, draft terms of reference for Phase 2	Prepared by staff, based on recommendations from the consultants
● Terms of Reference (Phase 2) – to include Community Engagement Strategy for Phase 2	Prepared by staff

### **3.2 Phase Two**

Phase Two is when the new by-law will be prepared, based on the approach confirmed through Phase One. The information in this section is general in nature and will be clarified in the detailed Terms of Reference to be prepared in Phase One.

Tasks that will be completed in Phase Two include:

- Prepare a detailed inventory of existing development
  - Review land use
  - Review intensity – may include height, gross floor area, coverage, floor plate area, density in units per hectare, number of bedrooms, parking, floor area ratio
  - Review form – may include site layout (parking, landscaping, orientation, setbacks, and building location on a site), and buildings (massing, step-backs, materials, architecture)
  - Identify and analyze patterns of development to assist in property-appropriate zoning tools
  - Where appropriate, use new technologies to obtain this information (may include LiDAR, remote sensing, or other technologies)
- Analyze and recommend technologies for the administration and presentation of zoning information
  - Explore opportunities of GIS based applications
- Prepare outline of by-law, consideration to be given to:
  - Organization – chapters, types of zones, etc
  - Layout – use of tables, figures, illustrations, document design, etc
- Prepare and test sample zones against existing conditions and potential development opportunities

- Prepare first draft of by-law, provide opportunity for stakeholder and public comments
- Prepare second draft of by-law, circulate for stakeholder and public comments
- Review required amendments to other city by-laws/documents resulting from the replacement of the current zoning by-law
- Prepare final by-law for approval

Deliverables to be prepared in Phase Two include:

- Inventory and analysis of existing development
- Mapping/zoning data overview and recommendation
- First Draft By-law
- Second Draft By-law
- Results of public and stakeholder feedback
- Amendments to other City by-laws and documents
- Final By-law for approval

Note that the deliverables will be prepared by a combination of City staff and consultants. The specific breakdown of responsibilities will be defined through the detailed Phase Two terms of reference.

### 3.3 Project Scope

The nature of large projects such as ReThink Zoning often includes “scope creep” resulting from the encroachment of additional tasks than was originally planned. It is important to ensure that the scope of this project remains focused in order to achieve the milestones identified in the Project Schedule.

### 3.4 Project Schedule

Work to be completed	Target completion date
Terms of Reference and RFP for Consultant(s)	Q4, 2018
Retain consultants	Q2, 2019
Background Paper	Q3, 2019
Recommendation Report	Q4, 2019
Terms of Reference – Phase 2	Q4, 2019
Phase 2	TBD – based on TOR

## 4.0 Project Team

Staff from various departments within the Corporation as well as a consulting team will contribute to the success of ReThink Zoning. This section describes the roles of staff and the consultant to be retained on the project.

### 4.1 City Staff

This project is part of the Planning Services work plan and will be completed at the direction of the Managing Director, Planning and City Planner. The project lead will be the Manager, Current Planning and the project manager will be a Planner from Planning Services. However, given the scope of this project, significant participation from across all Service Areas of the City of London will be required. Of particular importance will be the contributions of Development & Compliance Services staff, who play a critical role in the implementation of the Zoning By-law. This important role will be reflected in the makeup of the various teams working on the project.

At the outset, three groups of staff will be established to contribute to the completion of this important project. The Project Team will be the main group working on the project on a daily basis, a Steering Committee will be established to provide guidance to the Project Team and contribute at key decision points, and a Technical Resource Group will include staff from virtually every Service Area in the City. This group will review materials and provide input as needed at various points in the process. Some members will play large roles while others will only be required to contribute at certain points.



#### **4.1.1 Project Team**

The project team will be responsible to complete the work plan of ReThink Zoning and will be the main contact for consultants retained on this project. The Project Manager will provide leadership to this team by delegating tasks, chairing meetings, and being the main source of information/communication on behalf of the project team. The makeup of the project team will include:

- Manager, Current Planning – Planning Services (Project Lead)
- Planner, Long Range Planning & Research – Planning Services (Project Manager)
- Planner, Current Planning – Planning Services
- Urban Designer – Planning Services
- Manager, Development Planning – Development Services
- Business and Zoning Coordinator, Zoning – Development & Compliance Services

#### **4.1.2 Steering Committee**

The Steering Committee will be made up of senior leaders at the City and managers with portfolios that interface with the Zoning By-law. The Role of the Steering Committee will be to provide input, advice, and guidance to the Project Team and will be particularly involved at any key decision point during the project. The Steering Committee will include:

- Managing Director, Planning and City Planner – Planning Services (Steering Committee Chair)
- Managing Director, Development and Compliance Services and Chief Building Official – Development & Compliance Services
- Managing Director, Environmental and Engineering Services and City Engineer
- Director, Development Services – Development & Compliance Services
- Manager, Current Planning – Planning Services
- Manager, Long Range Planning and Research – Planning Services
- Manager, Urban Regeneration – Planning Services
- Manager, Development Services (Site Plan) – Development & Compliance Services
- Manager, Zoning and Public Property Compliance – Development & Compliance Services
- Solicitor II, Legal and Corporate Services

#### **4.1.3 Technical Resource Group**

Most internal Service Areas and divisions will contribute at some point during this project. They will not be required to play a major role for all phases of the project but will provide input as needed. Individuals from the divisions/Service Areas listed below will contribute, and other groups may be added depending on the nature of input required.

The Technical Group will comprise staff from Planning Services, Development and Compliance Services, Environmental and Engineering Services, the City Clerk's Office, Corporate Communications, and Neighbourhood, Children and Fire Services.

#### **4.2 Hiring Consultants**

Given the scope and complexity of this project, consultants will be retained to support staff in completing the work plan and providing specialized expertise throughout the process. A request for proposals for the Phase One consultant will be prepared and issued following the approval of these terms of reference. Contracts for this project will be divided into the project phases, recognizing that the best zoning approach is identified at the end of Phase One and may require specific knowledge and experience that is beyond the Phase One consulting team.

The selected consultant(s) will have a strong background in planning implementation, and should include experience with various approaches to zoning. The consultant team will need to be able to understand the approach taken through The London Plan and identify ways to achieve its objectives through development regulation. The consultant team will demonstrate the values that guide all planning decisions in London – these are

to be accountable, be collaborative, demonstrate leadership, be inclusive, be innovative, and think sustainably.

It is anticipated that there will be a team of consultants retained as multiple areas of expertise will be required. Some of the specialized areas include:

- Land use planning – ReThink Zoning is a planning review first and foremost. It is required that the lead consultant will include professional planners.
- Urban design – The London Plan integrates urban design into the planning process and approaches to regulation that consider how to ensure an engaging and attractive public realm will be important.
- Mapping/GIS – new and innovative approaches to the mapping components of the zoning by-law are encouraged, and it is expected that the consulting team will bring expertise on this issue.
- Community engagement – public input is important to the success of this project. Effective engagement with the community must be integrated into all parts of the project.
- Application review processes – implementation of the new by-law must work for those who are applying and interpreting the by-law, therefore consideration of this and other administrative matters must be included. The consulting team should have experience and insight into how the new by-law would be “operationalized”.

#### **4.2.1 Expectations and responsibilities**

The consulting team will work closely with the Project Manager and Project Team to complete the work plan for this project. Deliverables will be submitted to the Project Team who will coordinate with the Steering Committee and make recommendations, based on the information provided by the consultants, to City Council. The Work Program section of this report identifies what tasks will be led by the consultant team.

## **5.0 Community Engagement and Information Sharing**

This project requires input from a variety of stakeholders, agencies, and the public if it is to be successful. This project will give direction to the way we grow as a city and will shape our neighbourhoods, urban centres, and other places within London. While the intent is not to engage in a discussion about first principles – issues like the city structure and the vision for each place type have been established through The London Plan – there is plenty of opportunity for stakeholders and the public to help shape our approach to how we implement the Plan.

Equally important during this project is the availability of information. People will want to know where this project stands, what opportunities they will have for participation, and how changes to the zoning by-law could affect their properties and communities. Through the various tools available, including the city website, social media, open houses, traditional advertising, and other approaches, we will strive to provide up-to-date and useful information to the public regarding the project.

All members of the public are invited to participate throughout the ReThink Zoning process. Some key stakeholders have been identified and will be invited to meet with staff and discuss the options to replace our zoning by-law. These stakeholders include:

- All City Service Areas
- Advisory Committees to Council
- Public agencies – eg: London Economic Development Corporation, Upper Thames River Conservation Authority, London Hydro, London Housing Development Corporation, Ministry of Municipal Affairs.
- Community organizations – eg: business improvement areas, the Urban league of London, neighbourhood associations, ratepayer groups.
- The Development Industry – eg: London Development Institute, London Home Builders Association, London Association of Planning Consultants, and other members of the Building and Development Liaison Forum.



Ecological Farmers Association of Ontario . 5420 Highway 6 North . Guelph, ON . N1H 6J2 . 519-822-8606 . efao.ca

## **MEDIA RELEASE FOR IMMEDIATE RELEASE**

### **Ecological Farmers of Ontario Conference returns to London**

LONDON - More than 300 ecological farmers and supporters from across Ontario will gather in London for four unforgettable days of learning, collaboration, celebration and inspiration at the 5th Annual Ecological Farmers of Ontario Conference from December 3rd to 6th. This year's theme - *Regeneration: Seeds, Soil and Community Connections* - is explored through 30+ cutting-edge workshops on horticulture, livestock, field crops, seed saving, soil health, marketing and more. The Conference also features a two-day Trade Show, Research Symposium, local farm tours, a New and Young Farmers Meet & Greet, community meetings and numerous social events.

For the first time, this year's conference will be offered in conjunction with the 4th biennial Eastern Canadian Organic Seed Growers Network (ECOSGN) Conference. In addition to an entire conference stream dedicated to seed production and marketing, keynote speaker Rowen White (Seed Keeper from the Mohawk community of Akwesasne and Director and Founder of Sierra Seeds) will talk about Indigenous seed systems and how they have contributed to the seed diversity we have today. There will also be a special opportunity for participants to taste-test regionally-adapted vegetable varieties bred and trialed by Ontario farmers.

Also new at this year's conference are the full day Intensive Workshops taking place on Tuesday December 4th, with sessions by Dave Brandt (no-till field crop farmer and cover crop expert from Ohio), Paul and Elizabeth Kaiser (no-till vegetable farmers from Singing Frogs Farm in California), and Greg Judy (pasture-based livestock farmer from Missouri).

"We have so much to learn from these farmers who are running successful farm businesses while implementing very innovative farming practices that are regenerating soils. If you're interested in improving your farm's soil health - whether you're a field cropper, raising livestock or growing vegetables - there's something exciting here for everyone!" says Ali English, EFAO Executive Director.

The 2018 Ecological Farmers of Ontario Conference is presented in partnership with the Eastern Canadian Organic Seed Growers Network, the National Farmers Union Ontario, the Bauta Family Initiative on Canadian Seed Security, the Local Food and Farm Co-ops network, the Organic Council of Ontario and the Ontario Soil Network. The conference would not be possible without the generous support of our sponsors: The Bauta Family Initiative on Canadian Seed Security, George Weston Limited and Loblaw Companies Limited, TSC Stores, Gallagher Fencing, Brussels Agri-Service, and more.

###



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The Ecological Farmers Association of Ontario (EFAO) is an educational charity that supports farmers to build resilient ecological farms and grow a strong knowledge-sharing community.

For more information, please contact:

Katie Baikie, Training and Resources Program Manager

Ecological Farmers Association of Ontario

[conference@efao.ca](mailto:conference@efao.ca)

519-822-8606



December 7, 2018

To whom it may concern:

**RE: Thames Centre 2018 Water and Wastewater Master Plan Update, Notice of Commencement**

GM BluePlan has been retained by the Municipality of Thames Centre to complete the 2018 Water and Wastewater Master Plan Update.

The Master Plan Update will aim to develop and evaluate water and wastewater servicing strategies to meet potential population and employment growth within the Dorchester and Thorndale communities.

The 2018 Water and Wastewater Master Plan Update is intended to satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment (MCEA) Process (October 2000, as amended in 2007, 2011, and 2015) approved under the Ontario Environmental Assessment Act.

As part of the study's consultation program, you are currently included in the Study Contact List. If you wish to be removed or would like to suggest an alternative representative, please contact the undersigned. Should we not hear from you, your details will remain on the Study Contact list and you will be notified of all future consultation opportunities during the undertaking of this Master Planning study.

Should you have any comments or questions, please contact the undersigned below.

Sincerely,

**Carlos Reyes, CISEC, P.Eng.**  
Director of Environmental Services  
Municipality of Thames Centre  
Phone: 519-268-7334 ext. 245  
Email: creyes@thamescentre.on.ca

**Julien Bell, P.Eng.**  
Consultant Project Manager  
GM BluePlan Engineering Limited  
Phone: 519-748-1440  
Email: Julien.Bell@gmblueplan.ca



## Notice of Study Commencement Municipality of Thames Centre 2018 Water and Wastewater Master Plan Update

### What is this study all about?

The Municipality of Thames Centre has initiated the 2018 Water and Wastewater Master Plan Update. This Update will aim to develop and evaluate water and wastewater servicing strategies to meet potential population and employment growth within the Dorchester and Thorndale communities. This is a critical component in the integrated planning process and will provide the framework and vision for the water and wastewater servicing needs for Thames Centre.

### How is this study being done?

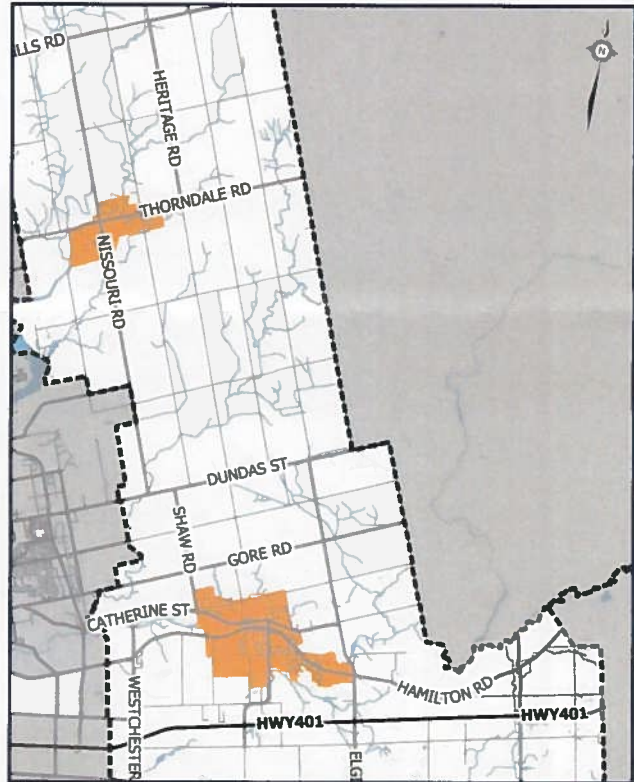
The 2018 Water and Wastewater Master Plan Update is intended to satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment (MCEA) Process (October 2000, as amended in 2007, 2011 and 2015) approved under the Ontario Environmental Assessment Act.

### How can I participate in this study?

Participation from the community and stakeholders is vital to the success of this study. The Municipality of Thames Centre invites residents to participate in this planning process and learn more about the 2018 Water and Wastewater Master Plan Update by attending a Public Information Centre later in the study to discuss the strategic approach.

If you would like more information about the 2018 Water and Wastewater Master Plan Update, please contact the undersigned:

**Carlos Reyes, CISEC, P.Eng.**  
Director of Environmental Services  
Municipality of Thames Centre  
4305 Hamilton Road  
Dorchester ON N0G 1G3  
Phone: 519-268-7334, ext. 245  
Email: [creyes@thamescentre.on.ca](mailto:creyes@thamescentre.on.ca)



**Julien Bell, P.Eng.**  
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Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

**From:** Michael McAlpine  
**Sent:** Monday, January 14, 2019 10:27 AM  
**To:** Bunn, Jerri-Joanne <jbunn@London.ca>  
**Subject:** Re: AAC Agenda - Jan. 16

Hello,

Effective immediately I am resigning from the Agriculture Advisory Committee. Thank you for the opportunity to serve in this capacity.

Please advise if you require a hard copy.

Regards,

Michael