

# Environmental and Ecological Planning Advisory Committee

## Report

The 8th Meeting of the Environmental and Ecological Planning Advisory Committee  
November 18, 2021  
2021 Meeting - Virtual Meeting during the COVID-19 Emergency  
Please check the City website for current details of COVID-19 service impacts.  
Meetings can be viewed via live-streaming on YouTube and the City website

Attendance                      PRESENT: S. Levin (Chair), I. Arturo, L. Banks, A. Boyer, P. Ferguson, L. Grieves, S. Hall, B. Krichker, I. Mohamed, B. Samuels, S. Sivakumar, R. Trudeau and I. Whiteside and H. Lysynski (Committee Clerk)  
   ABSENT: A. Bilson Darko, S. Esan, S. Heuchan, J. Khan, K. Moser and M. Wallace  
   ALSO PRESENT: C. Creighton, K. Edwards, J. MacKay and E. Williamson  
   The meeting was called to order at 5:03 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 2022 Budget Update
- That it BE NOTED that the presentation by K. Murray, Environmental Services Engineer, with respect to the 2022 Budget update, was received

**3. Consent**

- 3.1 7th Report of the Environmental and Ecological Planning Advisory Committee
- That it BE NOTED that the 7th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on October 21, 2021, was received.
- 3.2 Notice of Planning Application - 3207 Woodhull Road
- That it BE NOTED that a Notice Notice of Planning Application for Official Plan and Zoning By-law Amendments dated November 10, 2021, relating to the property located at 3207 Woodhull Road, was received.
- 3.3 Notice of Public Meeting - Encouraging the Growing of Food in Urban Areas
- That it BE NOTED that a Notice of Public Meeting for London Plan and Zoning By-law Amendments dated November 4, 2021, relating to Encouraging the Growing of Food in Urban Areas, was received.
- 3.4 Notice of Public Meeting - 3095 and 3105 Bostwick Road
- That it BE NOTED that a Notice of Public Meeting for the Draft Plan of Subdivision and Zoning By-law Amendment dated November 4, 2021,

relating to the properties located at 3095 and 3105 Bostwick Road, was received.

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

##### **4.1 Working Group Report - 179 Meadowlily Road South**

That the Working Group report relating to the property located at 179 Meadowlily Road BE FORWARDED to the Civic Administration for consideration.

#### **5. Items for Discussion**

##### **5.1 Notice of Planning Application - 323 Oxford Street West, 92 and 825 Proudfoot Lane**

That it BE NOTED that the Notice of Planning Application dated October 27, 2021, for Draft Plan of Subdivision and Zoning By-law Amendment for the properties located at 323 Oxford Street West and 92 and 825 Proudfoot Lane, was received.

##### **5.2 Notice of Planning Application - 952 Southdale Road West**

That a Working Group BE ESTABLISHED consisting of S. Levin (lead), S. Hall, R. Trudeau and I. Whiteside, to review and report back at the next meeting with respect to the Notice of Planning Application for Official Plan and Zoning By-law Amendments dated November 10, 2021, for the property located at 952 Southdale Road West.

##### **5.3 Environmental Management Guidelines**

That S. Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) BE DIRECTED to speak on behalf of the EEPAC at the Planning and Environment Committee public participation meeting relating to Environmental Management Guidelines.

##### **5.4 Follow up to meeting re lessons learned from 905 Sarnia wetland relocation**

That the request for a follow-up meeting relating to lessons learned from the 905 Sarnia Road wetland relocation BE PLACED on the January, 2022 or February, 2022 meeting of the Environmental and Ecological Planning Advisory Committee meeting for further discussion.

#### **6. Adjournment**

The meeting adjourned at 6:14 PM.

# **Environmental and Ecological Planning Advisory Committee**

## **Report**

The 7th Meeting of the Environmental and Ecological Planning Advisory Committee  
October 21, 2021

2021 Meeting - Virtual Meeting during the COVID-19 Emergency

Attendance                      PRESENT: S. Levin (Chair), I. Arturo, L. Banks, A. Boyer, S. Esun, P. Ferguson, S. Hall, S. Heuchan, J. Khan, B. Krichker, I. Mohamed, K. Moser, B. Samuels, R. Trudeau and I. Whiteside and H. Lysynski (Committee Clerk)

ABSENT: A. Bilson Darko, L. Grieves, S. Sivakumar and M. Wallace

ALSO PRESENT: C. Creighton, M. Feldberg, M. McKillop, K. Murray and E. Williamson

The meeting was called to order at 5:00 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 Wastewater Treatment Operations Plan and Wastewater Treatment Operations Projects**

That it BE NOTED that the presentation by M. McKillop, Environmental Services Engineer and K. Murray, Environmental Services Engineer, with respect to the Wastewater Treatment Operations Plan and Wastewater Treatment Operations projects, was received.

### **3. Consent**

#### **3.1 6th Report of the Environmental and Ecological Planning Advisory Committee**

That it BE NOTED that the 6th Report of the Environmental and Ecological Planning Advisory Committee, from its meeting held on September 23, 2021, was received.

#### **3.2 Dingman Creek Stage 2 Lands Environmental Assessment - Notice of Study Initiation**

That it BE NOTED that the Notice of Study Initiation dated September 2, 2021, for the Dingman Creek Stage 2 Environmental Assessment was received.

#### **3.3 Notice of Planning Application - 179 Meadowlily Road South**

That a Working Group BE ESTABLISHED consisting of S. Levin (lead), L. Hall and R. Trudeau to review the Notice of Planning Application for Official Plan and Zoning By-law Amendments for the property located at 179 Meadowlily Road South; it being noted that the Environmental and

Ecological Planning Advisory Committee reviewed and received a Notice of Planning Application dated October 6, 2021, with respect to this matter.

3.4 Notice of Public Participation Meeting - Encouraging the Growth of Food In Urban Areas

That it BE NOTED that the Public Meeting Notice relating to Encouraging the Growing of Food in Urban Areas dated October 13, 2021, was received.

4. **Items for Discussion**

4.1 Environmental Management Guidelines

That it BE NOTED that the Environmental and Ecological Planning Advisory Committee held a general discussion with respect to the Environmental Management Guidelines; it being further noted that a Working Group was previously established relating to this matter.

4.2 (ADDED) Energy Use and Greenhouse Gas (GHG) Emissions Inventory Working Group Comments

That the 2020 Community Energy Use and Greenhouse Gas Emissions Inventory Working Group comments BE FORWARDED to the Civic Administration for consideration.

5. **Adjournment**

The meeting adjourned at 6:34 PM.





# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 3207 Woodhull Road



**File: O-9429/Z-9430**

**Applicant: Karen and Eric Auzins**

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

Official Plan and Zoning amendments to facilitate:

- the severance of the woodlot from the farm holdings for conservation purposes

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **December 1, 2021**

Barb Debbert

bdebert@london.ca

519-661-CITY (2489) ext. 5345

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

File: O-9429/Z-9430

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

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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 10, 2021

# Application Details

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

To align the boundary of the Green Space Place Type on Map 1 – Place Types with proposed lands to be severed, and to change the Potential Environmentally Significant Area on Map 5 – Natural Heritage to Environmentally Significant Area and align it with the proposed lands to be severed to recognize areas to be protected as part of the natural heritage system.

## Requested Zoning By-law Amendment

To change the zoning of the lands proposed to be severed from a Holding Open Space (h-2\*OS4) Zone and an Agricultural (AG2) Zone to an Open Space Special Provision (OS5(\_)) Zone. To change the zoning of the lands proposed to be retained from an Agricultural (AG2) Zone and an Environmental Review (ER) Zone to an Agricultural Special Provision (AG2(\_)) Zone and an Environmental Review (ER) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Holding Open Space (h-2\*OS4), Agricultural (AG2) , and Environmental Review (ER) Zones

**Permitted Uses:** Open Space (OS4) – conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural purposes, sports fields without structures. Agricultural (AG2) – a range of agricultural uses, livestock facilities, farm dwellings, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conservation system, compost facility, aquaculture, agricultural research station, manure storage facility, mushroom farm. Environmental Review (ER) – conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

**Special Provision(s):** n/a

**Residential Density:** 1 farm dwelling per lot in the Agricultural (AG2) Zone

**Height:** 12 - 15 metres in the Agricultural (AG2) Zone

### Requested Zoning – Severed Lands

**Zone:** Open Space Special Provision (OS5(\_)) Zone

**Permitted Uses:** conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, managed woodlots.

**Special Provision(s):** lot frontage of Zero (0.0m) in place of 15.0 metres, and a reduced Minimum Distance of Separation between livestock barns, manure storage or anaerobic digesters and surrounding land uses from of 62.3 metres in place of 164.8 metres.

**Residential Density:**

**Height:** 12.0 metres

The City may also consider a special provision to delete passive recreation uses which include hiking trails and multi-use pathways from the permitted uses on the site.

### Requested Zoning – Retained Lands

**Zone:** Agricultural Special Provision (AG2(\_)) Zone and Environmental Review (ER) Zone

**Permitted Uses:** Agricultural Special Provision (AG2(\_)) – a range of agricultural uses, livestock facilities, farm dwellings, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conservation system, compost facility, aquaculture, agricultural research station, manure storage facility, mushroom farm. Environmental Review (ER) – conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

**Special Provision(s):** In the AG2 Zone, to permit a lot area of less than the required minimum of 40.0 hectares.

**Residential Density:** 1 farm dwelling per lot in the Agricultural Special Provision (AG2(\_)) Zone

**Height:** 12 – 15 metres

The City may also consider a Holding provision for the AG2(\_) Zone to require a Subject Lands Status Report and/or an Environmental Assessment prior to any rezoning that would permit non-farm development on the retained farm parcel.

This property is also the subject of an application for consent to sever (City File B.036/21).

## 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 1989 Official Plan. The Agriculture designation permits the cultivation of land and the raising of livestock as the main uses. The Open Space designation permits parks, private open space, flood plain lands and lands that are subject to natural hazards, components of the Natural Heritage System, and lands that contribute to important ecological functions as the main uses. The Environmental Review designation permits existing uses, agriculture, woodlot management, horticulture, conservation, and recreational uses, and essential public utilities and municipal services as the main uses.

The subject lands are in the Farmland, Green Space, and Environmental Review Place Types in The London Plan. The Farmland Place Type permits agricultural uses, residential uses on existing lots of record, home occupations, secondary farm occupation and on-farm diversified uses, agricultural-related commercial and industrial uses that are directly related to farm operations in the area, ancillary retail for on-farm grown and/or produced goods, limited non-agricultural uses, natural resource extraction, small wind energy conservation system, green energy projects and existing uses. The permitted uses in the Green Space Place Type vary considerably dependent on natural heritage features, hazards and natural resources and may include parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community services. The Environmental Review Place Type permits existing uses, agriculture, woodlot management, horticulture, conservation, and recreational uses.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

### See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

### Attend 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and 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 Ontario Land Tribunal**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

## **Notice of Collection of Personal Information**

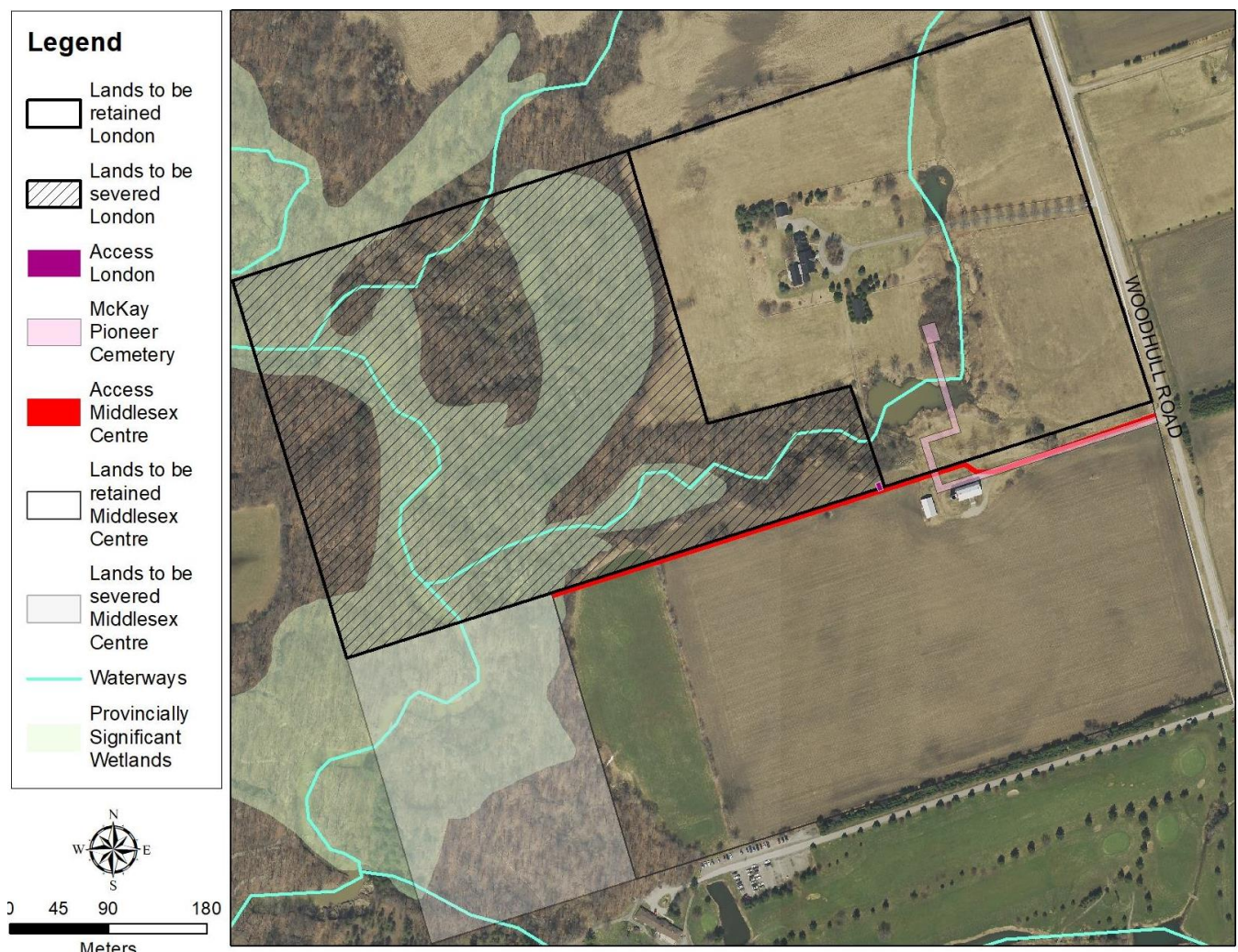
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

## **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.



## Site Concept



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



# PUBLIC MEETING NOTICE

## London Plan and Zoning By-law Amendments

### Encouraging the Growing of Food in Urban Areas

File: OZ-9332/City of London

#### What is Proposed?

Amendments to the London Plan, Zoning By-law and Site Plan Control By-law to make it easier to grow food in the urban area (ie. within the Urban Growth Boundary) in accordance with the Urban Agriculture Strategy, which was adopted by Council in November 2017. This project focuses on the “Growing” component of the Strategy and is being considered under the Strategy’s guiding principle to develop supportive municipal policies, regulations, and bylaws, and remove policy barriers to urban agriculture. The intent of the changes is to expand the permissions for growing inside and outside of buildings, in urban greenhouses and in shipping containers, consider policies and regulations to permit growing of food in most place types and zones, and review application process requirements for urban agriculture.



## YOU ARE INVITED!

Further to the Notice of Application you received on March 31, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held

**Meeting Date and Time:** Monday, November 22, 2021, no earlier than 4:00 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

**Please refer to the enclosed Public Participation Meeting Process insert.**

For more information contact:

Chuck Parker

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

519-661-CITY (2489) ext. 4648

Long Range Planning and Research

206 Dundas St., London ON N6A 1G7

File: OZ-9332

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

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 4, 2021

# Application Details

Any change to the Zoning By-law must conform to the policies of the London Plan and the 1989 Official Plan, London's long-range planning documents. There are a number of policies in the London Plan which support urban agriculture, particularly the Food System policies (Policies 648-686). The 1989 Official Plan contains general references to agriculture and horticulture which support those uses in specific designations and zones.

This is a City-wide review of London Plan policies, zoning by-law regulations and the site plan by-law.

The London Plan and the Zoning By-law are available at [london.ca](http://london.ca).

## How Can You Participate in the Planning Process?

You have received this Notice because you have an interest in urban agriculture or are included on the standard City circulation list. The City reviews and makes decisions on such planning reviews in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this planning review, we have considered your comments as part of our review and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

### See More Information

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

- 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)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Attend This Public Participation Meeting

The Planning and Environment Committee will consider the Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this review, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Alternative formats to in-person attendance are available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

**Please refer to the enclosed Public Participation Meeting Process insert.**

## 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.

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If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the

Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

### **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

### **Accessibility**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 by November 17, 2021 to request any of these services.





# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

**Please refer to the public meeting notice for all options available for you to participate in the planning process.**

## Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
  - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

## Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

## Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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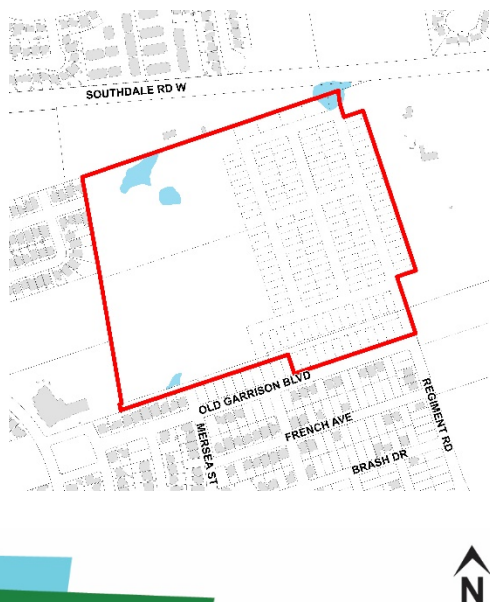
<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act*, 1990 RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.



# PUBLIC MEETING NOTICE

## Draft Plan of Subdivision & Zoning By-Law Amendment

### 3095 & 3105 Bostwick Road



**File: 39T-21502 & Z-9322**

**Applicant: Southside Construction Management Ltd.**

#### What is Proposed?

Draft Plan of Subdivision and Zoning Change to allow:

- for 168 single detached dwellings;
- four (4) medium density blocks for townhouses fronting a public street;
- three (3) park blocks;
- two (2) Urban Reserve blocks for review as part of future development applications;
- two (2) future road blocks;
- all served by the extension of Frontier Avenue, Regiment Road, Raleigh Boulevard and four (4) new local streets

## YOU ARE INVITED!

Further to the Notice of Application you received on March 10, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, November 22, 2021, no earlier than 6:00 p.m.

**Meeting Location:** During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Michael Clark  
mclark@london.ca

300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: 39T-21502 & Z-9322

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

To speak to your Ward Councillor:

Councillor – Ward 9

ahopkins@london.ca  
519-661-CITY (2489) ext. 4009

**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 4, 2021

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a proposed draft plan of subdivision and zoning amendment to allow 168 single detached dwellings; four (4) medium density blocks for townhouses fronting a public street; three (3) park blocks; two (2) urban reserve blocks for review as part of future development applications; and two (2) future road blocks; all serviced by the extension of Frontier Avenue, Regiment Road, Raleigh Boulevard and four (4) new local streets.

## Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve (UR3) Zone to a New Site Specific Residential R2 (R2-3(\_)); a Residential R4 (R4-4); an Open Space OS1, and an Urban Reserve UR3 Zones. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at <https://london.ca/by-laws/5111>.

### **Requested Zoning (Please refer to attached map)**

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve UR3 Zone to:

Residential R2 (R2-3( \_ )) Zone (Lots 1-168) - to permit single detached dwellings on lots with a minimum lot area of 370 square metres with the following special provisions: Lot Frontage 11.0 metre (36 feet) (Minimum); Front Yard Setback, 3.0 metre (9.8 feet) Main Dwelling (Minimum); Front Yard Depth 5.5 metre (18.0 feet) for Garages (Minimum.); Interior Side Yard Depth (Minimum): 1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side; and Lot Coverage (%) (Maximum): 45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage.

Residential R4 (R4-4) Zone (Blocks 169-172) - to permit street townhouse dwellings on lots where each unit has a minimum lot area of 180 square metres and a minimum frontage of 5.5 metres;

Open Space OS1 Zone (Blocks 173-175) - to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; and

Urban Reserve UR3 Zone (Blocks 176-177) - to continue to permit existing uses, limited agricultural uses, conservation lands, managed woodlots, wayside pits, passive recreation use, farm gate sales, kennels, private outdoor recreation clubs, and riding stables.

The City may also consider the use of holding provisions in the zoning to ensure: adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads, and that the development is consistent with the design policies of the Southwest Area Secondary Plan.

## 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 Low Density Residential, Multi-Family, Medium Density Residential and Open Space in the 1989 Official Plan, which permits a range of residential uses from single detached dwellings up to low-rise apartment buildings, while the Open Space designation is applied to lands which are to be maintained as park space or in a natural state subject to further review.

The subject lands are in the Neighbourhood Place Type in The London Plan, permitting a range of residential uses which includes single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, and group homes.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the zoning on land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning

Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

## **See More Information**

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning and Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

In-person attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

**Please refer to the enclosed Public Participation Meeting Process insert.**

## **What Are Your Legal Rights?**

### **Notification of Approval Authority's Decision**

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of vacant land condominium, you must make a written request to the Director, Planning and Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentservices@london.ca](mailto:developmentservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

### **Right to Appeal to the Ontario Land Tribunal**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, the person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

### **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

**Accessibility**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [developmentsservices@london.ca](mailto:developmentsservices@london.ca) by November 15, 2021 to request any of these services.

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

Subject to the conditions, if any, set forth in our letter dated \_\_\_ day of \_\_\_, 202\_\_\_, this draft plan is approved under Section 51 of the Planning



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

Subject to the conditions, if any, set forth in our letter dated \_\_\_\_ day of \_\_\_\_, 201\_\_, this draft plan is approved under Section 51 of the Planning Act this \_\_\_\_ day of \_\_\_\_, 201\_\_.

Subject to the conditions, if any, set forth in our letter dated \_\_\_\_ day of \_\_\_\_, 201\_\_, this draft plan is approved under Section 51 of the Planning Act this \_\_\_\_ day of \_\_\_\_, 201\_\_.



# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

**Please refer to the public meeting notice for all options available for you to participate in the planning process.**

## Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
  - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

## Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

## Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act*, 1990 RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.



EIS prepared for 179 Meadowlily Road by MTE dated April 30, 2021

Received by EEPAC at its October 2021 meeting

Reviewed by: S. Hall, S. Levin, R. Trudeau, I. Whiteside for EEPAC's Nov 2021 meeting

## **PREMATURITY?**

Given the city is starting a servicing EA for this area, EEPAC is of the opinion that this proposed development may be premature. If the planning application precedes the completion of the EA, there should be holding provisions applied.

## **STORMWATER MANAGEMENT**

The EIS refers to Stantec 2019, however there is a letter from Stantec (**Preliminary Stormwater Management Brief**) dated Jan 29, 2021, on the City web site file for this application.

In the Brief, it states:

*"Additionally, concern has been raised during the planning process of outletting to the natural area post-development. Consideration has been made to fully contain the post-development flows later in this brief."*

*"Based on the composition of the soils, the clayey silt and silt till are estimated to have a hydraulic conductivity greater than  $10^{-6}$  cm/sec. Further infiltration testing should be carried out to determine appropriate infiltration rates for the evaluation of infiltration augmentation facilities. For this analysis, an infiltration rate of 7 mm/hr ( $8 \times 10^{-8}$  cm/sec equivalent) was assumed, conducive to the areas general clay properties."*

## **RECOMMENDATION 1: EEPAC agrees further infiltration testing needs to be carried out.**

The Brief goes on to add:

*"Two (2) stormwater management approaches are proposed. To satisfy water quality criteria, on-site containment of the 100-year runoff generated in catchment 201 is proposed. However, given the anticipated large footprint area of low-impact development (LID) measures required for self-containment, an alternative stormwater management approach is also proposed for your consideration. Note that the footprint area and storage volumes indicated for each SWM strategy are the main takeaways. Details regarding methods to provide adequate storage can be further evaluated at a **detailed design stage**. Final design of the storage for either scenario will occur at the detail design stage utilizing outlined targets. Flows exceeding the storage*

EIS prepared for 179 Meadowlily Road by MTE dated April 30, 2021

*capacity of the system (i.e. 250-year storm runoff), will be safely controlled and flow overland to the downstream watercourse west of the site."*

Water quality and quantity work is still insufficient and both Stantec and the EIS indicate more detail is required at the detail design stage.

EEPAC wonders if the ditch will be removed at any point in the future when the road is widened?

**RECOMMENDATION #2: A holding provision be applied until the detail design of the stormwater system is accepted.**

**RECOMMENDATION #3: Any infiltration galleries must not be built near snow storage areas. Salt loading would be detrimental to the wetland inclusion and the watercourse.**

**RECOMMENDATION #4: any LID facilities be on public property to ensure sufficient maintenance to retain its function.**

## **WATERCOURSE**

Attached are extracts from Phase 1 of the Conservation Master Plan for Meadowlily Woods ESA by Natural Resources Solutions Inc dated 2019. The watercourse is referenced from AECOM's earlier site work for the City. It is labeled 'Un-named Creek' and appears on the attached Map 8 from the Phase 1 document.

**RECOMMENDATION #5: City staff review AECOM's study of this tributary of the Thames as data about it is not reported in the current EIS.**

## **BUFFERS**

The EIS states in page 18:

"The City of London has developed guidelines to establish recommended ecological buffer and setback limits for developments adjacent to natural heritage features. The guideline includes minimum recommended fixed-width buffers for specific features, but also recognizes that variable-width buffers can effectively protect the natural environment without undue cost."

**EEPAC believes this to be a misinterpretation of the current information in the section of the EMG dealing with buffers. There is nothing in the EMG regarding "undue cost."**

EEPAC is concerned that the buffer proposed from the ESA and the wetland inclusion is insufficient given the proposed grading to put in a retaining wall on the site. Although the buffer from the flow path of the watercourse appears to be sufficient protection, EEPAC

questions whether the proposed wetland buffer is sufficient as it is clear from the bottom of p. 18 that construction will encroach at least as close as 5 m to the feature.

**RECOMMENDATION #6: A 10 m buffer be established and no construction take place within the 10 m buffer.**

### **HYDROLOGIC FUNCTION**

p. 19

It is not clear to EEPAC how the hydrological function will be protected, particularly as grading is proposed to a 3:1 slope. It is also not clear based on Stantec 2021 if or where an infiltration gallery will be.

We did not see a water balance assessment for flow into the wetland inclusion to the west of the site. It is important to have an understanding of water currently being contributed to ensure that post development flow continues.

**RECOMMENDATION #7: A water balance be required before acceptance of the EIS. If after acceptance, it be a condition of development approval.**

### **CONSTRUCTION IMPACTS**

*It will be difficult to prevent sedimentation - where will stuff be stockpiled? As pointed out by Stantec (Geotechnical investigation, 2019, in EIS Appendix), "appropriate scheduling of the work may also require specific consideration and revision from the typical adopted. The scope of work intended may have to be reduced or adjusted, and/or only select construction activities are undertaken during specific climatic conditions. The areas of planned engineered fill may have to be reduced on a daily basis, the extent of excavations may have to be limited, with all excavating and associated backfilling completed without delay."*

**RECOMMENDATION #8: Regardless of the final decision on how the buffer will be applied, any stockpiled materials must be kept at least 15 m from the wetland and drain and covered when weather forecasts call for intense rain of short or long duration.**

In its recommendation 1, the EIS states: "Mitigation measures should be implemented to protect the wetland inclusion, drainage feature, and surrounding area from indirect impacts of construction activities."

This is a standard recommendation - there is no detail. As pointed out by Stantec, this is not a standard project. Grading and construction of the retaining wall are proposed to be within the 10 m buffer of the wetland inclusion, which EEPAC does not support.

EIS prepared for 179 Meadowlily Road by MTE dated April 30, 2021

**RECOMMENDATION #9: A detailed sedimentation control plan must be to the satisfaction of the City and UTRCA prior to construction.**

**Recommendation #10 – a stormwater management plan for construction must be in place prior to construction and separate from the final stormwater plan due to amount of fill being replaced. EEPAC suspects dewatering will also be needed and any water must not be directed to the west.**

**RECOMMENDATION #11: EEPAC also recommends that avoidance measures must be implemented to protect the wetland inclusion, drainage feature and surrounding area from DIRECT impacts of construction activities.**

EEPAC agrees with Recommendation 3 of the EIS, except that the plan ‘must’ rather than ‘should’ and clarity as to what robust means is required.

EIS Recommendation 4 needs to be changed such that “Sediment and erosion control fencing **MUST** be inspected prior to and during construction to ensure proper installation, function, and maintenance. Any issues that are identified will be resolved in the same day.”

Recommendation 6 of the EIS is unclear. Which stormwater plan does it refer to - 2019 or 2021 which shows 2 approaches.

EEPAC agrees with EIS recommendations 5, 7 and 8, and encourages early implementation of recommendation #7 regarding revegetating the graded slope.

**RECOMMENDATION #12: In addition to what is proposed in EIS recommendation 9, EEPAC recommends the proponent install an information sign or kiosk near the community mailbox with information about Meadowlily Woods ESA. EEPAC further recommends the proponent consult with Friends of Meadowlily Woods as to the content. EEPAC also recommend upon full occupancy, all residents receive the following city brochures:**

**Living with Natural Areas  
Meadowlily Woods ESA brochure (with trail map)  
You, Your Dog and Nature in London  
Is your cat safe outdoors?**

**RECOMMENDATION #13 - The monitoring plan mentioned in 7.2 p. 22 of the EIS must be a condition of development and to the satisfaction of a City Ecologist.**

## **OTHER**

EEPAC takes exception to the selective quotes on page 15 of the EIS from the Meadowlily Woods ESA Conservation Master Plan. A more fulsome reading of the CMP would point out that the boundary delineation guideline from the EMG applies. Guideline 7 is clearly met -

EIS prepared for 179 Meadowlily Road by MTE dated April 30, 2021

“cultural savannahs and woodlands and old fields must be included within the ESA boundary if they minimize negative edge effects impacts, strengthen internal linkages, connect a patch to a permanent natural water course, connect two or more patches.”

**In short, the reason the area was included in the ESA boundary is because the boundary delineation guideline applies.**



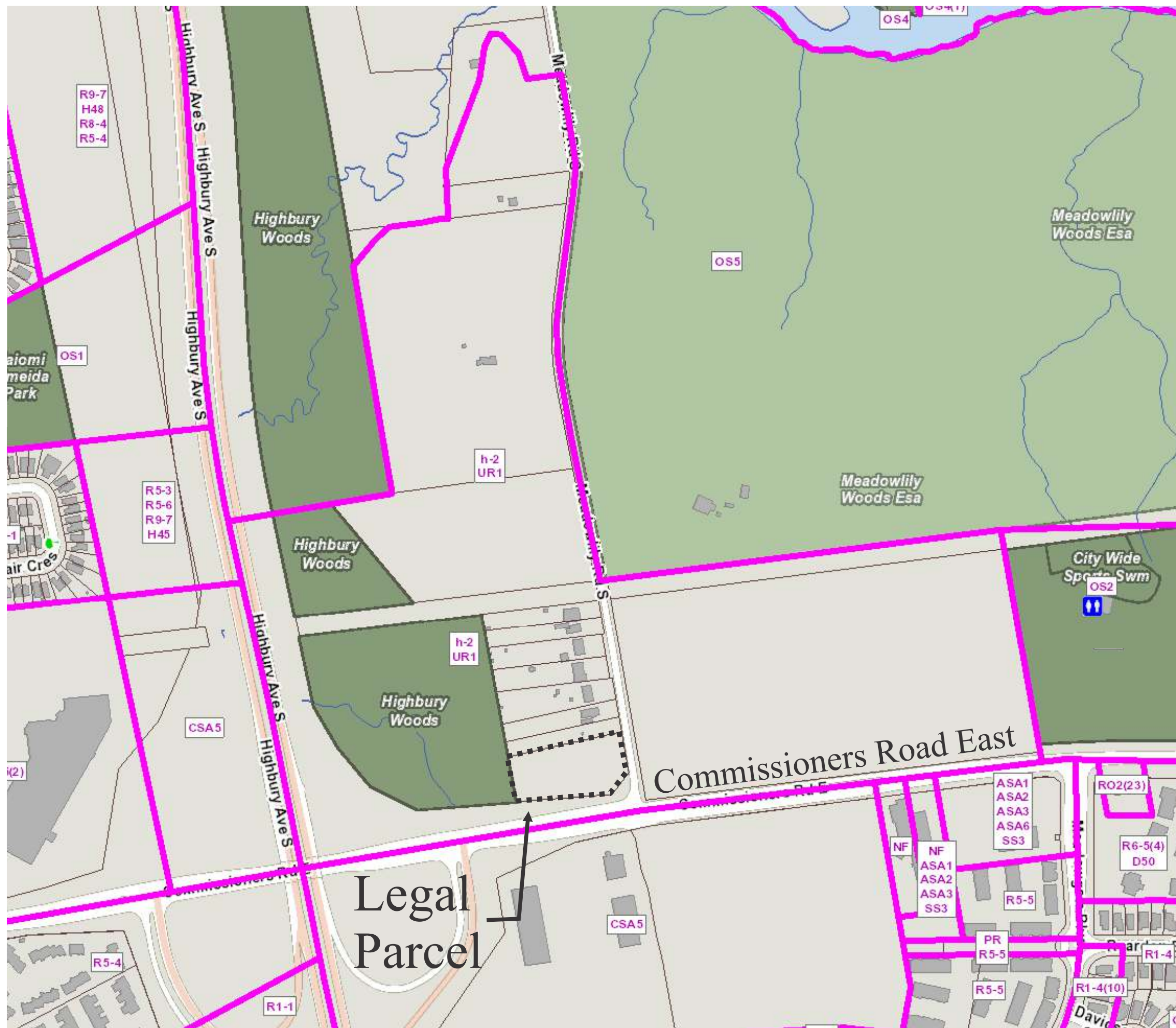


Figure 4: Zoning  
(City of London Zoning)



0 1,000  
Scale 1:50,000  
Key Plan

Legend

- h-2 Holding Provision
- UR-1 Urban Reserve
- New Meadowlily ESA Boundary (OS5)  
(MW ESA CMP, NRSI 2019)

\* Locations are approximate and should be verified by survey where necessary.

Print on 11X17, Landscape Orientation

0 80

Scale 1:4000

March 2021





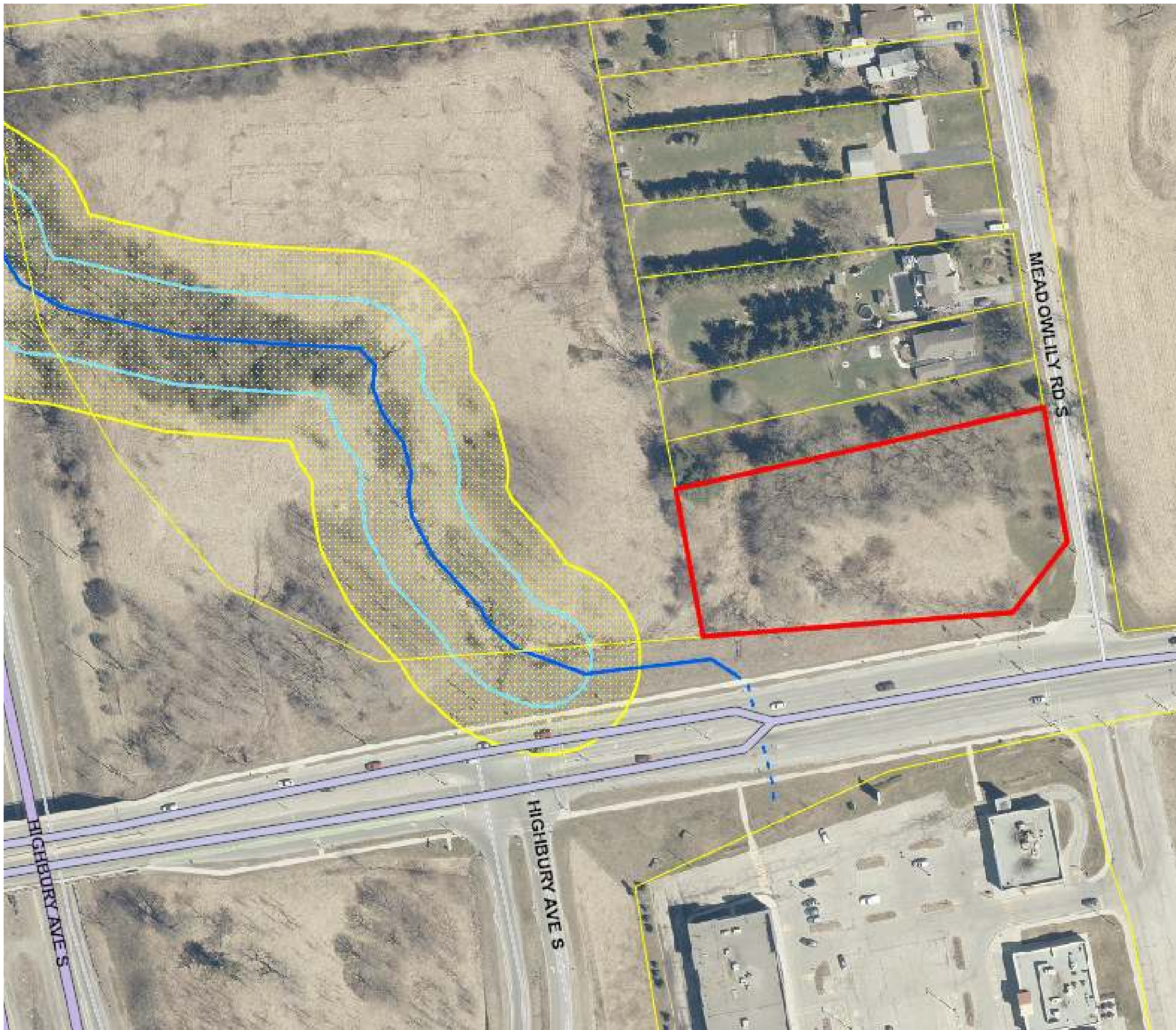


Figure 5: UTRCA Regulated Area  
(2019 UTRCA)



0 1,000  
Scale 1:50,000  
Key Plan

#### Legend

- Assessment Parcel (MPAC)
- Legal Parcel
- Watercourse
  - Open (Class F Municipal Drain)
  - Tiled
- Wetland Hazard
- Flooding Hazard
- Regulation Limit 2015

\* Locations are approximate and should be verified by survey where necessary.  
Print on 11X17, Landscape Orientation

0 24

Scale 1:1200  
August 2020







Figure 6a: Natural Heritage Features  
(2018 City of London Air Photo)



0 1,000  
Scale 1:50,000  
Key Plan

**Legend**

- 1 Maintained Lawn (0.06ha onsite)
- 2 CUM1 Mineral Cultural Meadow Ecosite (0.23ha onsite)
- 3 CUM1 Mineral Cultural Meadow Ecosite (0.03ha onsite)
- 4 CUW1 Mineral Cultural Woodland Inclusion (Manitoba Maple) (0.22ha onsite)
- 5 MAM2-10 Forb Mineral Meadow Marsh Type Inclusion (0.08ha onsite)
- Candidate Bat Maternity Roost Tree
- Mammal Burrow
- UTRCA Regulated Wetland (based on regulation text)
- UTRCA Regulation Limit (30m)
- 10m Wetland Setback

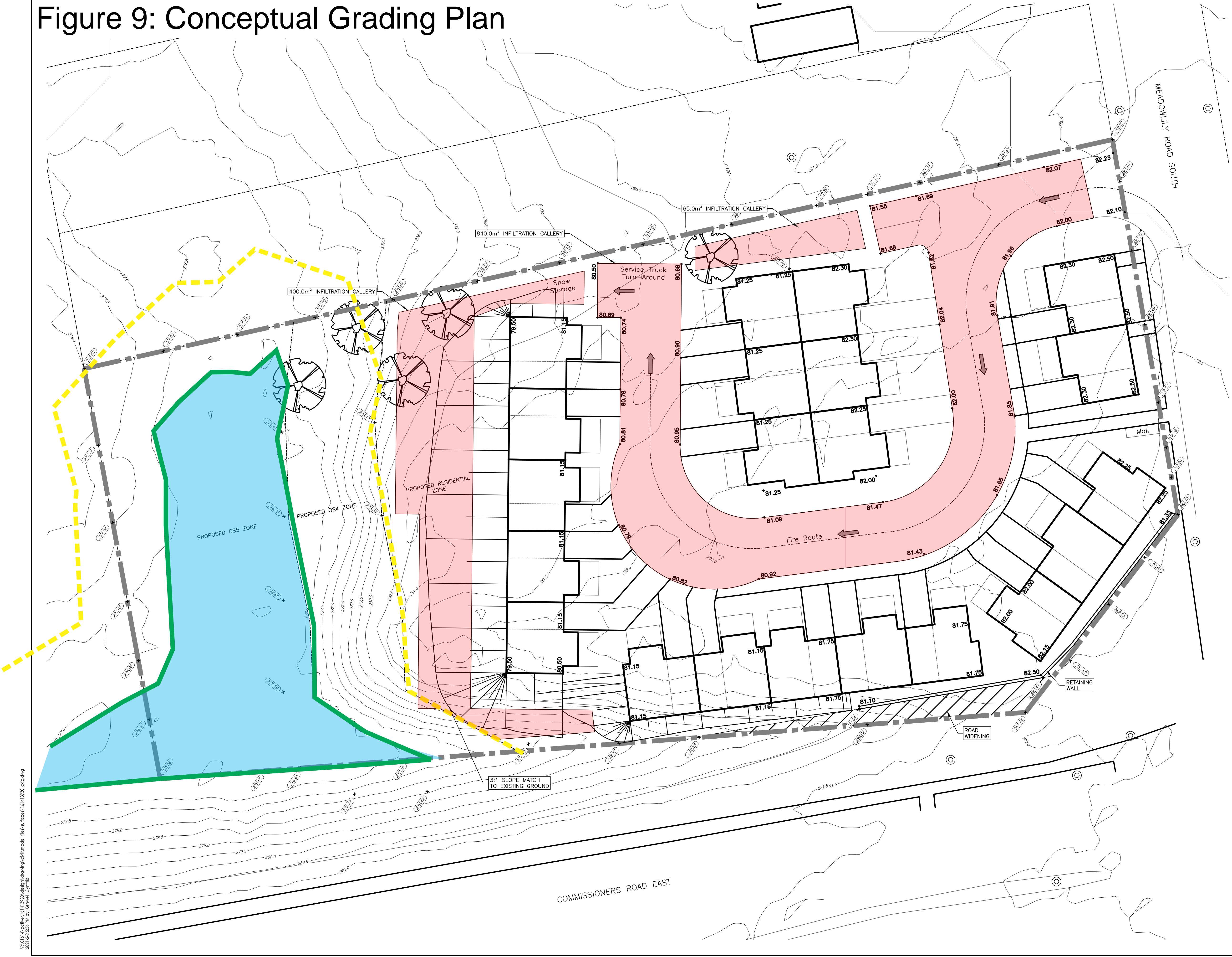
\* Locations are approximate and should be verified by survey where necessary.  
Print on 11X17, Landscape Orientation

0 10  
Scale 1:500  
March 2021





Figure 9: Conceptual Grading Plan



Stantec  
600-171 Queens Avenue  
London ON N6A 5J7  
Tel. 519-645-2007  
www.stantec.com

**Liability Note:**  
The Contractor shall verify and be responsible for all dimensions.  
DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Notes

Legend

- PROPOSED SWALE
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN MANHOLE
- PROPOSED SANITARY MANHOLE
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- PROPOSED CATCH BASIN
- EX. CATCH BASIN
- PROPOSED 3-WAY FIRE HYDRANT C/W STORZ CONNECTION
- PROPOSED GRADES
- EXISTING GRADES
- MAJOR OVERLAND FLOW ROUTE
- SITE BOUNDARY

- UTRCA Regulated Wetland (based on regulation text)
- 10m Wetland Setback

|                           |      |       |          |
|---------------------------|------|-------|----------|
| Revision                  | By   | Appd. | YY.MM.DD |
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|                           |      |       |          |
| File Name: 161413930_c-1b | DRR  | DY    | DRR      |
|                           | Dwn. | Chkd. | Dgn.     |
| Permit-Seal               |      |       | 19.12.12 |
|                           |      |       | YY.MM.DD |

Client/Project  
SHANTI DEVELOPMENTS INC.  
179 MEADOWLILY ROAD SOUTH

London, ON Canada  
Title  
CONCEPTUAL GRADING PLAN

|                          |                         |
|--------------------------|-------------------------|
| Project No.<br>161413930 | Scale<br>HORZ - 1 : 200 |
| Drawing No.              | Sheet                   |
|                          | Revision                |

### Reach 5

Reach 5 starts approximately 60m upstream of Reach 4 and continues for approximately 40m ending just upstream of the Hamilton Road crossing. At 1140hrs on June 20, 2013 water temperature and air temperature were measured at 16°C and 20°C, respectively. Dissolved oxygen was measured at 9.32ppm and 96% and was taken just upstream of the bridge. Reach 5 was more impacted than the other reaches with a few stormwater pipes discharging into the creek and gabion baskets lining the banks. Although this reach is impacted, there is still fish habitat present which is characterized by a run-riffle-run sequence. Fish were observed throughout this section. The average wetted width for this reach is 7.1m with a maximum width of 9.4m. Within the middle of the reach exposed clay is present and the primary flow is down the east side of the channel. The average depth of Reach 5 is 0.20m with the maximum depth being 0.44m within the deeper channel along the east side. Adjacent lands to the west are primarily scrubland and residential, and to the east the primary land use is residential. Substrates within this reach consist of cobble (30%), clay (30%), sand (10%), gravel (10%), boulder (10%), pebble and silt (10% each). Bank stability is poor as the gabion baskets, which are piled 4-5 high, are failing in different locations. Vegetation density along the bank is also poor. In-stream habitat and cover for fish is provided through small pools, riffles, backwater, undercut banks, woody debris, overhanging shrubs, boulders, and cobble. The canopy type is comprised of deciduous trees and the Hamilton Road bridge, which together provide shading to 75% of the creek. Riparian vegetation consists of herbaceous plants, grasses and shrub species. No aquatic in-stream vegetation is present within this reach. Overall, Reach 2 provides suitable fish habitat for all life history stages.

#### 4.5.3 Un-named Creek

In 2010, AECOM conducted a background and field review of this un-named tributary to the Thames River as part of the Meadowlily Area Plan: Draft Natural Heritage Study (AECOM 2011). The following information has been summarized from the draft document. The un-named creek is located on the southwest side of the study area and flows in a northerly direction into the South Thames River (Map 8). The area surrounding the watercourse is forested and consists primarily of Fresh-Moist Lowland

Deciduous Forest (FOD7-3) and Cultural Woodland (CUW) where the creek meets the Thames River, and Dry-Fresh Sugar Maple-Beech (FOD5-2) where the creek flows through the Thames Talbot Land Trust, along with a few residential properties. The headwaters of the creek are mostly within the subject site and originate just to the north of Commissioners Road. A small wetland feature (MAS2-1) with indicators of groundwater seepage was observed at that location by AECOM (2011). It was assumed that groundwater seepages combine with surface run-off to provide the base flow for the creek. The creek can be classified as intermittent in the upstream reaches and permanent within the mid to lower reaches (AECOM 2011). Information on fish and fish habitat can be found within the AECOM (2011) report. No information is provided on freshwater mussels or benthic invertebrates.

#### 4.5.3.1 Fish

The un-named creek is described as a warmwater system that supports a warmwater fishery (UTRCA 2012a). The UTRCA has a sampling record from this creek, which has been included in Appendix XI. The location was sampled in July 2010 and yielded five species. All the species sampled are considered abundant and widespread within the South Thames River and include Blacknose Dace (*Rhinichthys atratulus*), Brook Stickleback (*Culea inconstans*), Central Stoneroller (*Campostoma anomalum*), Creek Chub (*Semotilus atromaculatus*), and White Sucker (*Catostomus commersoni*). AECOM also conducted electrofishing within four different reaches of the creek in June 2010 in conjunction with the Natural Heritage Study (AECOM 2011). Throughout the four reaches electrofished, the same species of fish were observed as surveyed by the UTRCA, with the exception of Central Stoneroller, which was not observed. All of the different life stages were noted in the fish caught.

#### 4.5.3.2 Freshwater Mussels

The UTRCA has no sampling sites within the un-named creek for freshwater mussels. In 2010 when AECOM conducted their field assessments there was no mention of any freshwater mussel findings.

#### 4.5.3.3 Water Quality and Benthos

The UTRCA has no sampling sites within the un-named creek for water quality and benthic invertebrates.

#### 4.5.3.4 Fish Habitat Assessment

Fish habitat assessments were conducted by AECOM in June 2010 within the selected 40m reaches (Reaches 1, 2, 3, 4, 5) and are discussed further below under each reach (Map 8). The creek was walked in an upstream manner, starting at the confluence with the Thames River to Commissioners Road, which is the study area boundary. Aquatic assessment locations are shown on Map 8.

At the time of the assessments, AECOM conducted in-situ water quality measurements within each of the selected reaches by using a portable YSI water quality meter. Air temperature during the day of the assessment was 22°C and water temperature ranged from 16 to 18°C. Dissolved oxygen was also taken at this time and had concentrations of 7.09 and 8.68mg/L, which is within the acceptable range for aquatic life.

#### Reach 1

Reach 1 starts approximately 20m upstream of the confluence with the Thames River and continues for approximately 40m, ending upstream at a woody debris dam that acts as a seasonal barrier to fish (Map 8). Reach 1 is described as naturalized and slightly meandering within the subject site and features good quality fish habitat. The reach is characterized as a riffle-run sequence with a few pools and flats. The average wetted width of Reach 1 is 0.93m, with a maximum width of 2.0m at the pool feature immediately downstream of the woody debris dam. The average depth of Reach 1 is 0.04m with the maximum depth being 0.36m within the pool feature. The pool feature at the upstream extent of this reach likely provides overwintering refuge for resident species. Adjacent lands on both sides of the reach are primarily forest/scrubland. The stream banks are gradual and appear to be stable and well vegetated. Substrates within this reach consist primarily of sand with gravel and cobble and some silt. In-stream habitat and cover are provided through several large fallen trees, other woody debris, and cobble. The canopy is comprised of deciduous trees and some shrubs which provide good shading to the creek. Riparian vegetation consists of herbaceous wetland



plants, grasses and shrubs, with some deciduous trees. In-stream vegetation is limited to woody debris and overhanging shrubs and plants which provide excellent cover for fish. Watercress (*Nasturtium officinale*) is present along the banks of the creek, which indicates that groundwater discharge likely occurs in the area. Overall, Reach 1 provides suitable fish habitat for all life history stages including spawning, rearing, foraging, feeding and refuge for resident species.

## Reach 2

Reach 2 starts immediately upstream of Reach 1 and continues for approximately 40m, ending upstream of a pedestrian bridge (Meadowlily Nature Reserve Trail). Reach 2 is described as primarily naturalized with the exception of the area immediately around the pedestrian bridge, which has been cleared for the construction of the bridge. The average wetted width of Reach 2 is 1.27m, with a maximum width of 3.8m at a pool feature immediately downstream of a woody debris dam. The average depth of Reach 2 is 0.07m with the maximum depth being 0.61m within the same pool feature. There are a few pool features within this reach which likely provide overwintering refuge for resident species. In addition, downstream of the pedestrian bridge is a large sand bar that creates a braid within the main channel, which redirects the flow into a small tributary that flows in a north westerly direction towards the Thames River. There is evidence that this tributary was created fairly recently as the channel is not defined and the surrounding vegetation does not appear to show signs of prolonged inundation.

Adjacent lands on both sides of the reach are primarily forest/scrubland. The stream banks downstream of the pedestrian bridge are gradual and appear to be stable and well vegetated. The bank upstream of the bridge is less stable with exposed roots. Substrates within this reach consist primarily of sand with gravel and cobble and some silt. In-stream habitat and cover are provided through several large fallen trees, other woody debris, and cobble. The canopy is comprised of deciduous trees and some shrubs which provide good shading to the creek. Riparian vegetation consists of herbaceous wetland plants, grasses and shrubs species with some larger deciduous trees. In-stream vegetation is limited to the woody debris and overhanging shrubs and plants, which provide excellent cover for fish. Overall, Reach 2 provides suitable fish habitat for all life history stages.

Approximately 200m upstream of Reach 2 a driveway crosses the un-named creek through a CSP culvert. Immediately downstream of the culvert is a perched shelf which would act as a permanent barrier to fish migration. Severe erosion is also present along the east bank and the bank appeared very unstable. Large pieces of concrete are present in this area and have created a build-up of debris. Approximately 40m upstream of the culvert is a man-made pond that appeared to be recently constructed. The dimensions of the pond are approximately 10m wide and 0.5m deep with substrates consisting of sand and some silt. An earthen dam is used to create the pond and may act as a barrier to fish passage. At the time of the field investigation by AECOM in 2010 it appeared that there was groundwater upwelling within the pond.

### Reach 3

Reach 3 starts approximately 400m upstream of Reach 2 and continues for approximately 40m. Reach 3 is described as naturalized and meandering. The meanders throughout the reach create large pools in the outside bends. Moderate quality fish habitat is found within the reach and is characterized by riffles, pools, and some flats. The average wetted width of Reach 3 is 1.15m, with a maximum width of 2.16m at a pool feature within a meander. The average depth of Reach 3 is 0.14m with the maximum depth being 0.36m within one of the pool features. There are a few pool features within this reach which likely provide overwintering refuge for resident species. Adjacent lands on both sides of the reach are primarily forest/scrubland. The stream banks throughout this reach are slightly to moderately unstable and showed signs of recent scouring. Substrates within this reach consist primarily of sand with gravel and cobble and some silt. In-stream habitat and cover are provided through several large fallen trees, other woody debris, cobble, and undercut banks. Riparian vegetation consists of herbaceous plants and larger deciduous trees, which provide excellent canopy cover. In-stream vegetation is limited to the woody debris and overhanging plants. Overall, Reach 3 provides suitable fish habitat for all life history stages for resident species.

### Reach 4

Reach 4 starts approximately 150m upstream of Reach 3 and continues for approximately 40m, ending downstream of Highbury Road. Reach 4 is described as very disturbed, likely due to its close proximity to the road. The reach provides different

habitat than Reaches 1, 2 or 3, and was considered poor fish habitat. It has several sharp meanders, increased erosion, as well as increased debris accumulation. The reach has some larger pools along the outside meanders, as well as riffle-run-flat sequences. The larger pools may provide overwintering refuge to resident species. The average wetted width of Reach 4 is 0.89m, with a maximum width of 2.0m at one of the pool features. The average depth of Reach 4 is 0.2m with the maximum depth being 0.44m within one of the pool features. Adjacent lands on both sides of the reach are primarily forest/scrubland. The stream banks on both sides are moderately unstable to unstable and showed signs of recent scouring. Substrates within this reach consist primarily of sand with gravel and cobble and some silt. In-stream habitat and cover are provided through several large fallen trees, other woody debris, cobble, and some undercut banks. Riparian vegetation consists of herbaceous plants, grasses and some larger deciduous trees. In-stream vegetation is limited to the woody debris and overhanging plants, which provide limited cover for fish. Overall, Reach 4 provides suitable fish habitat for all life history stages, although the habitat is poor quality.

#### Reach 5

Reach 5 is found within the headwater area of the un-named creek, north of Commissioners Road. As recent development has happened within the headwater area, there is no longer a connection between the north and south side of Commissioners Road. During an April 2010 field investigation conducted by AECOM, a potential groundwater seepage area was observed within the subject area, on the north side of the road. This seepage area and surface run-off is expected to provide base flow to the channel downstream. During the June 2010 field investigations conducted by AECOM, the creek channel was observed to run parallel with Commissioners Road before heading north through a small wetland pocket comprised of Reed Canary Grass. Iron staining was also observed within this area, which is an indicator of groundwater seepage. The channel flows under a farm laneway through a small cast iron pipe. Following the pipe, the channel continues down a steep gradient to a CSP culvert under Highbury Road. This 70m pipe likely acts as a barrier to fish passage. A build-up of debris and garbage was noted at this location. Within the section of Reach 5 that had a defined channel there are riffle-run sequences. The average wetted width was not measured due to very low water levels. The average depth within the reach was

measured at 0.04m, with no maximum depth being recorded. The stream banks on both sides are moderately unstable and showed signs of recent scouring. Substrates within this reach consist primarily of sand and silt with some gravel. In-stream habitat and cover were limited to grasses and herbaceous plants along the banks. Riparian vegetation consists of herbaceous plants, grasses and some larger deciduous trees which provide a decent amount of canopy cover. Overall, Reach 5 provides poor fish habitat due to its lack of in-stream habitat and cover, steep gradients, and the likely barrier of the culvert under Highbury Road.

#### 4.5.4 Ravine Features

The south side of the Thames River has numerous ravine and gully features that are common all along the South Thames River Valley. Of the 11 ravines, AECOM assessed A-D in 2010 within the Draft Heritage Study (AECOM 2011). All of the features are labeled on Map 8. Information on Ravines A through D is summarized from AECOM's (2011) report. More detailed information can be found within their report. Ravines E through H were assessed by NRSI biologists in 2013 and information on these features is provided below. Property access was not provided to assess Ravines I, J, or K. Appendix XII shows representative photos from the following aquatic features.

##### 4.5.4.1 Ravine A

Ravine A was assessed by AECOM in June 2010 and the following is a summary of the assessment from the Meadowlily Area Plan: Draft Natural Heritage Study (AECOM 2011). This ravine originates east of Meadowlily Road within an agricultural field. There are several drainage swales within the field that form three branches at the beginning of Ravine A. These three branches all receive surface water run-off and have contributions from groundwater seepages and run down through steep gully features to form the main branch of Ravine A, which then flows westerly towards Meadowlily Road. The upper reach of Ravine A is a well-defined channel although it has severe erosion and unstable banks. The banks throughout this area are bare soil and not well vegetated and large tree roots are exposed. Woody debris, detritus, and other materials have built up in this area causing scouring of the banks and changes in flow. The upper reaches of Ravine A have intermittent flow, high gradient with steep slopes and substrates primarily



# UTRCA Fish Sampling Records

| Location              |                 | Species at Risk (SAR) Status |      | Provincial Status |       | Site Number | Sample Date  |
|-----------------------|-----------------|------------------------------|------|-------------------|-------|-------------|--------------|
| Species (Common Name) | Scientific Name | COSEWIC                      | SARA | ESA 2007          | SRank | Abundanc    | Distribution |

## South Thames tributary

|   |                                |        |        |        |         |          |            |
|---|--------------------------------|--------|--------|--------|---------|----------|------------|
| Northeast of Highbury and Commissioners |                                | UTM x: | 484652 | UTM y: | 4757712 | TF32     | 7/14/2010  |
| Blacknose Dace                          | <i>Rhinichthys atratulus</i>   |        |        |        | S5      | Abundant | widespread |
| Brook Stickleback                       | <i>Culaea inconstans</i>       |        |        |        | S5      | Abundant | widespread |
| Central Stoneroller                     | <i>Campostoma anomalum</i>     |        |        |        | S4      | Abundant | widespread |
| Creek Chub                              | <i>Semotilus atromaculatus</i> |        |        |        | S5      | Abundant | widespread |
| White Sucker                            | <i>Catostomus commersoni</i>   |        |        |        | S5      | Abundant | widespread |

## Pottersburg Creek

|                     |                                |        |        |        |         |          |            |
|---------------------|--------------------------------|--------|--------|--------|---------|----------|------------|
| at Hamilton Road    |                                | UTM x: | 485701 | UTM y: | 4758089 | PO01     | 6/11/2003  |
| Creek Chub          | <i>Semotilus atromaculatus</i> |        |        |        | S5      | Abundant | widespread |
| Smallmouth Bass     | <i>Micropterus dolomieu</i>    |        |        |        | S5      | Abundant | widespread |
| at Hamilton Road    |                                | UTM x: | 485701 | UTM y: | 4758089 | PO01     | 8/24/2006  |
| Blacknose Dace      | <i>Rhinichthys atratulus</i>   |        |        |        | S5      | Abundant | widespread |
| Bluntnose Minnow    | <i>Pimephales notatus</i>      |        |        |        | S5      | Abundant | widespread |
| Central Stoneroller | <i>Campostoma anomalum</i>     |        |        |        | S4      | Abundant | widespread |
| Common Shiner       | <i>Luxilus cornutus</i>        |        |        |        | S5      | Abundant | widespread |
| Creek Chub          | <i>Semotilus atromaculatus</i> |        |        |        | S5      | Abundant | widespread |
| Greenside Darter    | <i>Etheostoma blennioides</i>  |        |        |        | S4      | Abundant | widespread |
| Johnny Darter       | <i>Etheostoma nigrum</i>       |        |        |        | S5      | Abundant | widespread |
| Rock Bass           | <i>Ambloplites rupestris</i>   |        |        |        | S5      | Abundant | widespread |
| Smallmouth Bass     | <i>Micropterus dolomieu</i>    |        |        |        | S5      | Abundant | widespread |
| Striped Shiner      | <i>Luxilus chrysocephalus</i>  |        |        |        | S4      | Abundant | widespread |
| White Sucker        | <i>Catostomus commersoni</i>   |        |        |        | S5      | Abundant | widespread |
| at Hamilton Road    |                                | UTM x: | 485701 | UTM y: | 4758089 | PO01     | 5/8/2012   |
| Rainbow Darter      | <i>Etheostoma caeruleum</i>    |        |        |        | S4      | Uncommon | localized  |

## South Thames River

|                     |                               |        |        |        |         |          |            |
|---------------------|-------------------------------|--------|--------|--------|---------|----------|------------|
| Eastside Park       |                               | UTM x: | 486936 | UTM y: | 4757315 | SAR022   | 8/28/1974  |
| Central Stoneroller | <i>Campostoma anomalum</i>    |        |        |        | S4      | Abundant | widespread |
| Eastside Park       |                               | UTM x: | 486936 | UTM y: | 4757315 | SAR022   | 8/25/2003  |
| Blackside Darter    | <i>Percina maculata</i>       |        |        |        | S4      | Abundant | widespread |
| Bluntnose Minnow    | <i>Pimephales notatus</i>     |        |        |        | S5      | Abundant | widespread |
| Central Stoneroller | <i>Campostoma anomalum</i>    |        |        |        | S4      | Abundant | widespread |
| Common Carp         | <i>Cyprinus carpio</i>        |        |        |        | SNA     | Abundant | widespread |
| Common Shiner       | <i>Luxilus cornutus</i>       |        |        |        | S5      | Abundant | widespread |
| Golden Redhorse     | <i>Moxostoma erythrurum</i>   |        |        |        | S4      | Abundant | widespread |
| Greenside Darter    | <i>Etheostoma blennioides</i> |        |        |        | S4      | Abundant | widespread |
| Johnny Darter       | <i>Etheostoma nigrum</i>      |        |        |        | S5      | Abundant | widespread |
| Mimic Shiner        | <i>Notropis volucellus</i>    |        |        |        | S5      | Abundant | widespread |

| Location              |                 | Species at Risk (SAR) Status |      | Provincial Status | Site Number | Sample Date |              |
|-----------------------|-----------------|------------------------------|------|-------------------|-------------|-------------|--------------|
| Species (Common Name) | Scientific Name | COSEWIC                      | SARA | ESA 2007          | SRank       | Abundanc    | Distribution |

COSEWIC Status: The Committee on the Status of Endangered Wildlife in Canada (COSEWIC) assesses species for their consideration for legal protection and recovery (or management) under the Species at Risk Act (SARA).

Extinct: A wildlife species that no longer exists.

Extirpated: A wildlife species no longer existing in the wild in Canada, but exists elsewhere.

Endangered: A wildlife species facing imminent extirpation or extinction.

Threatened: A wildlife species likely to become endangered if limiting factors are not reversed.

Special Concern: A wildlife species that may become a threatened or an endangered species because of a combination of biological characteristics and identified threats.

Not at Risk: A wildlife species that has been evaluated and found to be not at risk of extinction given the current circumstances.

Data Deficient: A category that applies when the available information is insufficient (a) to resolve a wildlife species' eligibility for assessment or (b) to permit an assessment of the wildlife species' risk of extinction.

Reference: [www.cosewic.gc.ca](http://www.cosewic.gc.ca) (current to November 2011)

SARA Status: The federal at risk designation for species under the Species at Risk Act (SARA)

Reference: [www.sararegistry.gc.ca](http://www.sararegistry.gc.ca) (current to December 2011)

ESA 2007 / SARO Status: Species at Risk in Ontario (SARO) are designated by the Ontario Ministry of Natural Resources (OMNR) in accordance with the provincial Endangered Species Act (ESA) through the Committee on the Status of Species at Risk in Ontario (COSSARO).

Extirpated: A native species that no longer exists in the wild in Ontario but still occurs elsewhere.

Endangered: A native species facing imminent extinction or extirpation in Ontario.

Threatened: A native species that is at risk of becoming endangered in Ontario.

Special Concern: A native species that is sensitive to human activities or natural events which may cause it to become endangered or threatened.

Reference: [www.ontario.ca/speciesatrisk](http://www.ontario.ca/speciesatrisk) (current to January 2012)

Provincial Rank (SRANK): Provincial (or Subnational) ranks are used by the Natural Heritage Information Centre (NHIC) to set protection priorities for rare species and natural communities. These ranks are assigned to consider only those factors within the political boundaries of Ontario.

SX Presumed Extirpated: Species or community is believed to be extirpated from the nation or state/province. Not located despite intensive searches of historical sites and other appropriate habitat, and virtually no likelihood that it will be rediscovered.

SH Possibly Extirpated (Historical): Species or community occurred historically in the nation or state/province, and there is some possibility that it may be rediscovered. Its presence may not have been verified in the past 20-40 years. A species or community could become NH or SH without such a 20-40 year delay if the only known occurrences in a nation or state/province were destroyed or if it had been extensively and unsuccessfully looked for. The NH or SH rank is reserved for species or communities for which some effort has been made to relocate occurrences, rather than simply using this status for all elements not known from verified extant occurrences.

S1 Critically Imperiled: Critically imperiled in the nation or state/province because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the state/province.

S2 Imperiled: Imperiled in the nation or state/province because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province.

S3 Vulnerable: Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 Apparently Secure: Uncommon but not rare; some cause for long-term concern due to declines or other factors.

S5 Secure: Common, widespread, and abundant in the nation or state/province.

SNR Unranked: Nation or state/province conservation status not yet assessed.

SU Unrankable: Currently unrankable due to lack of information or due to substantially conflicting information about status or trends.

SNA Not Applicable: A conservation status rank is not applicable because the species is not a suitable target for conservation activities.

S#S# Range Rank: A numeric range rank (e.g., S2S3) is used to indicate any range of uncertainty about the status of the species or community. Ranges cannot skip more than one rank (e.g., SU is used rather than S1S4).

Reference: <http://nhic.mnr.gov.on.ca/MNR/nhic/nhic.cfm> (current to March 2012)

Abundance: Refers to the relative abundance or common occurrence of the species found within the waters of the Thames River watershed based on sampling results. Consideration was given to accurately reflect the species presence within the watershed due to the sampling capture method, effort, and biases, difficulty in capturing certain species and anecdotal reporting.

Abundant: Greater than 50 sample records in the database

Common: Between 15 and 50 sample records in the database

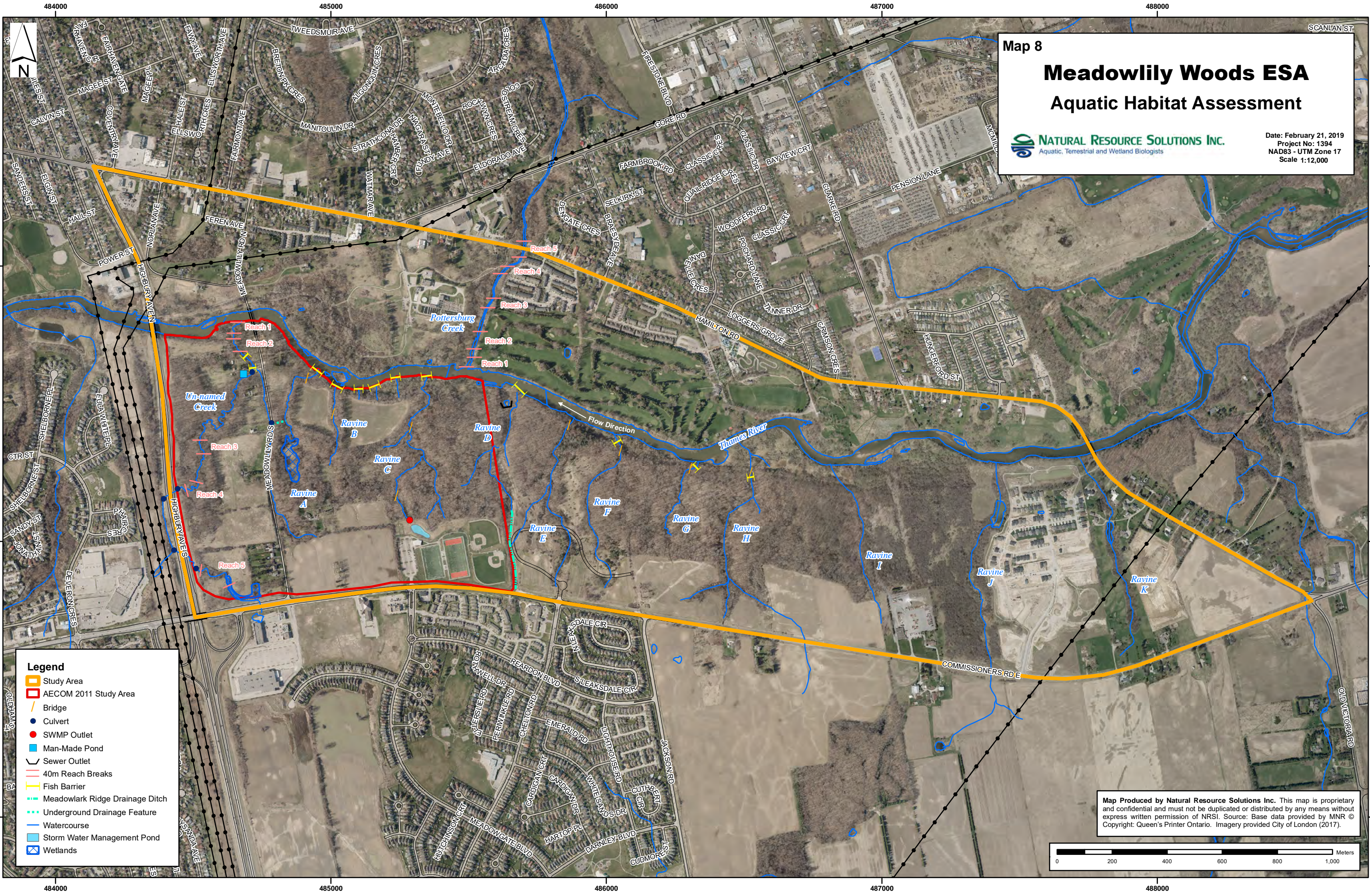
Historical: . species that have been previously recorded in the Thames

Rare: Less than 5 sample records in database

Uncommon: Between 5 and 15 sample records in database

Distribution: Indicates whether species are sampled throughout the watershed or restricted to specific locales.






Map 8















# Meadowlily Woods ESA

## Aquatic Habitat Assessment

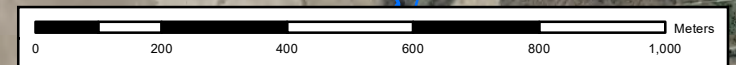
 **NATURAL RESOURCE SOLUTIONS INC.**  
Aquatic, Terrestrial and Wetland Biologists

Date: February 21, 2019  
Project No: 1394  
NAD83 - UTM Zone 17  
Scale 1:12,000

- Legend**

  -  Study Area
  -  AECOM 2011 Study Area
  -  Bridge
  -  Culvert
  -  SWMP Outlet
  -  Man-Made Pond
  -  Sewer Outlet
  -  40m Reach Breaks
  -  Fish Barrier
  -  Meadowlark Ridge Drainage Ditch
  -  Underground Drainage Feature
  -  Watercourse
  -  Storm Water Management Pond
  -  Wetlands

Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Source: Base data provided by MNR © Copyright: Queen's Printer Ontario. Imagery provided City of London (2017).



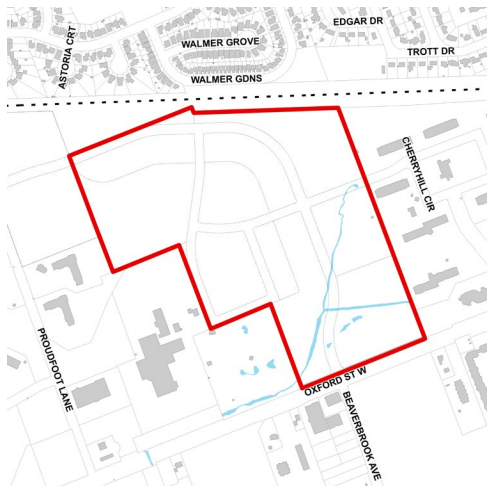




# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision and Zoning By-law Amendment

### 323 Oxford Street West, 92 & 825 Proudfoot Lane



**File: 39T-21505/Z-9416**

**Applicant: Sam Katz Holdings Inc.**

#### What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- a proposed draft plan of subdivision consisting of three (3) medium density residential blocks; five (5) high density blocks; two (2) park blocks; one (1) road reserve block; two (2) open space buffers; all served by the extension of Westfield Drive, Beaverbrook Avenue and two (2) new local streets

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **November 11, 2021**

Sean Meksula

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

File: 39T-21505/Z-9416

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

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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: October 27, 2021

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of three (3) medium density residential blocks; five (5) high density blocks; two (2) park blocks; one (1) road reserve block; two (2) open space buffers; and four (4) open space blocks; serviced by four (4) local streets (Streets A, B, Beaverbrook Avenue, and Westfield Drive)

## Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R5/R6/R7/R8 (h-1/R5-3/R6-5/R7/D75/H13/R8-4), Residential R5/R6/R7/R8, Neighbourhood Facility (R5-3/R6-5/R7/D75/H13/R8-4/NF1), Holding Residential R8 (h-1/R8-4), Holding Residential Special Provision R8 (h-1/R8-4(9)), Residential R9 (R9-7/H40), Residential R9 (R9-7/H46) Holding Residential Special Provision R9 (h-1/R9-3(8)/H22), Open Space (OS1), and Open Space (OS4) Zones to a Zone to a Holding Residential R5 Special Provision (h-1/R5-7( )), Holding Residential R8 Special Provision(h-1/R8-4( )), Holding Residential R9 Special Provision (h-1/R9-7( )), Holding Residential R9 Special Provision (h-1/R9-7( )), Holding Residential R9 Special Provision (h-1/R9-7( )/H37), Holding Residential R9 Special Provision (h-1/R9-7( )/D175/H47), Holding Residential R9 Special Provision, Neighbourhood Shopping Area (h-1/R9-7( )/D250/H50/NSA3), Open Space (OS1), and Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The Zoning By-law is available at [london.ca](http://london.ca).

### Requested Zoning (Please refer to attached map)

#### **Zone(s):**

- **R5-7(\*\*) Zone** - to permit such uses as townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres, together with a special provision for additional permitted uses: cluster stacked townhouse dwelling; cluster townhouses; and cluster rear lane townhouses and building setbacks, front yard 3.0 metres, exterior side yard 3.0 metres and interior side yard 1.5 metres;
- **R8-4(\*\*) Zone** - to apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities and maximum height of 16 metres, together with a special provision for additional permitted uses: cluster stacked townhouse dwelling; cluster townhouses; and cluster rear lane townhouses and building setbacks to apartment buildings, front yard 6.0 metres, north property line 30 metres (to rail corridor), setback to cluster townhouse dwellings front yard 3 metres, west property line 5.0 metres, north property line 30 metres (to rail corridor), height 13 metres (4 storeys) within 140 of the west property line property boundary otherwise 20.0 metres (6 storeys) and 1 parking space per unit;
- **R9-7(\*\*) Zone** - to permit apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped person's apartment buildings, and continuum-of-care facilities, together with a special provision for additional permitted uses: cluster stacked townhouse dwelling; cluster townhouses; and cluster rear lane townhouses, building setbacks for apartments, front yard 6.0 metres, exterior side yard 5.0 metres, interior side yard 5.0 metres, rear yard 5.0 metres, setback for cluster townhouses, front yard, 3.0 metres, exterior side yard 3.0 metres, interior side yard 1.5 metres and 1 parking space per unit;
- **R9-7(\*\*)/H37 Zone** - to permit apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped person's apartment buildings, and continuum-of-care facilities, together with a special provision for additional permitted uses: cluster stacked townhouse dwelling; cluster townhouses; and cluster rear lane townhouses, building setbacks for apartments, front yard 6.0 metres, exterior side yard 6.0 metres, north property line 30.0 metres (to rail corridor), east property line 10.0 metres, setback for cluster townhouses, front yard, 3.0 metres, exterior side yard 3.0 metres, interior side yard 1.5 metres, north property line 30.0 metres (to rail corridor), height (maximum) 37.0 metres (12 storeys), and 1 parking space per unit;

- **R9-7(\*\*)/D175/H47 Zone** - to permit apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped person's apartment buildings, and continuum-of-care facilities, together with a special provision for additional permitted uses: cluster stacked townhouse dwelling; cluster townhouses; and cluster rear lane townhouses, building setbacks for apartments, front yard 6.0 metres, exterior side yard 6.0 metres, south interior 3.0 metres, east property line 10.0 metres, setback for cluster townhouses, front yard, 3.0 metres, exterior side yard 3.0 metres, interior side yard 1.5 metres, rear yard 3.0 metres, density maximum of 175 units/ha, height (maximum) 47.0 metres (15 storeys), and 1 parking space per unit;
- **R9-7(\*\*)/D250/H50/NSA3 Zone** - to permit apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped person's apartment buildings, and continuum-of-care facilities, together with a special provision for additional permitted uses: cluster stacked townhouse dwelling; cluster townhouses; cluster rear lane townhouses and uses permitted with the NSA3 Zone variation, building setbacks for apartments, front yard 6.0 metres, exterior side yard 6.0 metres, north interior property line 3.0 metres, east property line 10.0 metres, setback for cluster townhouses, front yard, 3.0 metres, exterior side yard 3.0 metres, interior side yard 1.5 metres, rear yard 3.0 metres, density maximum of 250 units/ha, height (maximum) 50.0 metres (16 storeys), and 1 parking space per unit;
- **OS1 Zone** - to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; and,
- **OS5 Zone** - to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads

An Environmental Impact Study (EIS) report prepared by MTE Consultants, dated June 30, 2021, have been submitted with the application for draft plan of subdivision. The EIS reports are available for viewing by contacting the City's Planner listed below. File: 39T-21505 / Z-9416 Planner: S. Meksula (City Hall).

## 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 Multi-family, Medium Density Residential, Multi-family, High Density Residential, and Open Space in the Official Plan, which permits single detached, semi-detached, duplex and multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes, and homes for the aged; low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses. public open space uses such as public parks, and private open space uses such as cemeteries and private golf courses, as the main uses. The subject lands are in the 'Neighbourhoods' and 'Green Space' Place Types in *The London Plan*.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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.

## See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.



## Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

## What Are Your Legal Rights?

### Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentservices@london.ca](mailto:developmentservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the 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 Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

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### **Accessibility**

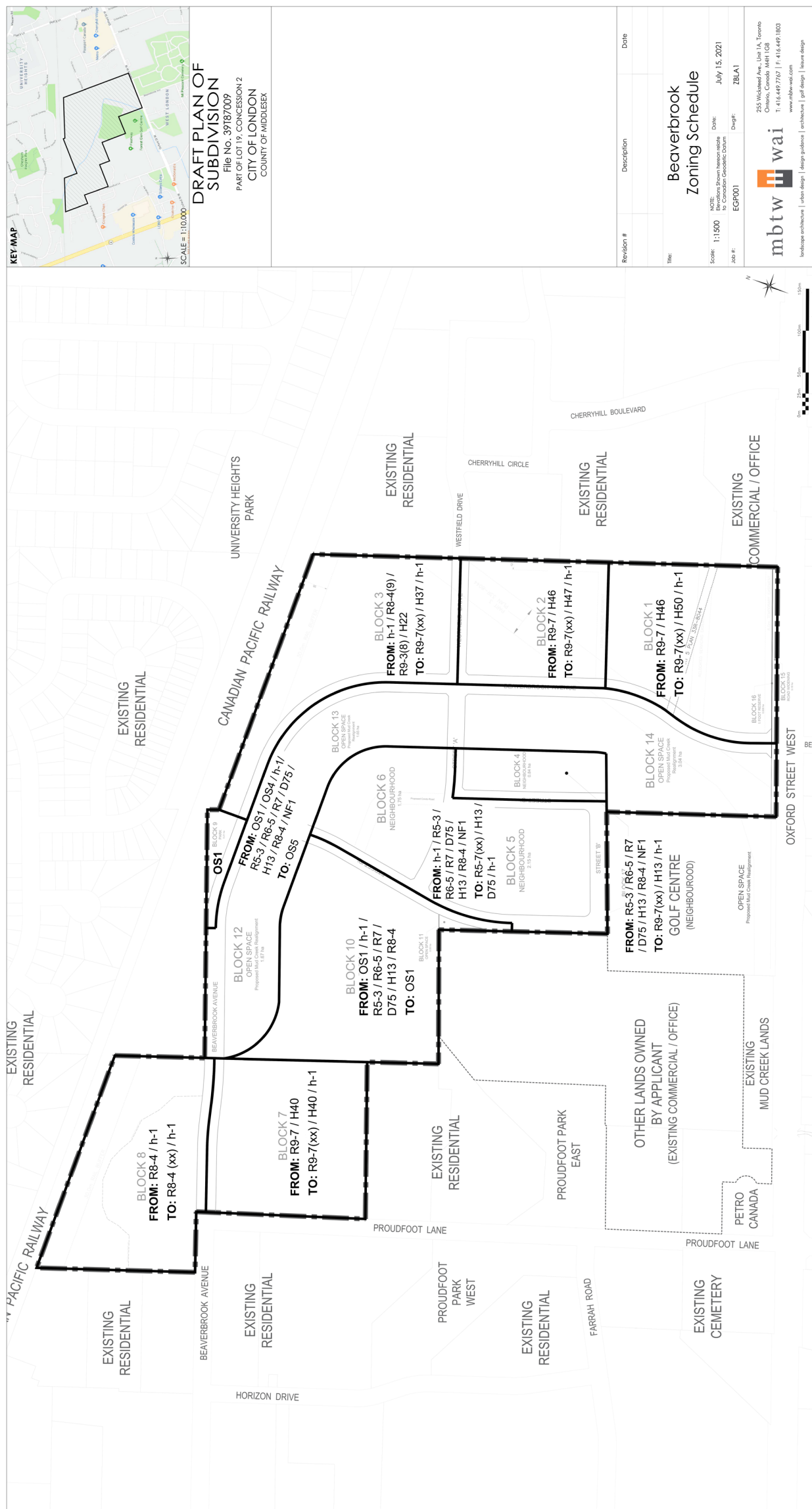
Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.

## Requested Draft Plan of Subdivision



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

## Requested Zoning



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

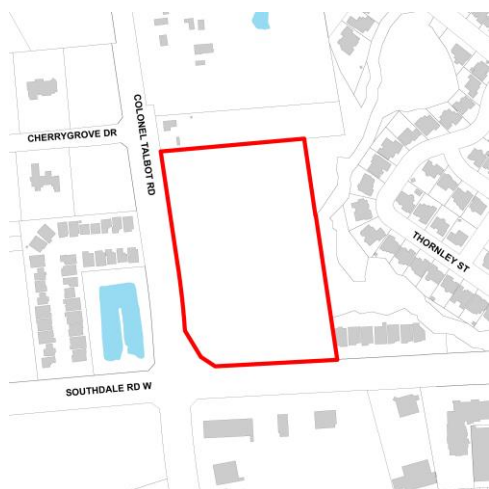




# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 952 Southdale Road West



**File: OZ-9431**

**Applicant: 1739626 Ontario Limited (Westdell Corp.)**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Mixed-use commercial/office/residential
- On south part of site - grocery store, 2-storey office/commercial building and single storey commercial building
- On north part of site - four 3-storey stacked townhouse buildings with a total of 54 units
- East part of site to remain undeveloped for environmental and hazard protection

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **December 1, 2021**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

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

File: OZ-9431

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

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

Paul VanMeerbergen

pvanmeerbergen@london.ca

519-661-CITY (2489) ext. 4010

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: November 10, 2021

# Application Details

The purpose and effect of this Official Plan and zoning change is to permit a mixed-use commercial/office/residential development. The requested commercial component, located on approximately the southerly 2/3 of the site, includes a grocery store, a 2-storey commercial/office building, and a single-storey commercial building, with a total gross floor area (GFA) of 5,000m<sup>2</sup> and a drive through facility. The requested office component within the commercial development has an area of approximately 660m<sup>2</sup>. The requested residential component, located on approximately the north 1/3 of the site includes four, three-storey stacked townhouse buildings with a total of 54 units (density 48 uph). With the exception of a 0.21ha future residential area located at the southeastern limit of the site, the easterly part of the site is proposed to remain undeveloped to promote the protection and preservation of a Provincially Significant Wetland and associated natural heritage features and buffers.

## Requested Amendment to the 1989 Official Plan

To change the designation of the property to add a Specific Area Policy to permit a maximum of 5,000 sq.m. of commercial/office space and a drive-through facility in the existing Multi-family, Medium Density Residential designation, and to change the land use designation in the southeast quadrant of the site from Open Space to Multi-family, Medium Density Residential.

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

To change the Place Type on Map 1 for a portion of the property from Green Space to Neighbourhoods, and to modify the natural heritage features on Map 5 to reflect current Ministry of Natural Resources and Forestry mapping.

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR2) Zone to a Residential R8 Special Provision/Community Shopping Area Special Provision (R8-4( )/CSA1( )) Zone, an Urban Reserve Special Provision (UR2( )) Zone, and an Open Space (OS5) Zone. Also to place a Holding Zone (h-129) on a portion of the proposed development area and the Open Space (OS5) Zone to prohibit development to accommodate an interim flood storage solution until permanent flood storage measures are identified.

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Urban Reserve (UR2) Zone

**Permitted Uses:** [--->insert current use(s) <---]

**Special Provision(s):** n/a

**Height:** 15.0 metres

### Requested Zoning

**Zone:** Residential R8 Special Provision (R8-4( )) Zone and Holding Residential R8 Special Provision (h-129\*R8-4( )) Zone\*\*

**Permitted Uses:** apartment buildings, handicapped persons apartment buildings, lodging house class 2, stacked townhouse, senior citizen apartment building, emergency care establishment, continuum-of-care facility

**Special Provision(s):** a minimum exterior side yard depth of 5.0 metres in place of 8.0m, a minimum interior side yard depth of 2.1m in place of 4.5m, a minimum landscaped open space of 22% in place of 30%, a minimum of 51 parking spaces in place of 81 spaces (.94 spaces/unit in place of 1.5 spaces/unit), and to permit stacked townhouses 3 units high whereas a maximum of 2 unit high stacked townhouses are permitted

**Residential Density:** 75 units per hectare

**Height:** 13.0 metres

The City may also consider a reduced residential density and specify the areas of the site on which residential development may occur.

### Requested Zoning

**Zone:** Community Shopping Area Special Provision (CSA1( )) Zone and Holding Community Shopping Area Special Provision (h-129\*CSA1( )) Zone\*\*

**Permitted Uses:** a broad range of retail, service, office, recreational, and institutional uses

**Special Provision(s):** a minimum front yard depth of 1.5m in place of 8.0m, a minimum exterior side yard depth of 3.0m in place of 8.0m, a minimum interior side yard depth of 2.0m in place of 3.0m, a maximum building height of 13.0m in place of 9.0m, a minimum of 220 parking spaces in place of 255 spaces (1 space/22.73sq.m. of GFA in place of 1 space/20sq.m. of GFA), a minimum of 8 drive through stacking spaces in place of 15 spaces, a minimum of 8 accessible parking spaces in place of 10 spaces, a minimum parking setback

from Colonel Talbot Road of 0.5m in place of 3.0m, and to reduce the maximum permitted commercial/office GFA from 6,000sq.m. to 5,000sq.m.

**Height:** 13.0 metres

The City may also specify the areas of the site on which commercial development may occur

#### **Requested Zoning**

**Zone:** Urban Reserve Special Provision (UR2(\_)) Zone

**Permitted Uses:** existing dwellings, agricultural uses, conservation lands, managed woodlot, wayside pit, passive recreation use, farm gate sales

**Special Provision(s):** a minimum lot area of 0.2ha in place of 6.0ha

**Height:** 15.0 metres

#### **Requested Zoning**

**Zone:** Open Space (OS5(\_)) and Holding Open Space (h-129\*OS5(\_)) Zone\*\*

**Permitted Uses:** conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, managed woodlots

**Special Provision(s):** n/a

**Height:** 12.0 metres

\*\*h-129 – To ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority.

An Environmental Impact Assessment has been prepared to assist in the evaluation of this application.

### **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 Multi-family, Medium Density Residential and Open Space in the 1989 Official Plan. The Multi-family, Medium Density Residential designation permits multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. The Open Space designation permits parks, private open space, flood plain lands and lands that are subject to natural hazards, components of the Natural Heritage System, and lands that contribute to important ecological functions as the main uses.

The subject lands are in the Neighbourhoods and Green Space Place Types in The London Plan. The Neighbourhoods Place Type permits a broad range of housing types including stacked townhouses and low-rise apartment buildings, home occupations, group homes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences, mixed-use buildings and stand-alone retail, service, and office buildings. A site-specific policy approved by the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) permits retail, service and office uses to have a combined maximum floor area of 5,000 sq. m. subject to conditions. The permitted uses in the Green Space Place Type vary considerably dependent on natural heritage features, hazards and natural resources and may include parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community services.

## **How Can You Participate in the Planning Process?**

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

### **See More Information**

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### **Reply to this Notice of Application**

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning &

Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

## **Attend 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

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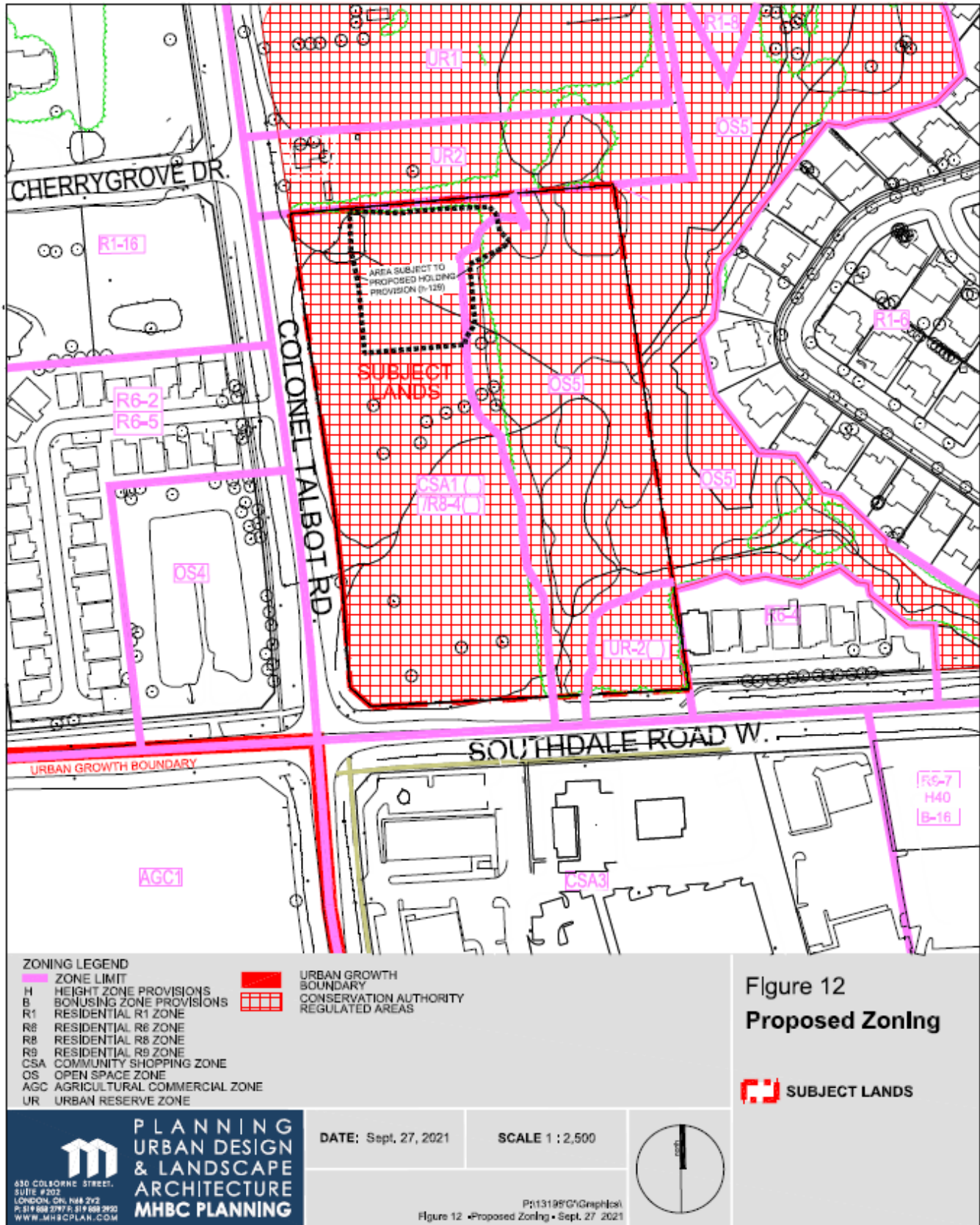
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**The above image represents the applicant's proposal as submitted and may change.**



# Requested Zoning





# Building Renderings



View of commercial/office from intersection of Southdale Road West and Colonel Talbot Road



View of commercial building from Southdale Road West



View of Townhouses from Colonel Talbot Road

The above images represent the applicant’s proposal as submitted and may change.