

Bill No. 8
2014

By-law No. C.P.-1284(tn)-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 3804 Southwinds Drive.

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

1. Amendment No. 562 to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on December 3, 2013

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – December 3, 2013
Second Reading – December 3, 2013
Third Reading – December 3, 2013

AMENDMENT NO. 562
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Environmental Review to Open Space on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To change the delineation on Schedule "B" – Flood Plain & Environmental Features from Potential Environmentally Significant Area (Potential ESA) to Environmentally Significant Area (ESA)

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located 3804 South Winds Drive in the City of London.

C. BASIS OF THE AMENDMENT

A portion of the subject lands are located within an Environmental Review designation on Schedule "A" of the Official Plan.

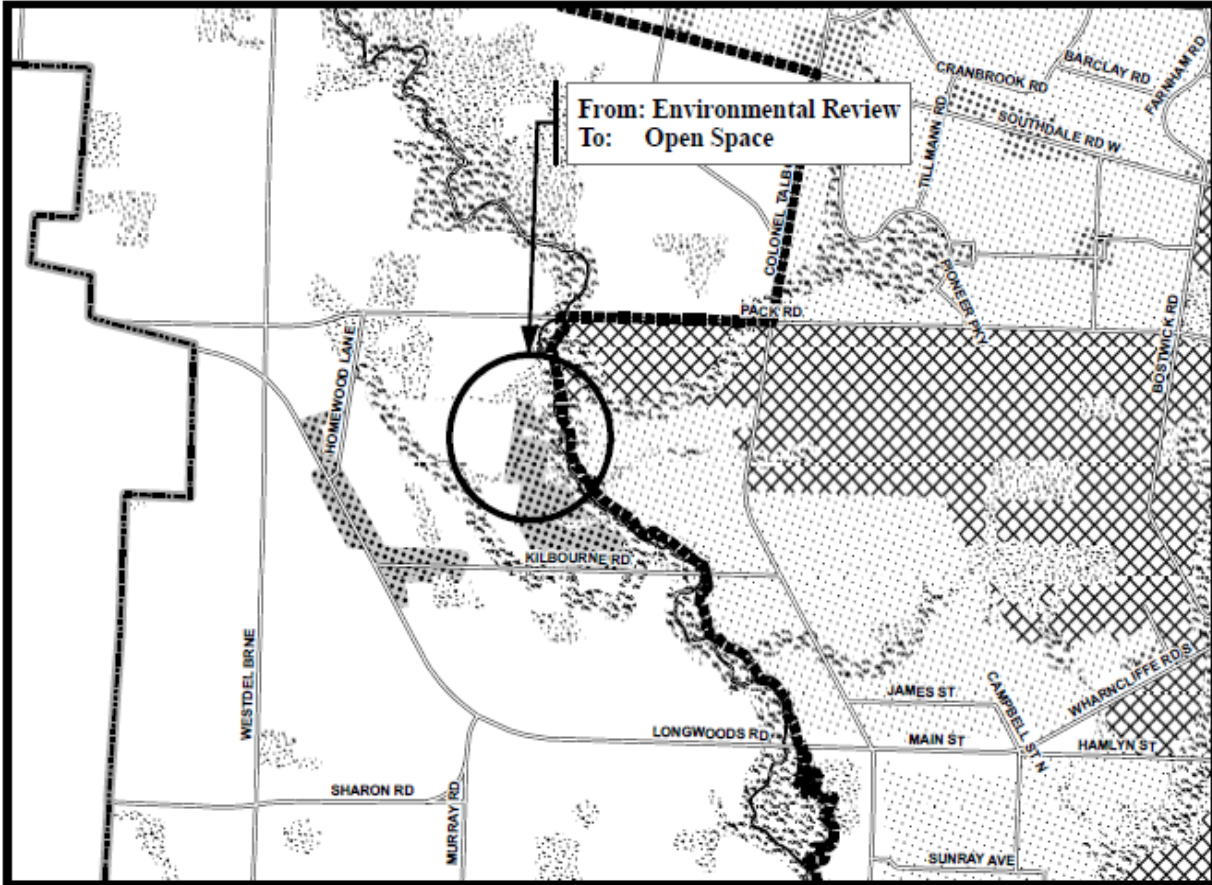
Environmental Review areas are intended to remain in a natural condition until their significance is determined through the completion of more detailed environmental studies. In order to protect the potentially significant features and functions of Environmental Review areas, permitted activity is limited to a range of uses associated with passive recreation, conservation and sustainable forest management.

The Open Space designation is applied to important natural features and functions that have been recognized by Council as being of City-wide or regional significance and identified as components of the Natural Heritage System. In order to protect the identified features and functions, permitted activity is limited to a range of low-impact uses associated with passive recreation, conservation and ecosystem management. The Official Plan states that Environmental Review areas or portions of areas that are determined to satisfy the criteria for significance under Section 15.4. shall be re-designated as Open Space on Schedule "A". These lands have been identified as part of the Dingman Creek ESA and as such should be re-designated on both Schedules A and B as Open Space and ESA.

D. THE AMENDMENT

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

1. To change the designation of certain lands described herein from Environmental Review to Open Space on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To change the delineation on on Schedule "B" – Flood Plain & Environmental Features from Potential Environmentally Significant Area (Potential ESA) to Environmentally Significant Area (ESA)



Legend

- | | |
|--|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

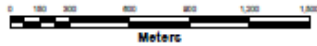
**SCHEDULE A
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



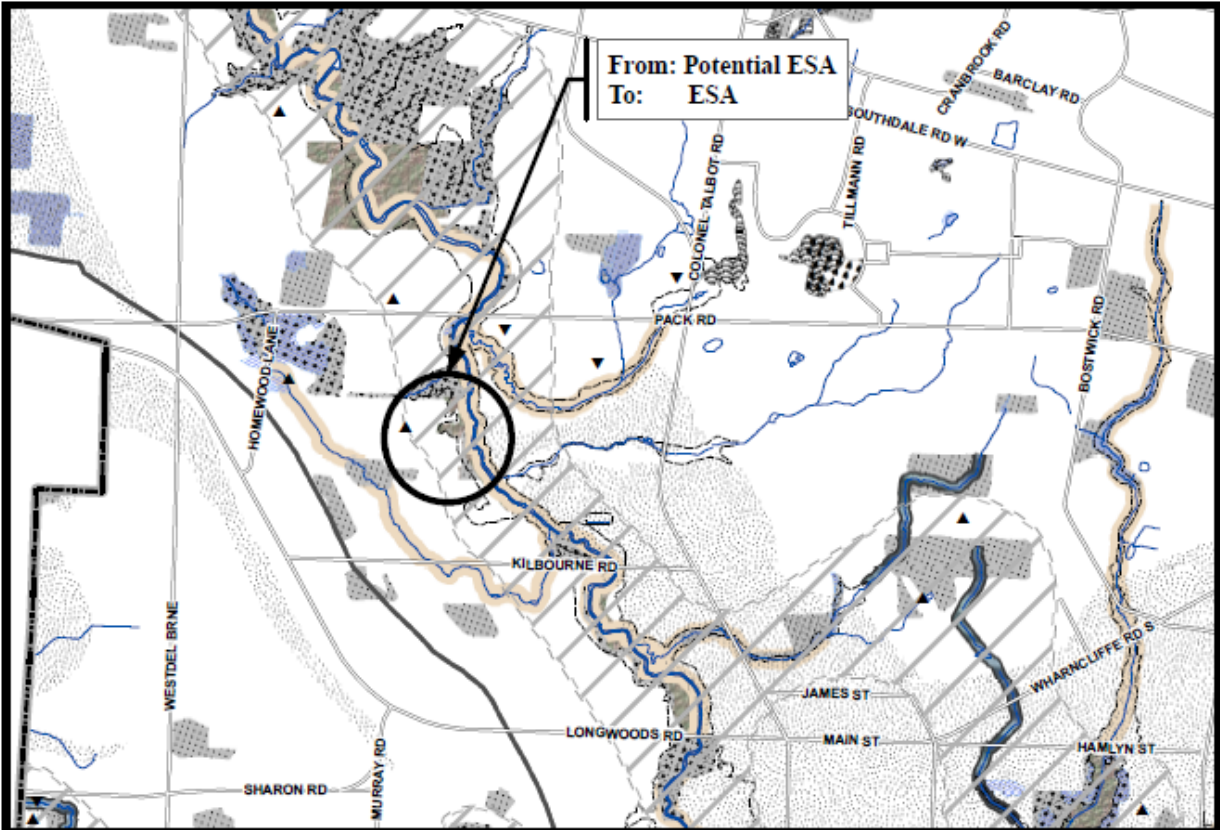
FILE NUMBER: 39T-09503 / Z-7698

PLANNER: AR

TECHNICIAN: JTS

DATE: November 11, 2013

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE B
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 39T-09503 / Z-7698

PLANNER: AR

TECHNICIAN: JTS

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