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File: Z-7960  
Planner: C. Smith

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: LONDON DAIRY FARM 2034 AND 2214 WILTON GROVE ROAD AND 3700 OLD VICTORIA ROAD  PUBLIC PARTICIPATION MEETING ON DECEMBER 12, 2011 @ 7:30 P.M.</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director, Land Use Planning and City Planner with respect to the application of London Dairy Farm relating to the property located at 2034 and 2214 Wilton Grove Road and 3700 Old Victoria Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 10, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Agricultural (AG2) Zone which permits farms and associated agricultural uses and an Agricultural Special Provision (AG2 (6)) Zone which permits the same range of agricultural uses and allows for a livestock auction establishment **TO** an Agricultural (AG2) Zone which permits farms and an Agricultural Special Provision (AG2 ( )) Zone which permits farms and agri-tourism uses such as farm tours and corn mazes in association with the existing agricultural use, and an Agricultural Commercial Special Provision (AGC1 ( )) Zone which permits a range industrial uses associated with agriculture such as farm food and product market, farm equipment sales, livestock auction establishment and would specifically allow dairy products manufacturing on a 0.6 ha maximum parcel size and with gross floor area of 485m<sup>2</sup> maximum in association with the existing agricultural use.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Z-7086- Zoning Amendment May 15, 2006.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTIONS</b>
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The purpose and effect of this zoning change is to add agri-tourism uses which include such uses as farm tours and corn mazes in association with the existing agricultural use, and agri-industrial uses that produce dairy products in a proposed new 485m<sup>2</sup> building in association with the existing agricultural use.

<b>RATIONALE</b>
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1. The proposed use conforms to the Provincial Policy Statement
2. The proposed use conforms to the policies of the Official Plan.
3. The proposed use conforms to the regulations of the zoning by-law.
4. The proposed use will be considered a secondary use on the site, will be restricted in size, and should not create any additional impacts on neighbouring properties.

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File: Z-7960  
Planner: C. Smith



**LOCATION MAP**  
Subject Site: 3700 Old Victoria Rd  
Applicant: London Dairy Farms Ltd  
File Number: Z-7960  
Planner: Craig Smith  
Created By: Craig Smith  
Date: 2011-09-20  
Scale: 1:10100

Corporation of the City of London  
Prepared By: Planning and Development

**LEGEND**

	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers

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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> September 14, 2011	<b>Agent:</b> Zelinka Priamo c/o Stephen Cornwell
------------------------------------------------------	---------------------------------------------------

**REQUESTED ACTION:** Change the zoning of the subject property from an Agricultural (AG2) Zone which permits farms and associated agricultural uses and an Agricultural Special Provision (AG2 (6)) Zone which permits the same range of agricultural uses and allows for a livestock auction establishment to an Agricultural (AG2) Zone which permits farms and an Agricultural Special Provision (AG2 (\_)) Zone which permits farms and agri-tourism uses such as farm tours and corn mazes in association with the existing agricultural use, and an Agricultural Commercial Special Provision (AGC1 (\_)) Zone which permits a range of industrial uses associated with agriculture such as farm food and product market, farm equipment sales, livestock auction establishment and would specifically include a dairy products manufacturing use on a 0.6ha parcel maximum and with gross floor area of 485m<sup>2</sup> maximum.

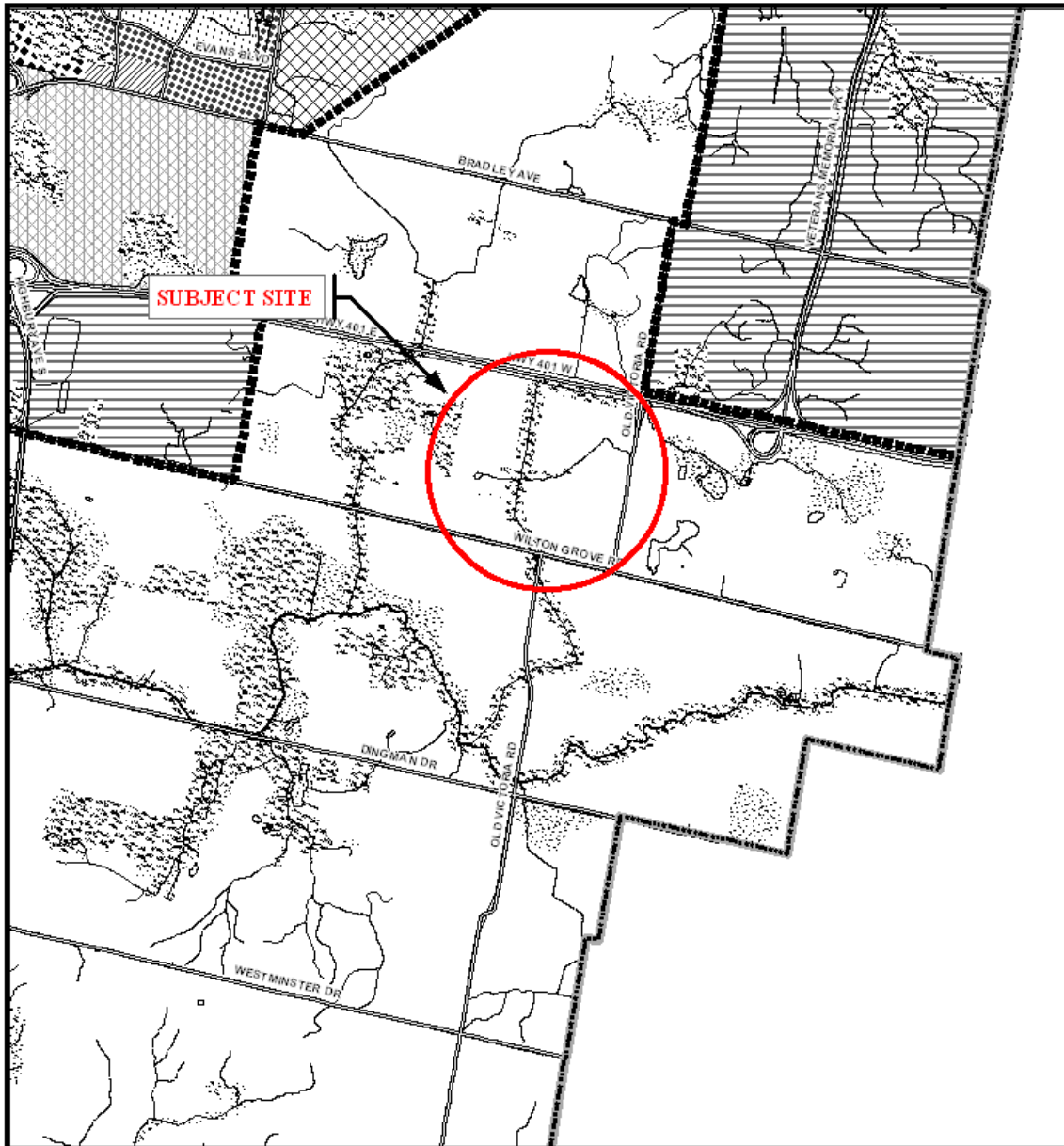
- |                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SITE CHARACTERISTICS:</b>                                                                                                                                                                                                                                                         |
| <ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – agriculture (dairy operation)</li> <li>• <b>Frontage</b> – approx. 1200 metres</li> <li>• <b>Depth</b> – approx. 920metres</li> <li>• <b>Area</b> – 111 hectares</li> <li>• <b>Shape</b> - rectangular</li> </ul> |

- |                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SURROUNDING LAND USES:</b>                                                                                                                                                                                                              |
| <ul style="list-style-type: none"> <li>• <b>North</b> – Highway 401, future industrial uses (Airport Road Area)</li> <li>• <b>South</b> - agriculture</li> <li>• <b>East</b> - agriculture</li> <li>• <b>West</b> - agriculture</li> </ul> |

- |                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------|
| <b>OFFICIAL PLAN DESIGNATION:</b> (refer to map on page 4)                                                          |
| <ul style="list-style-type: none"> <li>• Agriculture</li> </ul>                                                     |
| <b>EXISTING ZONING:</b> (refer to map on page 5)                                                                    |
| <ul style="list-style-type: none"> <li>• Agricultural (AG2) and Agricultural Special Provision (AG2 (6))</li> </ul> |

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File: Z-7960  
Planner: C. Smith

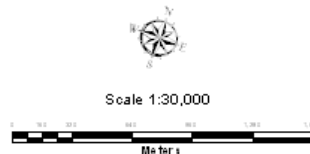


**Legend**

- |                                          |                                   |
|------------------------------------------|-----------------------------------|
| Downtown Area                            | 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             |

**CITY OF LONDON**  
Department of  
**Planning and Development**  
**OFFICIAL PLAN SCHEDULE A**  
**- LAND USE -**

PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-7954

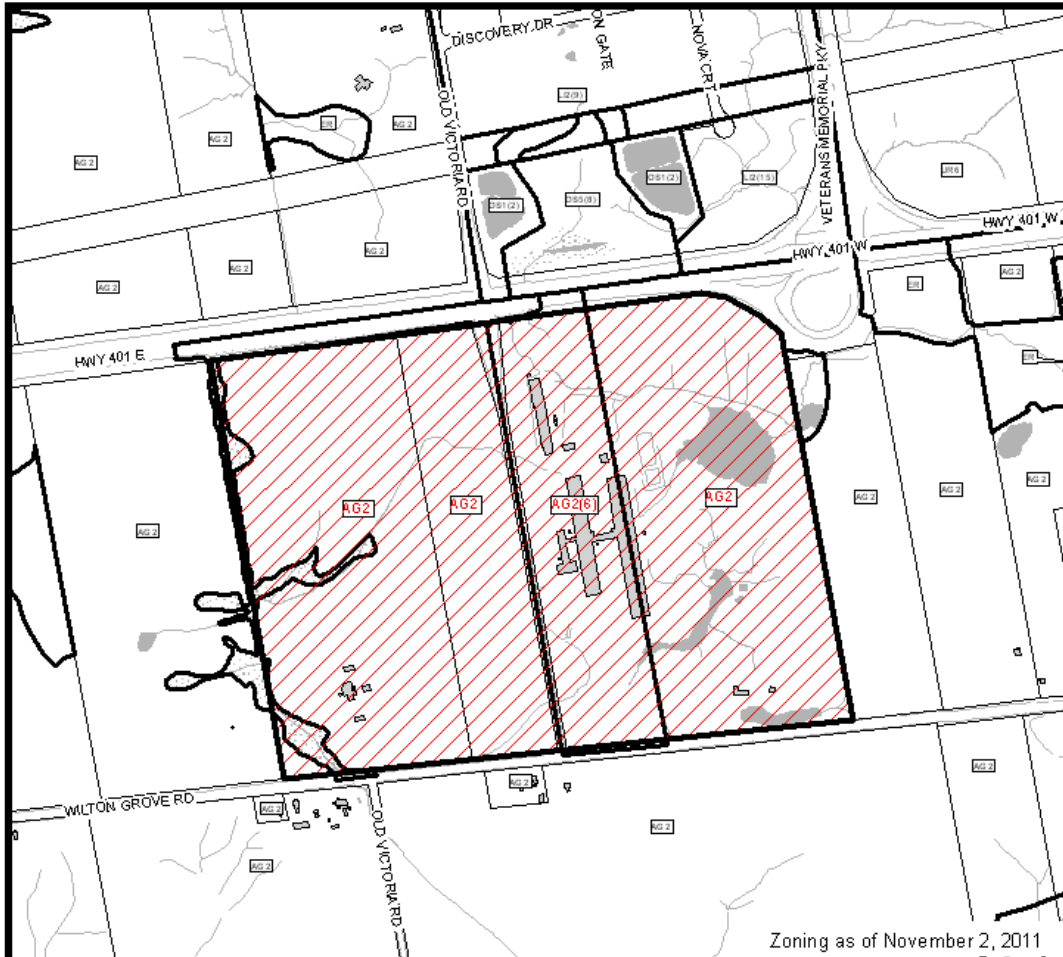
PLANNER: CS

TECHNICIAN: SM

DATE: 2011/11/18

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File: Z-7960  
 Planner: C. Smith



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

1) *LEGEND FOR ZONING BY-LAW Z-1*

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE
  
- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE
  
- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE
  
- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW
  
- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE
  
- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION
  
- "H" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

**CITY OF LONDON**

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING  
 BY-LAW NO. Z.-1  
 SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
 Z-7960 SM

MAP PREPARED:  
 2011/11/21 SM

1:12,000  
 0 60 120 240 360 480  
 Meters

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**PLANNING HISTORY**

The subject site has been an agricultural operation for many years. The current owner/applicant purchased the property in 2003 and has since added several barns and structures to the property. There is currently a large scale dairy operation on site, with approximately 800 head of cattle.

In 2002, the owner of the property undertook site alteration activity without municipal authorization, by excavating & removing organic material from a low lying "Environmental Review" area and realigning a drainage channel at the north end of the property. A site inspection was undertaken by City staff in September of 2003, and a status report was written to Planning Committee on September 29, 2003. Most of the remediation work had been completed on the site at that time. An additional site inspection was conducted in August of 2004. Parks Planning and Design noted the remediation that has taken place to date, and the proposed development will not impact on the ER portion of the subject site.

In 2006 the property owner applied for a zoning amendment (Z-7086) to allow an Auction Establishment, Livestock to be permitted on the property. On May 15, 2006, Council amended Zoning By-law Z-1 by changing the zoning of the lands located at 3700 Old Victoria Road, from an Agricultural (AG2) Zone to an Agricultural Special Provision (AG2 (6)) Zone which specifically allows for an auction establishment, livestock, with a minimum lot area of 19.6ha and a gross area for the auction establishment of 3,000 m<sup>2</sup> maximum.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Environmental and Engineering Services Department**

*The City of London's Engineering Review Division (ER) offers the following comment with respect to this aforementioned Zoning By-Law amendment application:*

- *The applicant is advised that there is no municipal sanitary sewer available to service the subject lands.*
- *The applicant is also advised that there is no municipal storm sewer available to service the subject lands.*
- *The applicant is further advised that there is no municipal water main available to service the subject lands. Also the applicant should be aware that there are standards which affect private water systems which supply the public. Such as; operating, sampling and reporting water quality under the safe drinking water act.*
- *Depending upon the size and nature of the proposed agri-tourism and agri-industrial businesses a traffic impact analysis may be required.*

*ER suggest that the appropriate holding provisions be applied to these land to ensure the orderly development regarding the above mentioned servicing concerns for these lands are located outside the urban growth boundary and servicing will not be available for some time.*

*The above comments, among other engineering and transportation issues (i.e. road widening dedications), will be addressed in greater detail when/if these lands come in for site plan approval.*

**Transportation Advisory Committee**

*At its meeting held on October 4,2011, the Transportation Advisory Committee (TAC) reviewed and received a Notice, dated September 20, 2011, from C. Smith, Planner II, with respect to an application submitted by the London Dairy Farm relating to the properties located at 2034 and 2214 Wilton Grove Road and 3700 Old Victoria Road. The TAC expressed concerns regarding*

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File: Z-7960  
Planner: C. Smith

access and parking for the site, as well as the potential conflicts with the planned future extension of the Veterans Memorial Parkway, and that the implications of agri-tourism as a designated and zoned use in the City's agricultural areas should be considered in the upcoming Official Plan review, indicating that this proposed designation would also have impacts on transportation in the area.

**Ministry of Transportation**

The Ministry of Transportation (MTO) has reviewed the above-noted amendment in accordance with the requirements of MTO's highway access control policies and the Public Transportation and Highway Improvement Act (PTHIA). The following outlines our comments.

Direct access onto Highway 401 will not be permitted. All new buildings and structures integral to the development (including stormwater management facilities, parking areas, and internal roads) must be set back a minimum of 14m from the highway right-of-way limit.

As a condition of ministry permits, the owner shall submit a site plan, site-servicing plan, grading plan, and drainage plan for the proposed development to the MTO for review and approval. MTO may also require a Stormwater Management Report upon review of these plans.

**Agricultural Advisory Committee**

The proposed amendment was circulated to all members of the ACC on November 17, 2011. At the time of the this report no comments were received.

<b>PUBLIC LIAISON:</b>	On September 20, 2011, 9 letters were sent to all landowners within 120 m of the property. Living in the City notice was published on September 24, 2011.	No replies were received.
<b>Nature of Liaison:</b> Change the zoning of the subject property from an Agricultural (AG2) Zone which permits farms and associated agricultural uses and an Agricultural Special Provision (AG2 (6)) Zone which permits the same range of agricultural uses and allows for a livestock auction establishment to an Agricultural (AG2) Zone which permits farms and an Agricultural Special Provision (AG2 ( _ )) Zone which permits farms and agri-tourism uses such as farm tours and corn mazes in association with existing agricultural use, and an Agricultural Commercial Special Provision (AGC1 ( _ )) Zone which permits a range industrial uses associated with agriculture such as farm food and product market, farm equipment sales, livestock auction establishment and would specifically include a dairy products manufacturing use on a 0.6ha parcel maximum and with gross floor area of 485m <sup>2</sup> maximum.		
<b>Responses:</b> None		

**ANALYSIS**

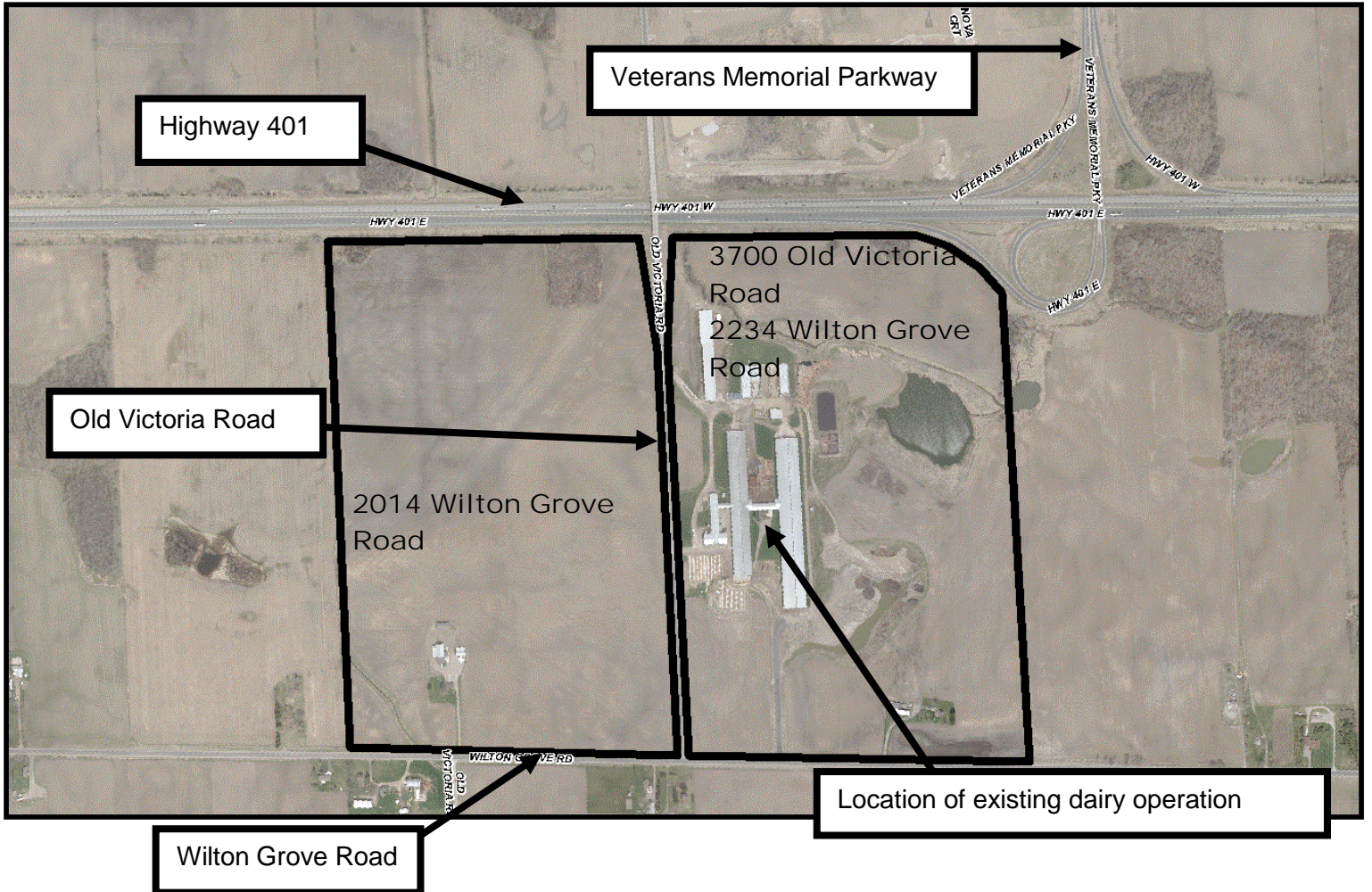
**Subject Site**

The subject site is located on the east and west side of Old Victoria Road between Highway 401 and the Wilton Grove Road. The subject site is approximately 111 hectares in size, with a frontage of approximately 1200 metres along Wilton Grove Road. The subject site is currently used for agriculture purposes (a large scale dairy operation on 3700 Old Victoria Road). The dairy operation currently has two full-scale barns which house approximately 800 head of cattle, as well as several accessory barns and associated manure storage facilities. The subject site has access to Old Victoria Road and Wilton Grove Road, both of which are classified as arterial roads.



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Subject Site



**Nature of Application**

The applicant has requested a zoning by-law amendment to allow for the property owner to operate agri-tourism uses from the site which would include tours of the existing dairy operations and corn mazes. As an accessory use to the existing dairy operation and the proposed agri-tourism uses, 0.6ha of land located at the northeast corner of Old Victoria Road and Wilton Grove Road is proposed to be used for a dairy products manufacturer. The owner is proposing a building of approximately 485m<sup>2</sup> in which raw dairy product (milk) will be used to manufacture dairy products such as cheese. The property owner is no longer operating the auction establishment, livestock use that was permitted in 2006 at this time. The property owner does not intend to continue to operate this use on this site. The proposed amendment will remove the auction establishment, livestock use from this property.



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Proposed Amendment

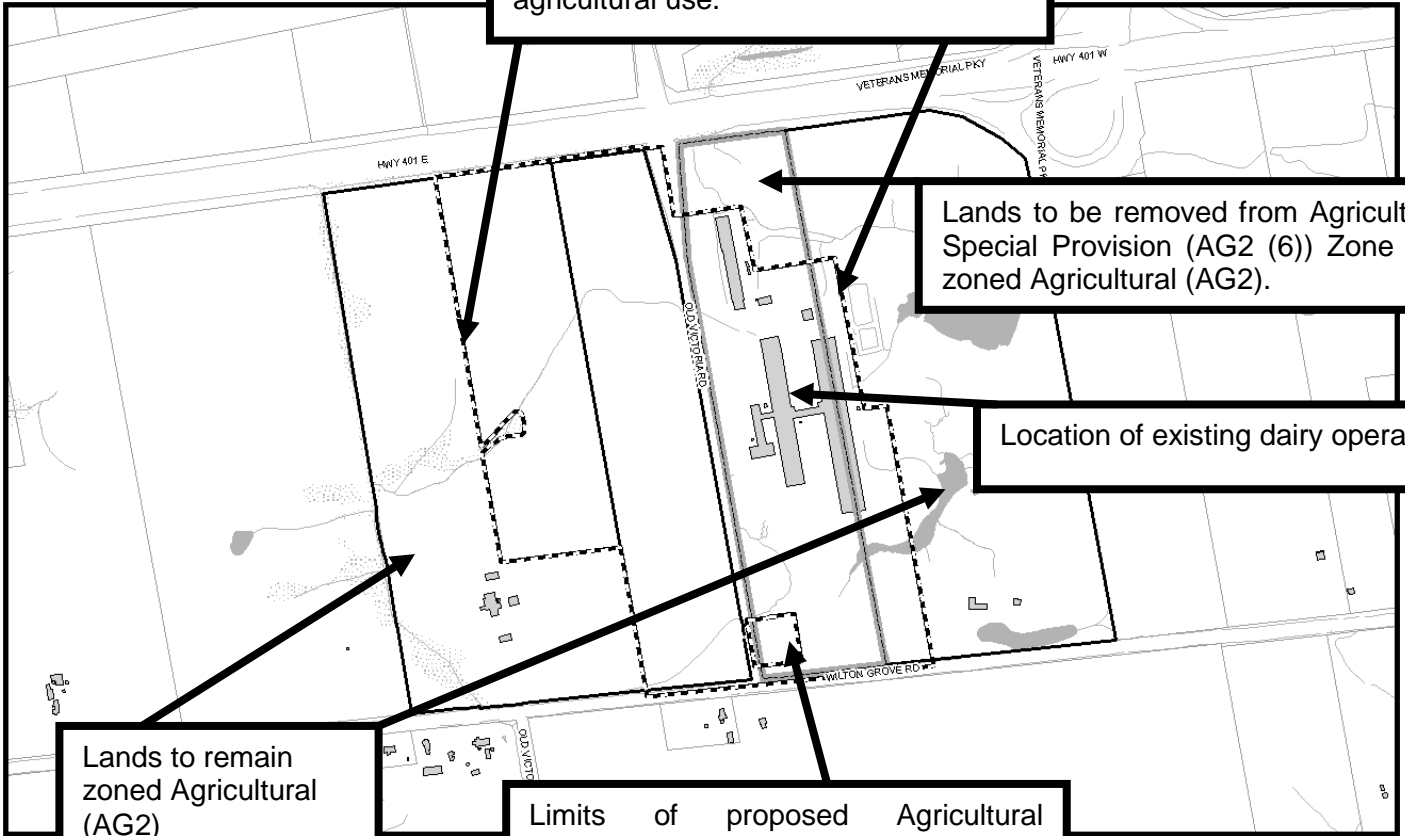
Limits of proposed Agricultural Special Provision (AG2 ( \_ )) zone which permits agri-tourism which may include farm tours, corn mazes, hay rides etc... in association with the existing agricultural use.

Lands to be removed from Agricultural Special Provision (AG2 (6)) Zone and zoned Agricultural (AG2).

Location of existing dairy operation

Lands to remain zoned Agricultural (AG2)

Limits of proposed Agricultural Commercial Special Provision (AGC1 ( \_ )) zone which permits dairy product manufacturing in association with the existing agricultural use. (0.6ha max)



Proposed Dairy Manufacturing Building



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**Is the requested amendment appropriate?**

Provincial Policy Statement

Section 2.0 Wise Use and Management of Resources, policies for the protection of agricultural resources, Section 2.3.3.1 states: *In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related uses. Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.*

The proposed amendment would allow for the agri-tourism use in association with the existing agricultural use. The proposed agri-tourism use does not require lands to be taken out of agricultural production. The proposed dairy manufacturing use is proposed to be in association with the existing agricultural use. The proposed size of land required for the use will be limited to 0.6 ha in size and the proposed building will be limited to 485m<sup>2</sup> maximum gross floor area. The proposed use is limited in scale and is compatible with the surrounding agricultural operations.

Official Plan

The property is designated Agriculture in the City of London Official Plan which primarily permits the use of the land for cultivation and the raising of livestock. Agriculturally-related commercial and industrial uses are permitted as secondary uses subject to the provision of Section 9.2.8.

Section 9.2.8 of the Official Plan states: *small-scale agriculturally-related commercial and industrial uses that are supportive of the farm operation and that require a location in close proximity to a farm operation are permitted in areas designated "Agriculture". Such uses include grain drying, handling and storage facilities, and farm market uses. Legally existing agriculturally-related commercial and industrial uses will be recognized in the Zoning By-law. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. New agriculturally-related commercial and industrial uses may be permitted by an amendment to the Zoning By-law to apply the appropriate agricultural commercial or agricultural industrial zone, subject to the following policies:*

- i) *Size: the amount of land devoted to the activity includes only the minimum necessary to support the activity and its servicing requirements.*

The subject site is approximately 111 hectares (48 acres) in size. The Official Plan recognizes a minimum farm area as being 40 hectares (100 acres) in size. Special provisions to the proposed zoning are required to recognize the size of the proposed agricultural commercial use. The subject site is rectangular in size and has access to Old Victoria Road and Wilton Grove Road. Overall, the subject site is of an adequate size and shape to accommodate the proposed use

- ii) *Need: It can be demonstrated that the use is supportive of the farm operation and requires a location in close proximity to the farm operation to function successfully.*

The proposed agri-tourism use is intended to be in conjunction with and to support the existing agricultural use. The proposed agri-tourism use does not remove agricultural lands from production as the use is based on touring the active farm operation. The proposed dairy product manufacturing use is in association with the existing dairy farm. The use is limited to a 0.6 ha parcel of land at the northeast corner of Old Victoria Road and Wilton Grove Road. The 0.6ha area is the minimum needed to accommodate the use on the property and represents less than 1% of the existing agricultural lands. The dairy product manufacturing is clearly associated with the existing dairy operation on the property and will be further supported by the agri-tourism use.

- iii) *Location: the location of the facility should not impose any operating constraints or result in a reduction of the efficiency of existing farms in the vicinity. Agriculturally-related commercial and industrial uses should be directed to sites having soil capability, drainage, topographic, site size or configuration limitations for agriculture.*

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The subject site is surrounded by existing agricultural operations to the south, west and east. The proposed use dairy manufacturing use is limited to a 0.6 ha parcel of land at the northeast corner of Old Victoria Road and Wilton Grove Road and will not result in a reduction of efficiency of the existing agricultural uses. The proposed uses will be wholly contained on the property and are on a site having characteristics compatible with 9.2.8 iii).

- iv) *Servicing: the facility does not require municipal water or sewage disposal services and can meet all requirements for the provision of individual on-site services.*

The site is located outside of the Urban Growth boundary and there are no municipal services available to the property. The applicant will be required to demonstrate sufficient servicing capacities prior to the issuance of building permits.

- v) *Transportation: access shall be available from a public highway or public road. The access must not create a potential traffic hazard due to poor sight lines or proximity to an intersection, steep grade or curve. An agriculturally-related commercial or industrial use shall be located on a road capable of accommodating, on a year round basis, the volume and type of traffic, including truck traffic, that the proposed use is likely to generate.*

The subject site has access to Old Victoria Road and Wilton Grove Road, both of which are classified as arterial roads and are maintained year round. The Ministry of Transportation requires that no access be allowed onto Highway 401 and an internal setback from Highway 401 of 14m be provided. Through the site plan approval process access location and onsite parking will be required to meet the City of London Site Plan Control By-law standards and will minimize potential traffic hazards onto the site.

- vi) *Environment: adequate drainage and suitable outlets for storm water runoff can be provided.*

As described above, in 2002, the owner of the property undertook site alteration activity without municipal authorization, by excavating & removing organic material from a low lying "Environmental Review" area and realigning a drainage channel at the north end of the property. Since this time remedial work has been completed and the area is slowly being restored to its previous natural environment.

Based on the history of the site, the remediation that has taken place to date and more so the location of the proposed commercial agriculture use adjacent to Old Victoria Road, the City of London Parks Planning and Design Department is satisfied that an environmental impact study is not required for this application as the proposed development will not impact on the Environmental Review portion of the subject site. If an application was to locate within proximity to and/or pose an impact on the Environmental Review patch, an appropriate evaluation of the environmental review lands would be required.

- vii) *Site Plan: Agriculturally-related commercial and industrial uses are subject to site plan control. The site plan and development agreement shall address the following:*
  - a) *dimensions of the lot;*
  - b) *building areas and location on the lot including surrounding land uses and buildings;*
  - c) *ingress and egress to and from the site, including parking facilities;*
  - d) *the location of outdoor storage facilities;*
  - e) *servicing provisions;*
  - f) *compliance with the Minimum Distance Separation requirements;*
  - g) *site grading and fencing; and*
  - h) *on-site stormwater management facilities.*

The applicant will be required to apply for site plan approvals. The above issues will be addressed at that time.

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Zoning

The property is currently zoned Agricultural (AG2) and Agricultural Special Provision (AG2 (6)). The existing zone allows for agricultural uses, farm markets, forestry, kennels, greenhouses, livestock facilities and an auction establishment, livestock. The proposed amendment to allow an Agricultural Special Provision (AG2 ( )) Zone will continue the use of the property for agricultural proposes which includes the existing dairy operation. The special provision will allow for agri- tourism uses in association with the existing agricultural use. Agri- tourism will allow for farm tours which would include activities such as hay rides and corn mazes. The proposed amendment will remove the special provision (AG2 (6)) from the property and the auction establishment, livestock use will no longer be a permitted use on this site.

The proposed Agricultural Commercial Special Provision (AGC 1 ( )) Zone will allow for dairy products manufacturing on a 0.6 ha maximum parcel and with a building with a gross floor area of 485m<sup>2</sup> maximum in association with the existing agricultural use. The proposed zone limits the amount of land devoted to the dairy product manufacturing use to 0.6 ha which is the minimum necessary to support the activity and its servicing requirements. The use is required to be in association with the existing agricultural use and is further limited to a maximum gross floor area 485m<sup>2</sup> which further mitigates potential impacts from the proposed dairy product manufacturing use on surrounding agricultural operations and lands.

Zoning By-law Z.-1 Section 3.9 states: *where a lot is divided into two or more zones, each such portion of the said lot shall be considered a separate lot as defined herein and shall be used in accordance with the provisions of this By-Law which are applicable to the zone wherein such portion of the said lot is located.*

The proposed Agricultural Commercial Special Provision (AGC 1 ( )) is restricted to 0.6ha in size at the northeast corner of Old Victoria Road and Wilton Grove Road. As per section 3.9 above the zone lines will be considered lot lines and will restrict the dairy product manufacturing use in association with the existing agricultural use to this specific area.

**Additional Issues**

A request was made by EESD to add a holding provision “h-17” to the subject site. The h-17 is applied to ensure the adequate provision of municipal services, and shall not be deleted until full municipal sanitary sewer and water services are available to service the site. Dry uses (means any use which by the nature of its operation, process or fabrication of raw materials or service rendered does not require a water supply other than that available from within the limits of the lot upon which the use is located and/or does not discharge effluent from the limits of the lot upon which the use is located. The discharge effluent being produced shall be from normal sanitary and eating facilities required for the employees only) are permitted in the interim. It has been applied broadly to unserviced areas throughout the annexed area zoning project.

The Planning Department has reviewed this request and has determined that a holding provision will not be necessary. There are no other examples outside of the Urban Growth Boundary where the City has applied this type of holding provision. It is unlikely that there will be municipal services to service the site within the near future.

**CONCLUSION**

Overall, the proposed agri-tourism and dairy product manufacturing use conforms to the policies of the Official Plan and the zoning by-law. The use will be limited in size so as to ensure that the primary use (dairy farm) continues to be the main use on the site. The proposed use will operate in association with the existing agricultural use, and should not create any additional impacts on neighbouring properties. Site plan approval will be required to ensure servicing and adequate parking is available on the site, and appropriate access and ingress/egress is also available.

Agenda Item #    Page #

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File: Z-7960  
Planner: C. Smith

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>C. SMITH COMMUNITY PLANNING AND URBAN DESIGN SECTION</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>	

November 11, 2011

CS/

Attached

Y:\Shared\implemen\DEVELOPMENT APPS\2011 Applications 7854 to\7960-Z - 3700 Old Victoria Rd, 2014 & 2234 Wilton Grove Rd. (CS)\Z-7960PECreport.docx



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File: Z-7960  
Planner: C. Smith

**Bibliography of Information and Materials  
Z-7960**

**Request for Approval:**

City of London Zoning By-law Application Form, completed by Zelinka Priamo c/o Stephen Cornwell, August 31, 2011

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

**Correspondence: (all located in City of London File No. Insert File No. unless otherwise stated)**

**City of London -**

Page B., City of London Parks Planning and Design. E-mail to C. Smith. November 17, 2011.

Leunissen J., City of London Planning Division. Memo to C. Smith. September 23, 2011.

**Departments and Agencies -**

Creighton C., UTRCA. Letter to C. Smith. May 28, October 14, 2011

Fisher L., EEPAC. Letter to H. McNeely. April 26, June 27, August 28 and November 21, 2007.

John Morrissey., Ministry of Transportation (MTO). Letter to C. Smith. September 27, 2011

Dalrymple D., London Hydro. Memo to C. Smith. September 29, 2011.

**Other:**

Site visit October 15, 2011.

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File: Z-7960  
Planner: C. Smith

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
12

By-law No. Z.-1-12\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2014 and 2234 Wilton Grove Road and 3700 Old Victoria Road.

WHEREAS London Dairy Farm has applied to rezone an area of land located at 2014 and 2234 Wilton Grove Road and 3700 Old Victoria Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is hereby amended by changing the zoning of the lands located at 2014 and 2234 Wilton Grove Road and 3700 Old Victoria Road, as shown on the attached map comprising part of Key Map No. 152 to the By-law, from an Agricultural (AG2) Zone and Agricultural Special Provision (AG2 (6)) Zone to an Agricultural Special Provision (AG2 ( )) Zone and Agricultural Commercial Special Provision (AGC1 ( )) Zone.

2. Section 45, Agricultural (AG) Zone, of By-law No. Z.-1 is amended by adding the following:

Section No. 45.4) Zone (AG2( ))

- a) Additional Permitted Use
  - i) Agri-tourism in association with an existing agricultural use

3. Section 46, Agricultural Commercial (AGC) Zone, of By-law No. Z.-1 is amended by adding the following:

Section No. 46.4) Zone (AGC1( ))

- a) Permitted Use
  - i) Dairy product manufacturing in association with an existing agricultural use
  
- b) Regulations
  - i) Parcel size 0.6 hectares (maximum)
  
  - ii) Size of dairy product manufacturing establishment 485 square metres (maximum)

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File: Z-7960  
Planner: C. Smith

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

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 10, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - January 10, 2012  
Second Reading – January 10, 2012  
Third Reading - January 10, 2012

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### AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

