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File: OZ-8271  
1 of 5  
Planner: Mike Corby

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: THE CITY OF LONDON VARIOUS ADDRESSES PUBLIC PARTICIPATION MEETING ON MARCH 4, 2014</b>

<b>RECOMMENDATION</b>
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1. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the property located at 1900 Gore Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 18, 2014 to amend Schedule 'B-1' of the Official Plan to **DELETE** Unevaluated Vegetation Patch 04007.
2. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the property located at 1473 Dundas St, 632, 646, 652 Hale Street, the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on March 18, 2014 to amend Schedule 'B-1' of the Official Plan to **DELETE** a portion of Unevaluated Vegetation Patch 04017.
3. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the property located at 2072, 2080 Dundas Street, the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on March 18, 2014 to amend Schedule 'B-1' of the Official Plan to **DELETE** Unevaluated Vegetation Patch 04022.
4. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the property located at 2079 Huron Street, the proposed by-law attached hereto as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on March 18, 2014 to amend Schedule 'B-1' of the Official Plan to **DELETE** Unevaluated Vegetation Patch 08023.
5. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the property located at 1010, 1030 Wilton Grove Road, the proposed by-law attached hereto as Appendix "E" **BE INTRODUCED** at the Municipal Council meeting on March 18, 2014 to amend Schedule 'B-1' of the Official Plan to **DELETE** Unevaluated Vegetation Patch 10131.
6. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the property located at 15790, 15890 Robins Hill Road, the proposed by-law attached hereto as Appendix "F" **BE INTRODUCED** at the Municipal Council meeting on March 18, 2014 to amend Schedule 'B-1' of the Official Plan to **DELETE** the Unevaluated Vegetation Patch on the subject site.
7. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the properties located at 108, 146 Exeter Road, 3680 Wonderland Rd S, 234 Exeter Road, 2448 Dundas St, 1750 Crumlin Side Road, 2835 Sunningdale Rd E and 2326 Fanshawe Park Road E, 3696 Scotland

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Dr, 3703, 3777 Westminster Dr, 7236, 7292, 7340 and 7356 Colonel Talbot Rd; 6473 Orr Dr; 6526 Southminster Brne, 2574 Colonel Talbot, 952 Southdale Road W no further action **BE TAKEN** given that the vegetation patches contained on these lands are either under appeal before the OMB as part of the South West Area Plan Secondary Plan or protected under the Tree Conservation By-law by virtue of their Official Plan designation.

8. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the properties located at 5110 White Oak Road; 955, 1001, 1015, 1025 Green Valley Rd; 3959 Commerce Rd, 1400 Global Dr, 1484, 1510 and 1520 Wilton Grove Rd; 2496 and 2550 Dundas St **BE REFERRED** to Staff for additional public circulation and report back to the Planning and Environment Committee with a recommendation to introduce a by-law that will identify and protect significant natural heritage features where they exist and remove the natural heritage designation where no significant features have been identified.
  
9. That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of City of London relating to the properties located at 533 Industrial Road, 2021 Oxford St; 1985 Gore Rd, 1994, 2150, 2220 River Rd, 2234 Scanlan St; 1100, 1160, 1180, 1205 Green Valley Rd; 1010, 1020, 1030 Clarke Rd, 1975 Cheapside St no further action **BE TAKEN** given the complexity of these lands which facilitate industrial expansion opportunities that had been previously permitted by Council by way of land use designation and zoning permission.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

OZ-8120 – June 18, 2013, June 20, 2013 Reports to Planning Committee

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of this Official Plan and zoning change is to identify and protect significant natural heritage features on the subject sites where they exist and remove the natural heritage designation where no significant features have been identified as being present.

Municipal Council has directed City Staff to undertake a review of “Unevaluated Vegetation Patches” shown on Schedule “B-1” of the Official Plan that are not shown as “Open Space” or “Environmental Review” on Schedule “A” of the Official Plan in an effort to make the schedules align with each other.

**RATIONALE**

- i) The recommended amendment is consistent with the Provincial Policy Statement, 2005.
- ii) The recommended amendment is consistent with the City of London’s Official Plan,
- iii) The recommended amendment reconciles the inconsistencies between Schedules “A” and ‘B-1’
- iv) Provides protection under the “Tree Conservation By-law” for certain woodlands which are currently unprotected.
- v) Removes ecological designations on lands/features which do not provide significant ecological functions and allows these lands to be developed in conformity with their underlying designation.

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**PLANNING HISTORY**

Through a previous planning application that was processed by municipal Staff a discrepancy between the Official Plan, Schedule “A” Landuse map and Schedule ‘B-1’ Natural Heritage Features map was identified in which the woodlands identified on Schedule ‘B-1’ was not identified on Schedule “A”. In an effort to avoid future inconsistencies of the same nature Council directed staff on August 27, 2013 to identify all Unevaluated Vegetation Patches on Schedule ‘B-1’ that are not protected by an appropriate land use designation on Schedule “A” of the Official Plan. Once identified, Staff were directed to determine the significance of each vegetation patch and make the appropriate changes to Schedules “A” and ‘B-1’.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Middlesex London Health Unit:**

*The Middlesex-London Health Unit (MLHU) recognizes the need to identify and protect significant natural heritage features on subject sites where they exist and to remove the natural heritage designation where an evaluation has not identified the presence of a significant feature. In order to do this, Municipal Council directed City Staff to undertake a review of “Unregulated Vegetation Patches” shown in Schedule B-1 of the Official Plan that are not shown as “Open Space” or “Environmental Review” on Schedule A of the Official Plan has been conducted in order to ensure that both schedules’ are aligned. This has resulted in 26 applications for amendment to the Official Plan & Zoning By-law.*

*In general, the MLHU supports the proposed amendments that result in designation changes that protect numerous natural heritage features throughout the city. These amendments align with the policies contained within the Provincial Policy Statement (2005), the City of London Strategic Plan (2011 – 2014), policies within the City of London Official Plan (2006) and key directions provided by the ReThink London Discussion papers (2013).*

**City of London Strategic Plan and Official Plan Policies**

*Protecting natural areas is consistent with the Strategic Result of ‘A Green and Growing City’ to “value and protect our environment”. In addition, several Official Plan policies support protecting areas within the city for integration into the City’s overall parks network and to protect significant features and ecological functions (Sections: 8 - Open Space Land Use Designation and 15 - Environmental Policies). Preserving such spaces serves to enhance the City’s image as the Forest City’, and provide a break in the urban landscape.*

**Provincial Policy Statement**

**1.5 Public Spaces, Parks and Open Space**

*1.5.1 Healthy, active communities should be promoted by:*

*b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and where practical, water-based resources;*

**2.1 Natural Heritage**

*2.1.4 development and site alteration shall not be permitted in:*

*b) significant woodlands south and east of the Canadian Shield unless it has been demonstrated that there will be not negative impacts on the natural features or their ecological functions.*

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ReThink London Discussion Papers

Building a Greener City - Community consultations identified the need for greater conservation of natural resources, protection of our natural heritage, environmental management and promoting “Natural Capital” such as woodlands and Environmentally Significant Areas.

Building Strong and Attractive Neighbourhoods – Community consultations also identified the need to protect what we cherish by protecting the environment, establishing ecological connections between woodlands, environmentally significant areas and corridors.

The Value in Preserving Natural Heritage Features

As the city of London continues to grow and expand, preservation of natural areas ensures that habitats and species unique to the area will be protected. These areas will also provide Londoners for generations to come with a means to connect with nature and opportunities to find refuge from city life. Evidence indicates that access to natural features helps to support both the physical and mental well-being of individuals as well as that of neighbourhoods and communities (Johnson & Marko, 2007; Canadian Institute of Planners, 2010). Protecting these natural areas will serve to enhance the parks and trails systems already in existence within the Forest City.

Conclusion

City Council is to be commended for taking action to ensure that significant natural heritage features are protected and remain protected and accessible. Current as well as future generations stand to benefit from these measures that “provide a balanced approach to preserving and protecting our natural environment, knowing it is essential to our prosperity, sustainability and quality of life” (City of London Strategic Plan, 2011 – 2014, p.15).

**EEPAC requested the following:**

- a) any woodland that is not deemed significant as the result of a desktop exercise be classified as “Environmental Review” until the woodlands’ significance can be determined through the completion of more detailed environmental studies; and,
- b) the EEPAC receive the desktop exercise results for the patches, if possible.

**1473 Dundas St and 632, 646 Hale Street:**

UTRCA - requests the rationale for the removal of this vegetation patch from Schedule B-1. How will the vegetation located along the easterly limit of 632 Hale St be protected?

Ministry of Natural Resources - This OPA/ZBA proposes to amend Schedule B-1 by deleting the unevaluated vegetation patch on the subject site. Please note there are unevaluated wetlands within the unevaluated vegetation patch that is proposed to be deleted. There appears to be a combination of both swamp and marsh associated with the stream

**2070, 2080 Dundas St:**

UTRCA - According to the evaluation that was completed for Patch 04022, the City’s ecologist indicated that **O.P. criteria met: 15.4.5v) this criterion recognizes the presence of vegetation located on a landform feature that has overall poor vegetation representation across the City. Could be replaced by replanting vegetation on other lands within the sand plain landform unit.** Please advise how the City ecologist’s recommendation will be addressed/implemented?

The UTRCA notes that there is a woodland located on the west portion of 2072 Dundas Street and on the adjacent lands situated north of 2040 & 2060 Dundas Street at the end of

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*Mountbatten Street which includes the regulated watercourse. As a result of the Authority's update of the 2003 Middlesex Natural Heritage Study, a new natural heritage systems modelling approach was applied to woodland features across Middlesex County including the City of London. While the study is only a draft, it shows that this patch may be significant and should be protected. The UTRCA is of the opinion that a further review of this feature is required.*

*We also note that on Schedule B-1, Map No. 6 that Pottersburg Creek is labelled Dingman Creek and should be revised.*

Ministry of Natural Resources - *This OPA/ZBA proposes to delete the unevaluated vegetation patch. Please note that there are unevaluated wetlands on the subject site.*

**1010, 1030 Wilton Grove Road:**

Ministry of Natural Resources - *This OPA/ZBA proposes to amend Schedule B-1 by deleting the unevaluated vegetation patch. Based on MNR's review of aerial photography it appears as though an entire woodland has been removed. However, there now appears to be a wetland feature (e.g.marsh) on the property.*

**15890 Robins Hill Road:**

UTRCA – *recommends that the entire patch be re-designated and rezoned Environmental Review otherwise we would like the rationale for what is being proposed.*

Ministry of Natural Resources - *This OPA/ZBA proposes to amend a portion of the subject site on Schedule A of the Official Plan from general industrial to environmental review. Please note that there are unevaluated wetlands within the area identified as environmental review as well as unevaluated wetlands, within the area proposed to be identified as general industrial.*

<b>PUBLIC LIAISON:</b>	On November 18 <sup>th</sup> , 2013, Notice of Application was sent to all property owners within 120 metres of the properties which were subject to a proposed change. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on October 31 <sup>st</sup> , 2013.	1 reply was received (in relation to by-laws proceeding)
<b>Nature of Liaison:</b>		
<p>The purpose and effect of this Official Plan and zoning change is to identify and protect significant natural heritage features on the subject sites where they exist and to remove the natural heritage designation where an evaluation has not identified the presence of a significant feature.</p> <p>Municipal Council has directed City Staff to undertake a review of "Unevaluated Vegetation Patches" shown on Schedule "B-1" of the Official Plan that are not shown as "Open Space" or "Environmental Review" on Schedule "A" of the Official Plan in an effort to make the schedule's align with each other.</p>		
<b>Responses:</b>		
<p>1900 Gore Road</p> <ul style="list-style-type: none"> <li>- Concerned that the lands behind their home on how it would affect the sale of the subject site.</li> </ul>		

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<b>ANALYSIS</b>
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In order to review the identified unevaluated vegetation patches and determine their significance, the City's ecologist studied and evaluated them based on any existing life science inventory, desk-top review and reconnaissance survey. It is recommended that any patches that meet the criteria for a Significant Woodland, be designated as Open Space or Environmental Review on Schedule "A" (Land Use) and Significant Woodland on Schedule 'B-1' (Natural Heritage Features). Those which do not meet the criteria to be deemed significant will be removed from Schedule 'B-1' and underlying designation on Schedule "A" will remain in effect.

As per Council Resolution, Municipal Staff were directed to hire a private Ecologist to assist in the review of the unevaluated vegetation patches. However, in order to do a full review of unevaluated vegetation patches the ecologist would require the ability to collect a three-season inventory of data on all the patches. However, the undertaking of the tree-season inventory is not available within the short time frame requested by Council which directed that Staff bring forward a recommendation in *"the most expedient manner"*.

All the vegetation patches identified to be evaluated as part of this study have been reviewed based on the criteria outlined in section 15.4.5 (Significant Woodlands and Woodlands) of the Official Plan and the evaluation factors identified in the Council approved Guideline Document for the Evaluation of Ecologically Significant Woodlands. As per section 15.4.5.1 Significant Woodlands of the Official a *"woodland will be considered 'Significant' if it achieves a minimum of one High or five Medium criteria scores as determined by application the Guideline Document for the Evaluation of Ecologically Significant Woodlands (March 2006) as listed in Section 19.2.2. A Significant Woodland will be designated as Open Space on Schedule A and delineated as a Significant Woodland on Schedule B."*

Through this evaluation process, Staff have categorized the identified unevaluated vegetation patches into 4 categories to help evaluate their significance, apply the appropriate designation, and address potential issues and present a recommendation in the most expedient manner.

Category 1 lands are before the OMB as part of the South West Area Plan and are no longer appropriate to be addressed through this review or are currently protected under their existing designation. The recommendations and accompanying By-laws attached to this report relate to those Significant Woodlands listed in Category 2 (below). Category 3 lands are relatively technical in nature but will require additional time to recirculate and report back at a future meeting of the Planning and Environment Committee. Group 4 lands are highly complex and require additional time to review. These are explained in more detail below.

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**Category 1 – Removed From Further Study as part of this review**

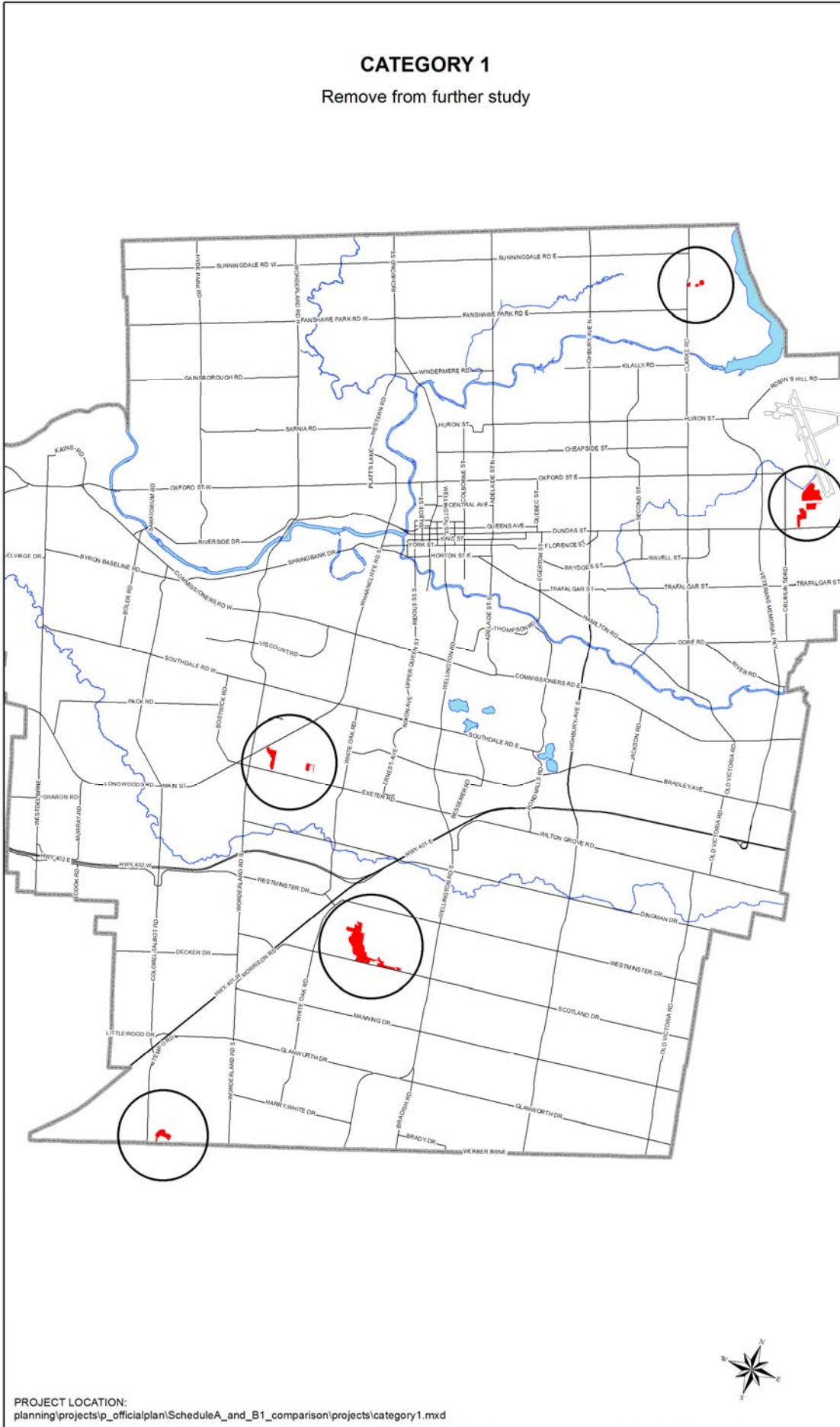
Patch 10091 (108, 146 Exeter Road, 3680 Wonderland Rd S)  
Patch 10093 (234 Exeter Road)

These vegetation patches are to be removed from the study as they are located within the South West Area Plan Secondary Planning Process which are being considered through the environmental planning policies of the Secondary Plan and is currently under appeal.

Patch 04031(2448 Dundas St, 1750 Crumlin Side Road)  
Patch 08001 (2835 Sunningdale Rd E and 2326 Fanshawe Park Road E),  
Patch 10121 (3696 Scotland Dr, 3703, 3777 Westminster Dr),  
Patch 11038 (7236, 7292, 7340 and 7356 Colonel Talbot Rd; 6473 Orr Dr; 6526 Southminster Brne)  
Portions of Patch 10059 (2574 Colonel Talbot, 952 Southdale Road W)

These vegetation patches are currently designated Open Space or Environmental Review and are therefore protected under the Tree Conservation By-law and/or the vegetation patches are located outside of the urban growth boundary and designated Environmental Review. Lands located outside of the Urban Growth Boundary and designated Environmental Review are currently being reviewed through the Environmental Review lands study.

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**Category 2 – Proceeding with By-law for Removal of the Unevaluated Vegetation Patches From Schedule ‘B-1’, OR Addition of the feature as Open Space on Schedule A as part of this review**

The following patches are subject to an amendment to Schedule ‘B-1’ of the Official Plan as attached in the appendices to **DELETE** the Unevaluated Vegetation Patch designation (Report 1 of 5):

- Patch 04007 (1900 Gore Rd)
- Patch 04017 (1473 Dundas St, 632, 646 and 652 Hale St)
- Patch 04022 (2072 and 2080 Dundas St)
- Patch 08023 (2079 Huron St)
- Patch 10131 (1010 and 1030 Wilton Grove Rd)

The above patches have been reviewed and did not meet the requisite one high or five medium criteria scores meaning that the unevaluated vegetation patches are not considered significant and may be removed from Schedule ‘B-1’.

No Patch Number (15890 Robins Hill Road)

This patch is identified as an unevaluated vegetation patch on Schedule ‘B-1’. The patch is not identified on the City’s Woodland patch map and therefore a patch number has not been assigned. As a result, this patch should not have been designated. It is recommended that the underlying General Industrial land use designation be retained on Schedule “A” and that the patch be removed from Schedule ‘B-1’.

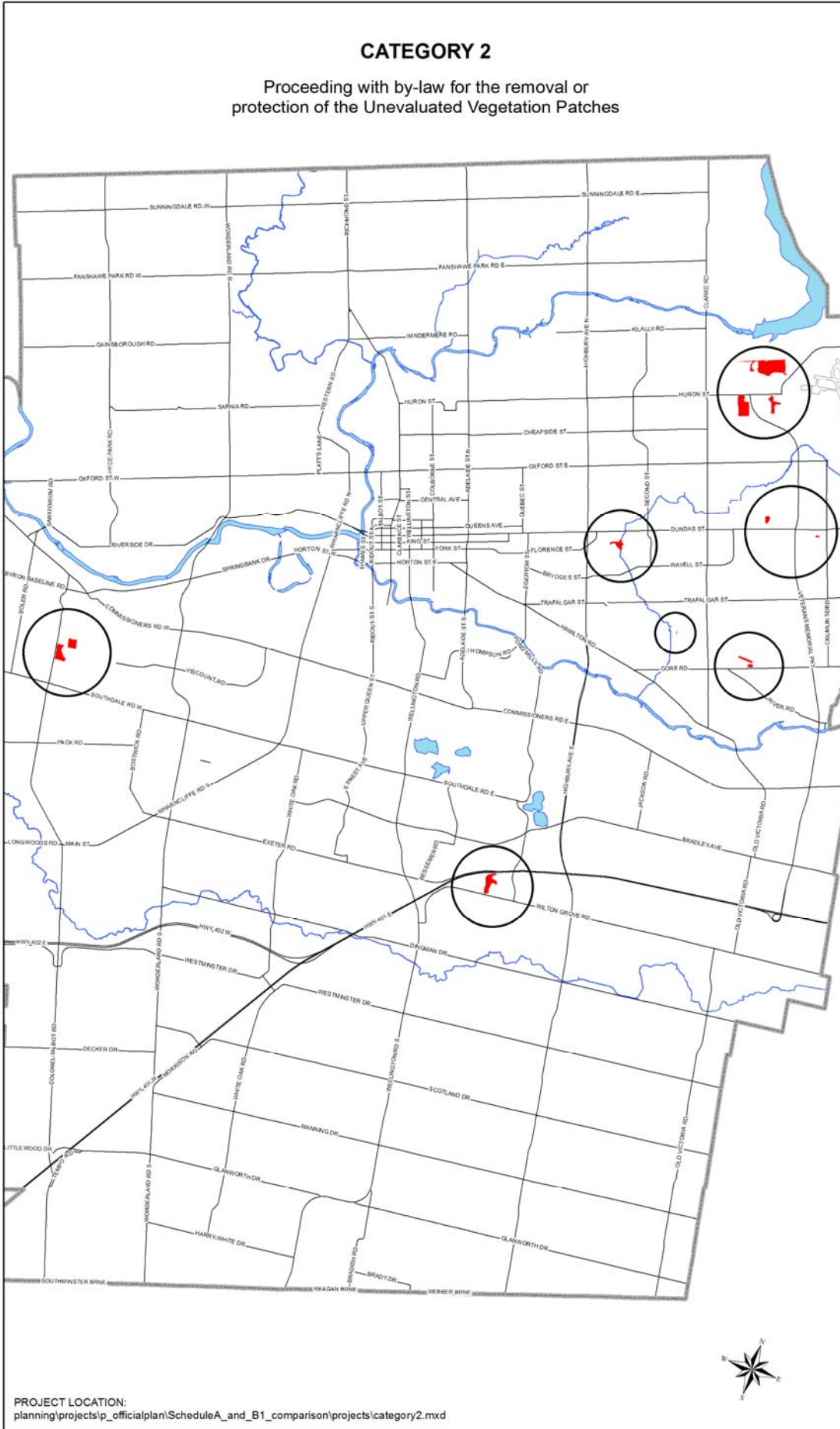
The following patches are part of Category 2 which are being recommended for protection by By-law (Report 2 of 5). These patches will be addressed in separate companion reports to the Planning and Economic Committee in an effort to simplify the review of each patch and the overall process.

- Patch 04004 (31 Firestone Blvd, 290 Hale St)
- Patch 05009 (2339, 2347 Dundas St)
- Patch 08022 (1424 Clarke Rd, 2120 & 2204 Huron St, 16090 Robins Hill Road)
- Patch 10059 (2536, 2544 and 2470 Colonel Talbot Road, 947 Longworth Road.

The use of 5 companion reports also simplifies the format of the recommendation and introduction of the by-laws

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**Category 3 – Re-circulation/Technical Amendments**

Patch 10127 (955, 1001, 1015, 1025 Green Valley Rd), Patch 10153 (3959 Commerce Rd, 1400 Global Dr, 1484, 1510 and 1520 Wilton Grove Rd)

Through a more detailed review of this application it was determined that additional modifications were required to the proposed amendments as initially circulated and therefore the public notices that were originally sent out no longer reflected the extent of the possible amendment. These sites will require re-circulation to accurately depict those additional modifications. By-laws for these changes will be brought forward at a later date. These amendments are largely technical in nature.

Patch 10118 (5110 White Oak Road)

The patch was not included on the initial circulation as more review was required to determine if it was subject to resource extraction activities or eligible for protection under the City’s Tree Conservation By-law. After reviewing the existing pit license for the area, the evaluation of City Staff determined that the patch does not meet any Official Plan Significant Woodland Criteria and should be removed from Schedule ‘B-1’. A notice of application is required to be circulated before a by-law can be presented to council given that notice was not previously circulated.

Technical Amendments:

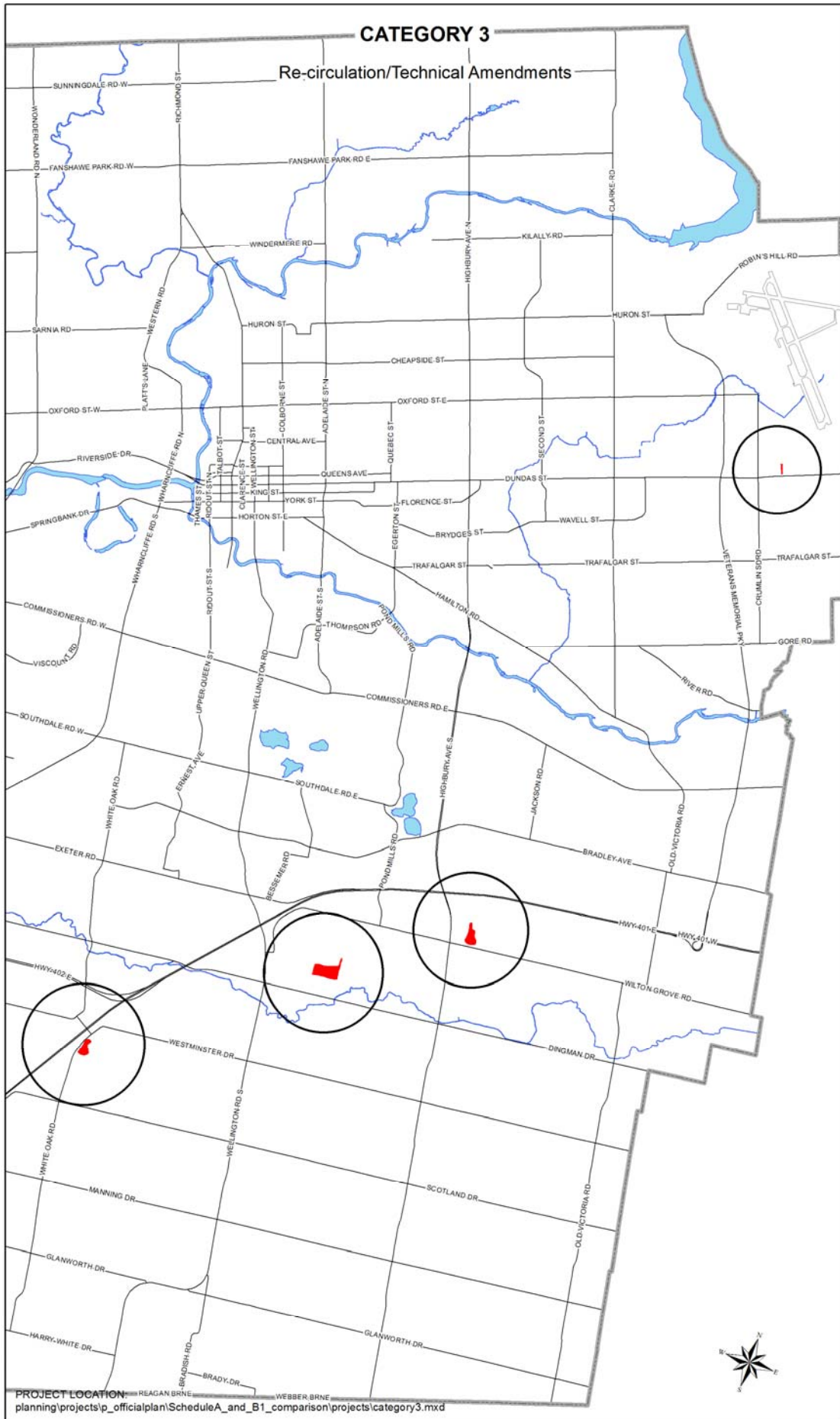
Patch 05010 (2496 and 2550 Dundas St)

The patch was initially identified during the review of this application wherein it was discovered the vegetation patch on Schedule “A” was not aligned with the approved zoning or location of the patch on Schedule ‘B-1’. Though the patch is protected under the City’s Tree Conservation By-law by the existing ER zone that is applied, a technical amendment will be brought back to Council at a later date which reconciles these discrepancies.

Through the review of this application, other unevaluated vegetation patches were discovered on Schedule ‘B-1’ lands that have previously been developed. These patches have been reviewed through a separate planning process (i.e. Plan of Subdivision) whereby a notice of application to change the Official Plan would have been circulated and a public meeting held prior to their removal. However, the amendment to remove the unevaluated vegetation patch was never applied to Schedule ‘B-1’ and, as a result, these patches are still shown. Staff suggest that a future City-initiated application be brought forward identifying these patches that are applied to developed lands and request that technical mapping amendments take place.

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**Category 4 – Requires further review due to Complexity**

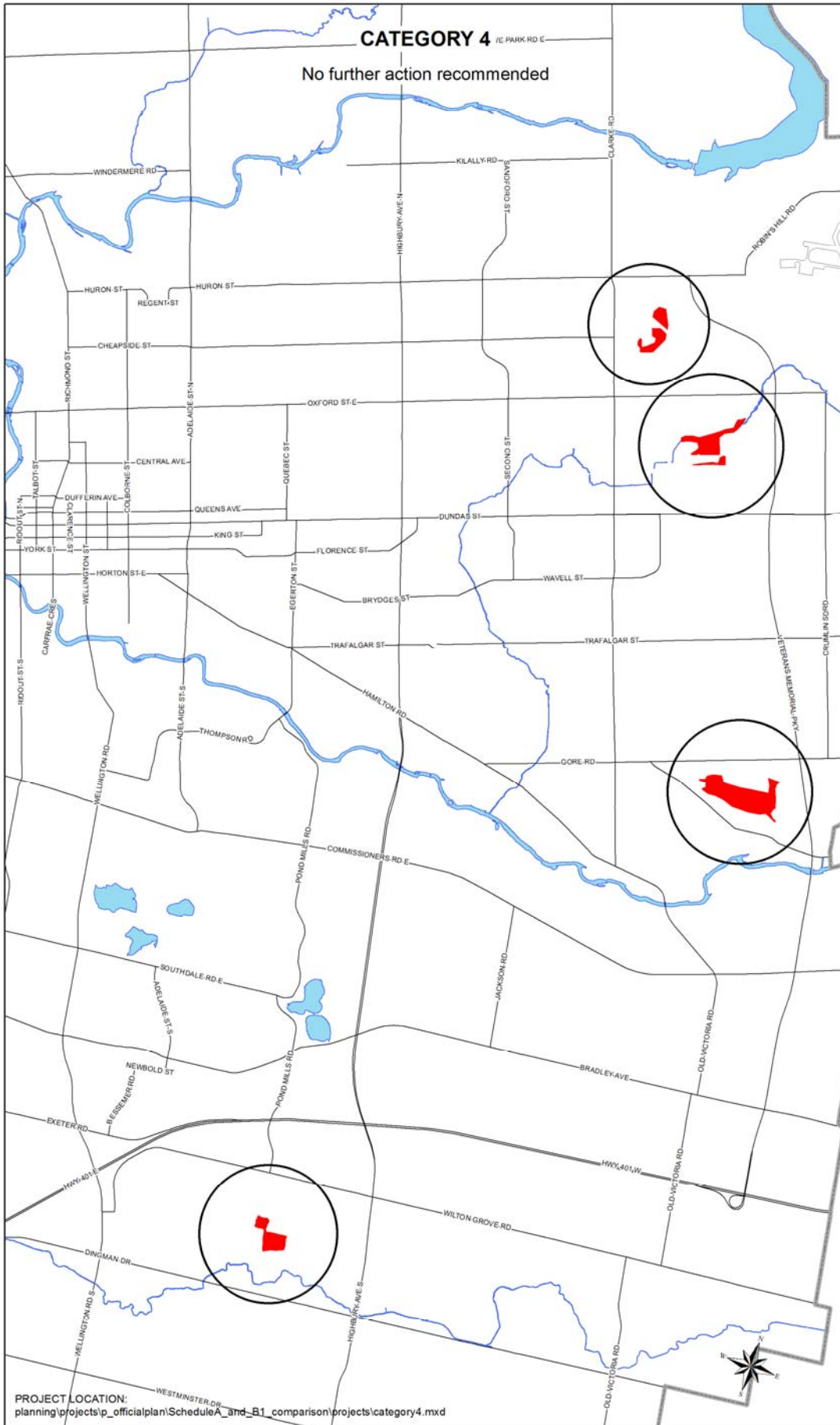
There are six patches in Category 4. All of the lands that these patches are located on are designated and zoned for industrial uses. Many of these sites have been planned for these uses for an extended period of time (ie. 25 years or more). Meanwhile, a desktop analysis of the vegetation patches on these lands is not sufficient to determine the level of their significance. On-site may be required which, (as previously mentioned) is not an available option at this time.

Staff recommends that no further action be taken for these sites.

- Patch 04023/04024 (533 Industrial Road, 2021 Oxford St)
- Patch 09017 (1985 Gore Rd, 1994, 2150, 2220 River Rd, 2234 Scanlan St)
- Patch 10129 (1100, 1160, 1180, 1205 Green Valley Rd)
- Patch 04025/04027 (1010, 1020, 1030 Clarke Rd, 1975 Cheapside St)

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The City Ecologist's detailed description of the Unevaluated Vegetation Patches listed in Category 2, in relation to the criteria laid out in the City's Official Plan specific to sections 15.4.5 (Significant Woodland and Woodlands) and 15.4.5.1 (Significant Woodlands) and *Guideline Document for the Evaluation of Ecologically Significant Woodlands*, are attached as appendix "G" to this report.

<b>CONCLUSION</b>
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This report is being tabled in response to a Council resolution to review unevaluated vegetation patches in the City that are not protected by either the Zoning By-law or Official Plan. Staff have identified a strategy which separate these vegetation patches into four separate categories.

Category 1 - lands to be removed from the study given that they are before the OMB through the Southwest Area Secondary Plan or are currently protected under their existing designation.

Category 2 – lands are recommended to be rezoned and re-designated through this report to protect their ecological function or recognize that they no longer provide an ecological function due to their site alteration or provisional land use permissions. (There are 5 companion reports which comprise the complete analysis).

Category 3 – lands require further public circulation and future amendments will be presented to Council within the next 3 months.

Category 4 – lands are highly complex and it is recommended that no further action be taken.

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<b>PREPARED BY:</b>	<b>REVIEWED BY:</b>
<b>MIKE CORBY</b> <b>CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP</b> <b>MANAGER, CURRENT PLANNING</b>
<b>SUBMITTED BY:</b>	<b>RECOMMENDED BY:</b>
<b>ANDREW MACHPERSON, OALA</b> <b>MANAGER, ENVIRONMENTAL AND PARKS</b> <b>PLANNING</b>	<b>JOHN M. FLEMING, MCIP, RPP</b> <b>MANAGING DIRECTOR, PLANNING AND</b> <b>CITY PLANNER</b>

January 29, 2014  
MC/mc

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Planner: Mike Corby

### Responses to Public Liaison Letter and Publication in “Living in the City”

<b><u>Written</u></b>
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Mike Emery 284 Exmouth Circle, London ON, N5V 5G6
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**Bibliography of Information and Materials  
OZ-8271**

**Request for Approval:**

City of London Official Plan and Zoning By-law Amendment Application Form, completed by The City of London, October 11, 2014.

**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.

City of London. Ecologist Report on Schedule "B-1" Patch Evaluations

**Correspondence: (all located in City of London File No. Insert File No. OZ-8271 unless otherwise stated)**

**City of London –**

Clavet, Y., Storm Water Management Unit. Email to M. Corby, December 5, 2013

**Departments and Agencies -**

Crieghton C., UTRCA. Various Memo's to M. Corby. December 18, 2013.

Lysynski L., EEPAC. Letter to M. Corby. January 29, 2014.

McClure K., Ministry of Municipal Affairs and Housing (MMAH). E-mail to M. Corby, December 16, 2013.

Dalrymple, D., London Hydro. Memo to M. Corby. November 20, 2013.

McCall B., Middlesex-London Health Unit. E-mail to M. Corby, December 2, 2013.

Legault D., NAV Canada. Letter to M. Corby, November 25, 2013

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**Planner: Mike Corby**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 1900 Gore Road.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 March 18, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

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Planner: Mike Corby

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend Schedule B-1- Natural Heritage Features, to delete "Unevaluated Vegetation Patch".

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1900 Gore Road in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Official Plan amendment to delete unevaluated vegetation patch 04007 from Schedule B-1, Natural Heritage Features of the Official Plan is appropriate after reviewing the significance of the existing woodland as per Official Plan Policy 15.4.5.1 and determining that no significant features exist where the patch is identified.

D. THE AMENDMENT

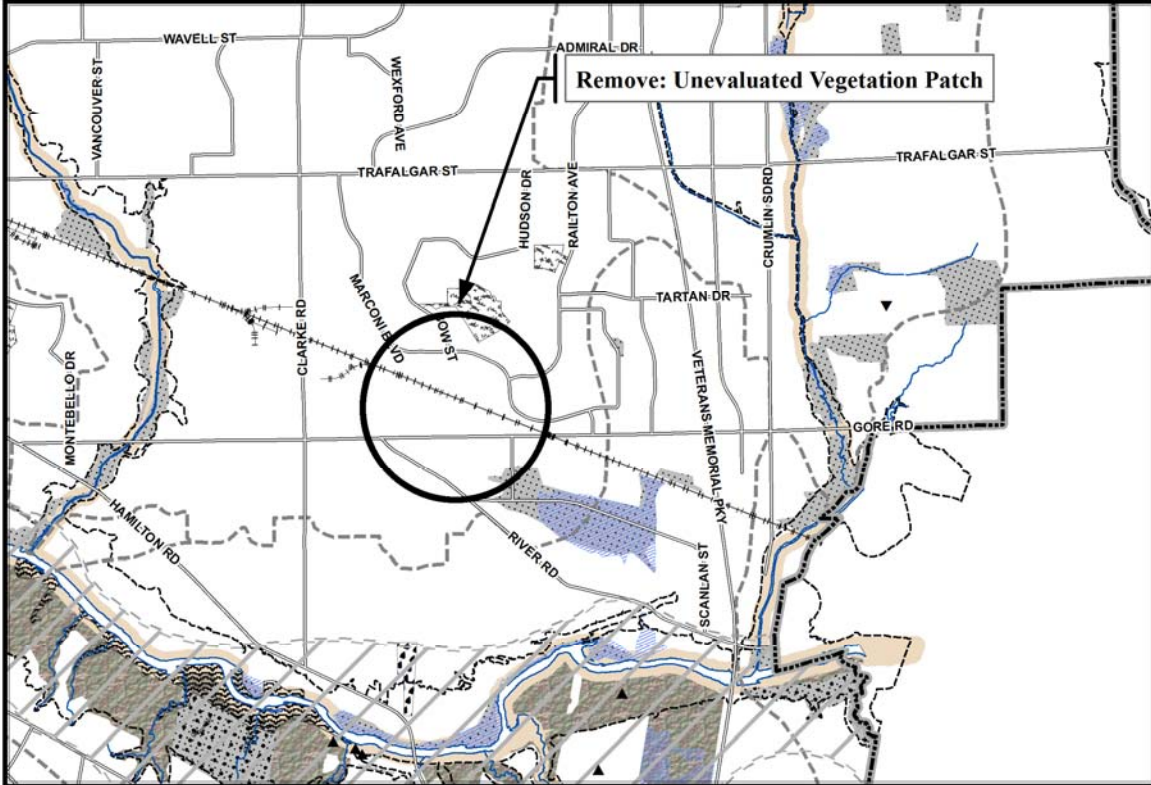
The Official Plan for the City of London is hereby amended as follows:

1. Schedule B-1 – Natural Heritage Features of the Official Plan for the City of London is amended by deleting unevaluated vegetation patch 04007.

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File: OZ-8271  
1 of 5  
Planner: Mike Corby

AMENDMENT NO:

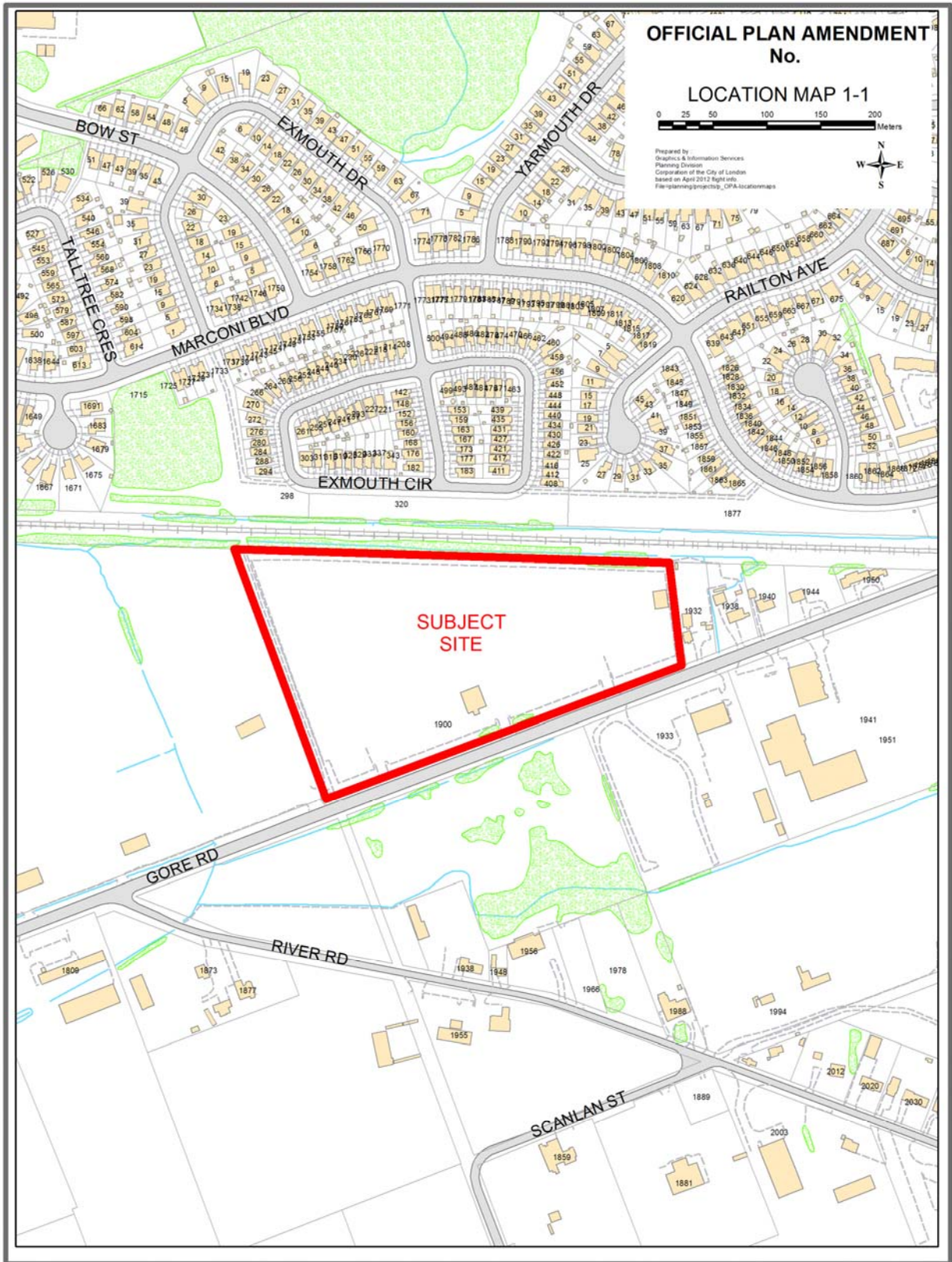


<p><b>NATURAL HERITAGE SYSTEM</b></p> <ul style="list-style-type: none"> <li> ESAs</li> <li> Potential ESAs</li> <li> Significant Woodlands</li> <li> Woodlands</li> <li> Unevaluated Vegetation Patches</li> <li> Significant River, Stream, and Ravine Corridors</li> <li> Unevaluated Stream and Ravine Corridors</li> <li> Provincially Significant Wetlands</li> <li> Locally Significant Wetlands</li> <li> Unevaluated Wetlands</li> <li> Potential Naturalization Areas</li> <li> Potential Upland Corridors</li> <li> Ground Water Recharge Areas</li> </ul>	<p><b>NATURAL HAZARDS</b></p> <ul style="list-style-type: none"> <li> Maximum Hazard Line</li> </ul> <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p> <p><b>Base Map Features</b></p> <ul style="list-style-type: none"> <li> Railways</li> <li> Water Courses/Ponds</li> <li> Streets (refer to Schedule "C")</li> <li> Conservation Authority Boundary</li> <li> Subwatershed Boundary</li> <li> Big Picture Meta-Cores and Meta-Corridors</li> </ul> <p><small>This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.</small></p>
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<p><b>SCHEDULE 1-1 TO OFFICIAL PLAN</b></p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>0 100 200 300 400 500 600 700 800 900 1,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> OZ-8271_1</p> <p><b>PLANNER:</b> MC</p> <p><b>TECHNICIAN:</b> CK</p> <p><b>DATE:</b> 2014/01/04</p>
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PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consolid00\amendments\OZ-8271\Map1\_Gore\_Rd\MXDs\mxd\OZ-8271\_1\_amendment.mxd

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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

**Appendix "B"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 1473 Dundas Street and 632, 646 and 652 Hale Street.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 March 18, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To amend Schedule B-1- Natural Heritage Features, to delete a portion of the "Unevaluated Vegetation Patch".

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 1473 Dundas Street and 632, 646 and 652 Hale Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended Official Plan amendment to delete a portion of unevaluated vegetation patch 10127 from Schedule B-1, Natural Heritage Features of the Official Plan is appropriate after reviewing the significance of the existing woodland as per O.P. Policy 15.4.5.1 and determining that no significant features exist in the area of the patch identified.

**D. THE AMENDMENT**

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

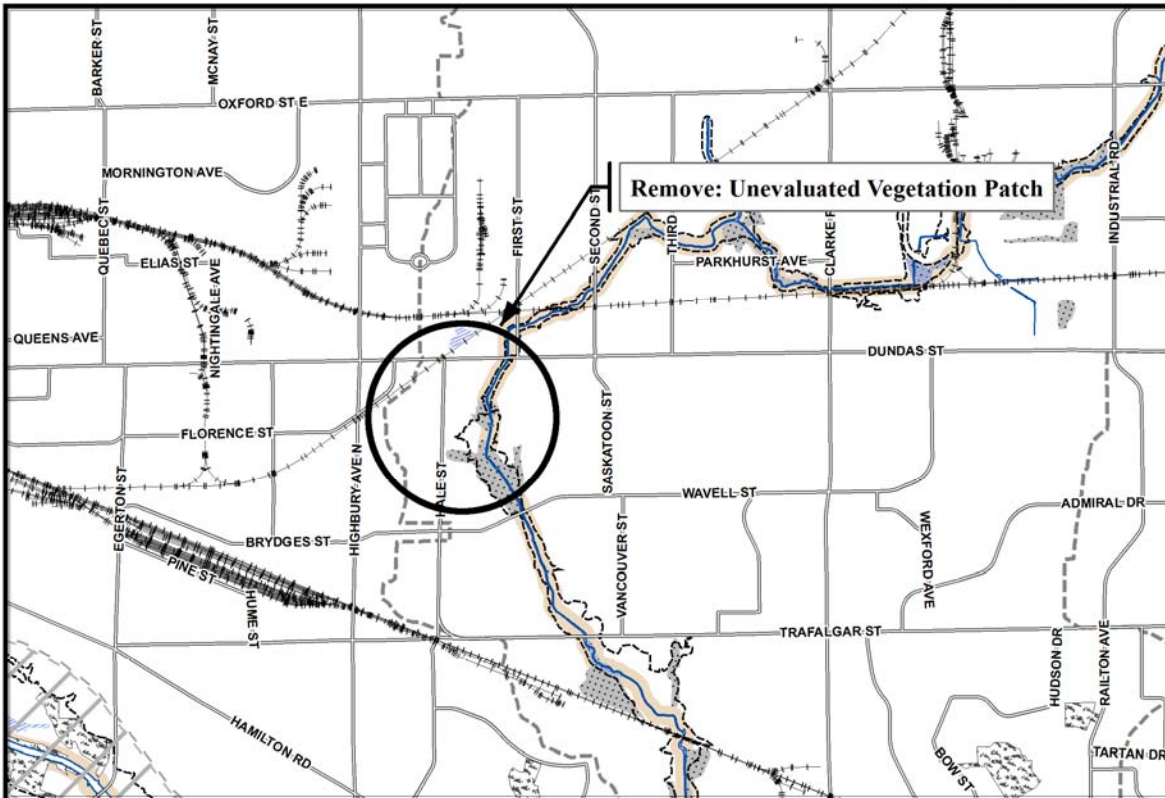
1. Schedule B-1 – Natural Heritage Features of the Official Plan for the City of London is amended by deleting a portion unevaluated vegetation patch 04017.



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File: OZ-8271  
 1 of 5  
 Planner: Mike Corby

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

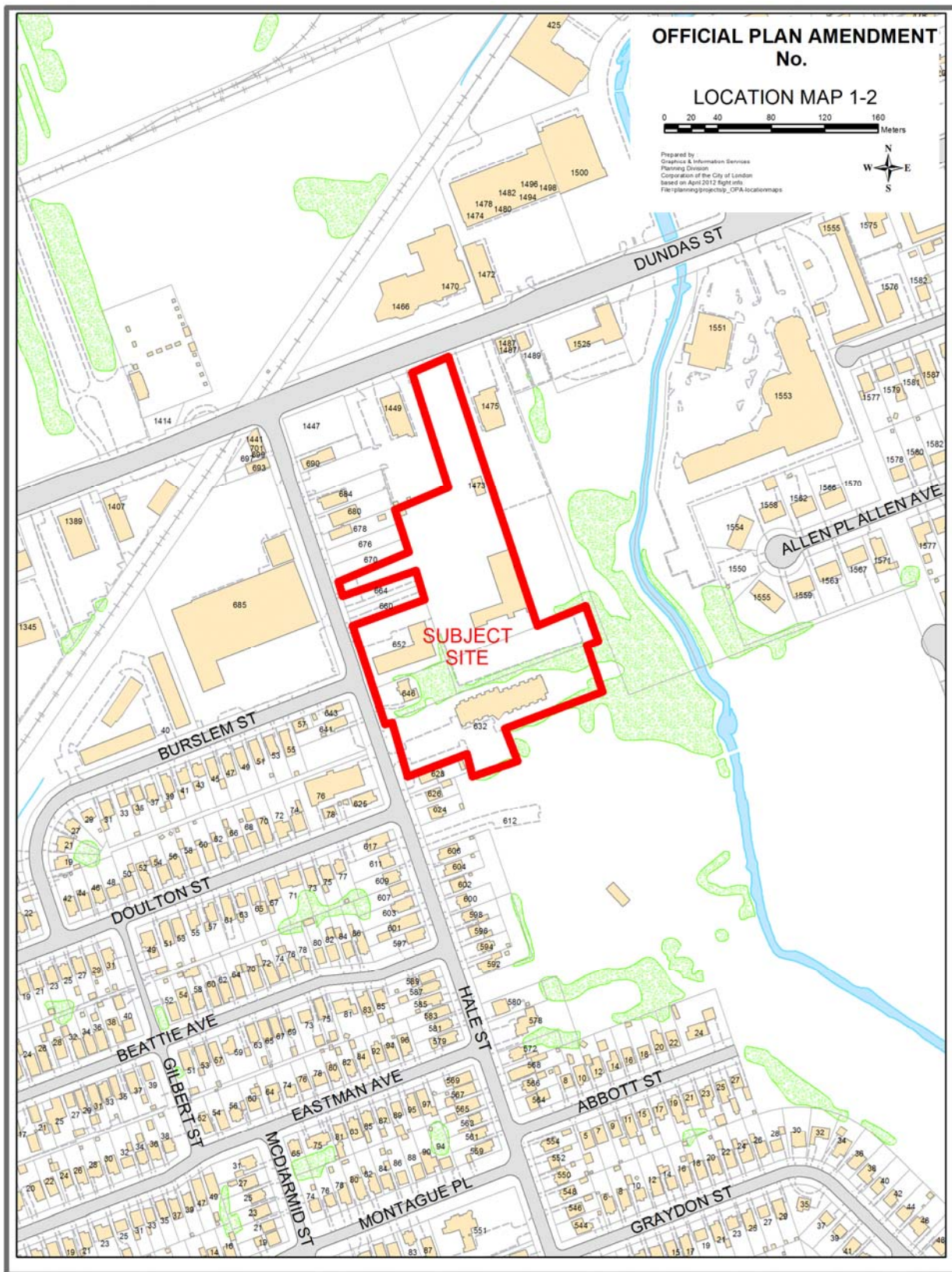
This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

<p><b>SCHEDULE 1-2 TO OFFICIAL PLAN</b></p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> OZ-8721_2</p> <p><b>PLANNER:</b> MC</p> <p><b>TECHNICIAN:</b> CK</p> <p><b>DATE:</b> 2014/02/05</p>
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PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\consolid\amendments\OZ-8271\map2\_Dundas\_St\_632\_646\_Hale\_St\mxds\OZ-8271\_2\_amendment.mxd

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File: OZ-8271  
1 of 5  
Planner: Mike Corby



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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

**Appendix "C"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 2072, 2080 Dundas Street.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 March 18, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

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File: OZ-8271  
1 of 5  
Planner: Mike Corby

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend Schedule B-1- Natural Heritage Features, to delete “Unevaluated Vegetation Patch”.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 2072, 2080 Dundas Street in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Official Plan amendment to delete unevaluated vegetation patch 04022 from Schedule B-1, Natural Heritage Features of the Official Plan is appropriate after reviewing the significance of the existing woodland as per O.P. Policy 15.4.5.1 and determining that no significant features exist where the patch is identified.

D. THE AMENDMENT

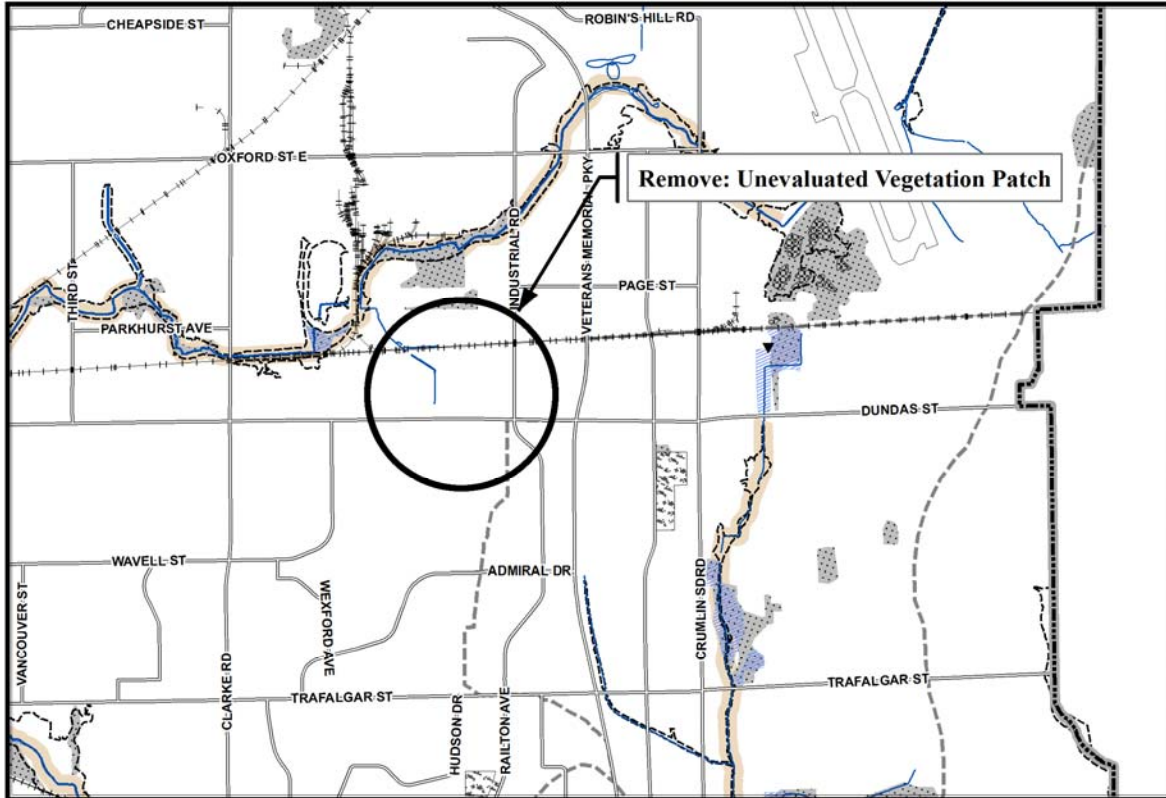
The Official Plan for the City of London is hereby amended as follows:

1. Schedule B-1 – Natural Heritage Features of the Official Plan for the City of London is amended by deleting unevaluated vegetation patch 04022.

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File: OZ-8271  
 1 of 5  
 Planner: Mike Corby

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**

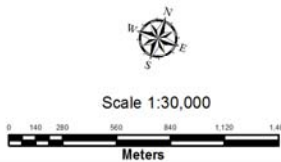
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

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 1-3  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8271\_3

PLANNER: MC

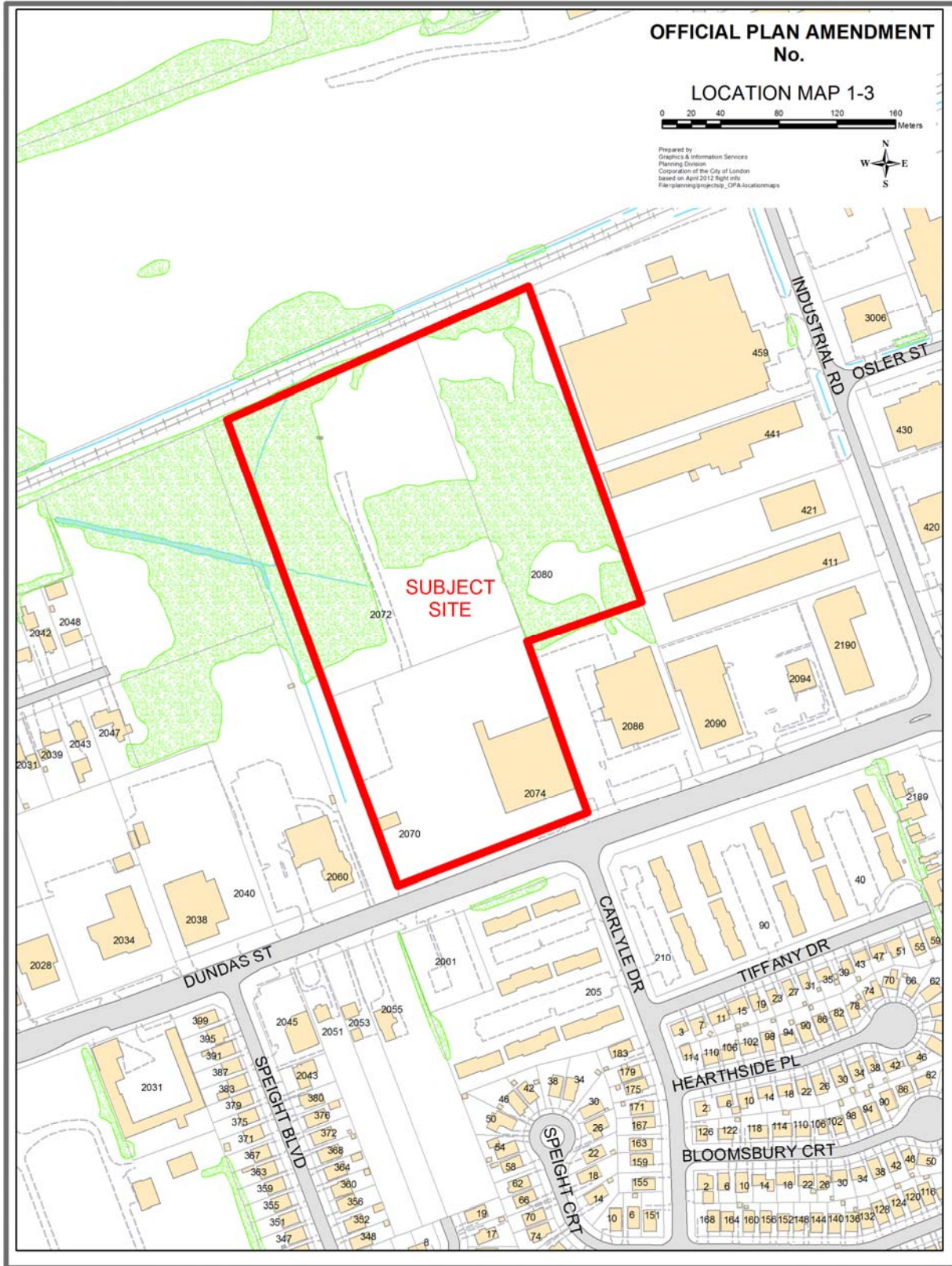
TECHNICIAN: CK

DATE: 2014/02/05

PROJECT LOCATION: e:\planning\projects\p\_official\plan\work\consolid\00\amendments\OZ-8271\Map3\_2070\_2080\_Dundas\_St\mxd\OZ-8271\_3\_amendment.mxd

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File: OZ-8271  
1 of 5  
Planner: Mike Corby



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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

**Appendix "D"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 2079 Huron Street.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 March 18, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 18, 2014  
Second Reading - March 18, 2014  
Third Reading - March 18, 2014

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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To amend Schedule B-1- Natural Heritage Features, to delete “Unevaluated Vegetation Patch”.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 2079 Huron Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended Official Plan amendment to delete unevaluated vegetation patch 08023 from Schedule B-1, Natural Heritage Features of the Official Plan is appropriate after reviewing the significance of the existing woodland as per O.P. Policy 15.4.5.1 and determining that no significant features exist where the patch is identified.

**D. THE AMENDMENT**

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

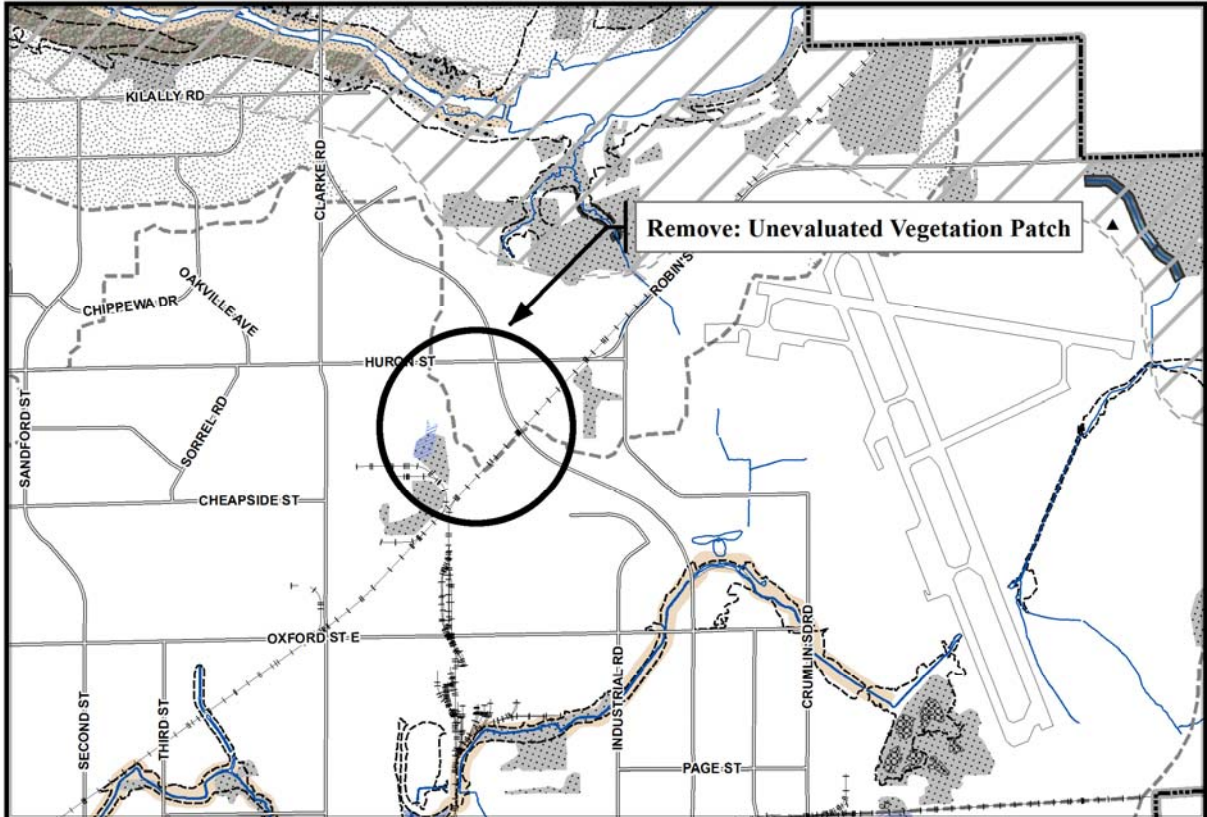
1. Schedule B-1 – Natural Heritage Features of the Official Plan for the City of London is amended by deleting unevaluated vegetation patch 08023.



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File: OZ-8271  
 1 of 5  
 Planner: Mike Corby

AMENDMENT NO: \_\_\_\_\_



<p><b>NATURAL HERITAGE SYSTEM</b></p> <ul style="list-style-type: none"> <li> ESAs</li> <li> Potential ESAs</li> <li> Significant Woodlands</li> <li> Woodlands</li> <li> Unevaluated Vegetation Patches</li> <li> Significant River, Stream, and Ravine Corridors</li> <li> Unevaluated Stream and Ravine Corridors</li> <li> Provincially Significant Wetlands</li> <li> Locally Significant Wetlands</li> <li> Unevaluated Wetlands</li> <li> Potential Naturalization Areas</li> <li> Potential Upland Corridors</li> <li> Ground Water Recharge Areas</li> </ul>	<p><b>NATURAL HAZARDS</b></p> <ul style="list-style-type: none"> <li> Maximum Hazard Line</li> </ul> <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p> <p><b>Base Map Features</b></p> <ul style="list-style-type: none"> <li> Railways</li> <li> Water Courses/Ponds</li> <li> Streets (refer to Schedule "C")</li> <li> Conservation Authority Boundary</li> <li> Subwatershed Boundary</li> <li> Big Picture Meta-Cores and Meta-Corridors</li> </ul>
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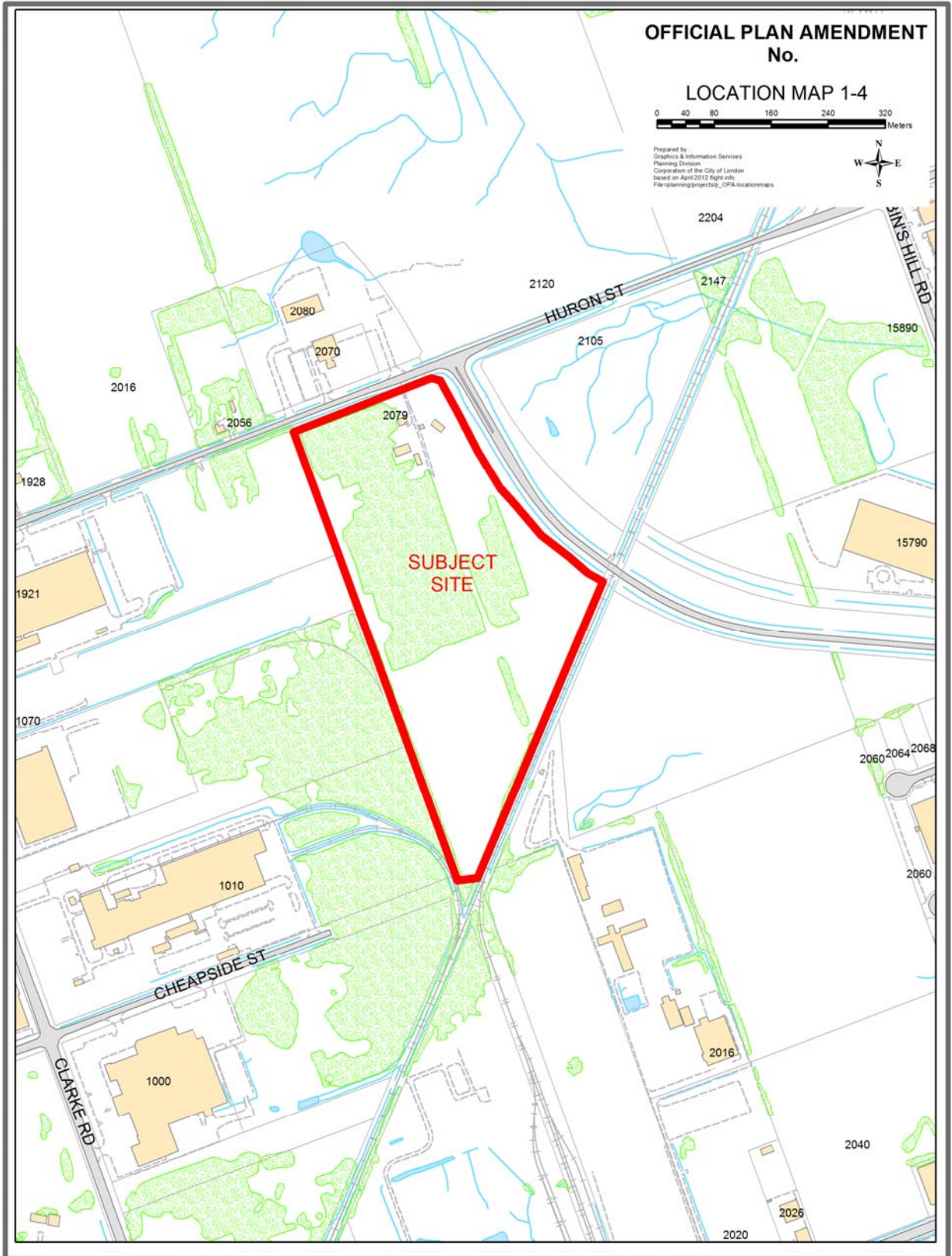
This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

<p><b>SCHEDULE OZ-8721_4                  TO                  OFFICIAL PLAN                  AMENDMENT NO. _____</b></p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>0 140 280 560 840 1120 1400 Meters</p>	<p><b>FILE NUMBER:</b> OZ-8721_4</p> <p><b>PLANNER:</b> MC</p> <p><b>TECHNICIAN:</b> CK</p> <p><b>DATE:</b> 2014/02/05</p>
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PROJECT LOCATION: e:\planning\projects\p\_officialplan\workconsol00\amendments\OZ-8271\Map4\_2079\_Huron\_St\MXD\Z-8271\_4\_amendment.mxd

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File: OZ-8271  
1 of 5  
Planner: Mike Corby



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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

**Appendix "E"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 1010, 1030 Wilton Grove.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 March 18, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - March 18, 2014  
Second Reading - March 18, 2014  
Third Reading - March 18, 2014

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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To amend Schedule B-1- Natural Heritage Features, to delete “Unevaluated Vegetation Patch”.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 1010, 1030 Wilton Grove Road in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended Official Plan amendment to delete unevaluated vegetation patch 10131 from Schedule B-1, Natural Heritage Features of the Official Plan is appropriate after reviewing the significance of the existing woodland as per O.P. Policy 15.4.5.1 and determining that no significant features exist where the patch is identified.

**D. THE AMENDMENT**

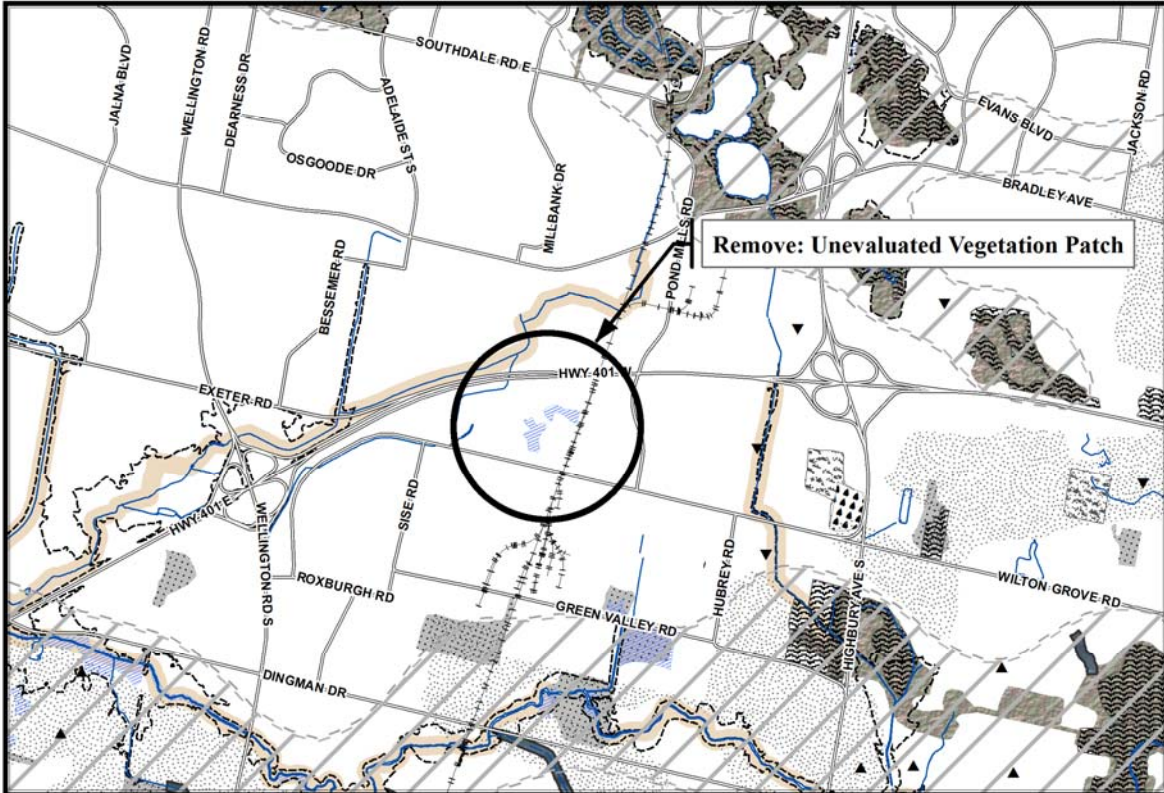
The Official Plan for the City of London is hereby amended as follows:

1. Schedule B-1 – Natural Heritage Features of the Official Plan for the City of London is amended by deleting unevaluated vegetation patch 10131.

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File: OZ-8271  
 1 of 5  
 Planner: Mike Corby

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

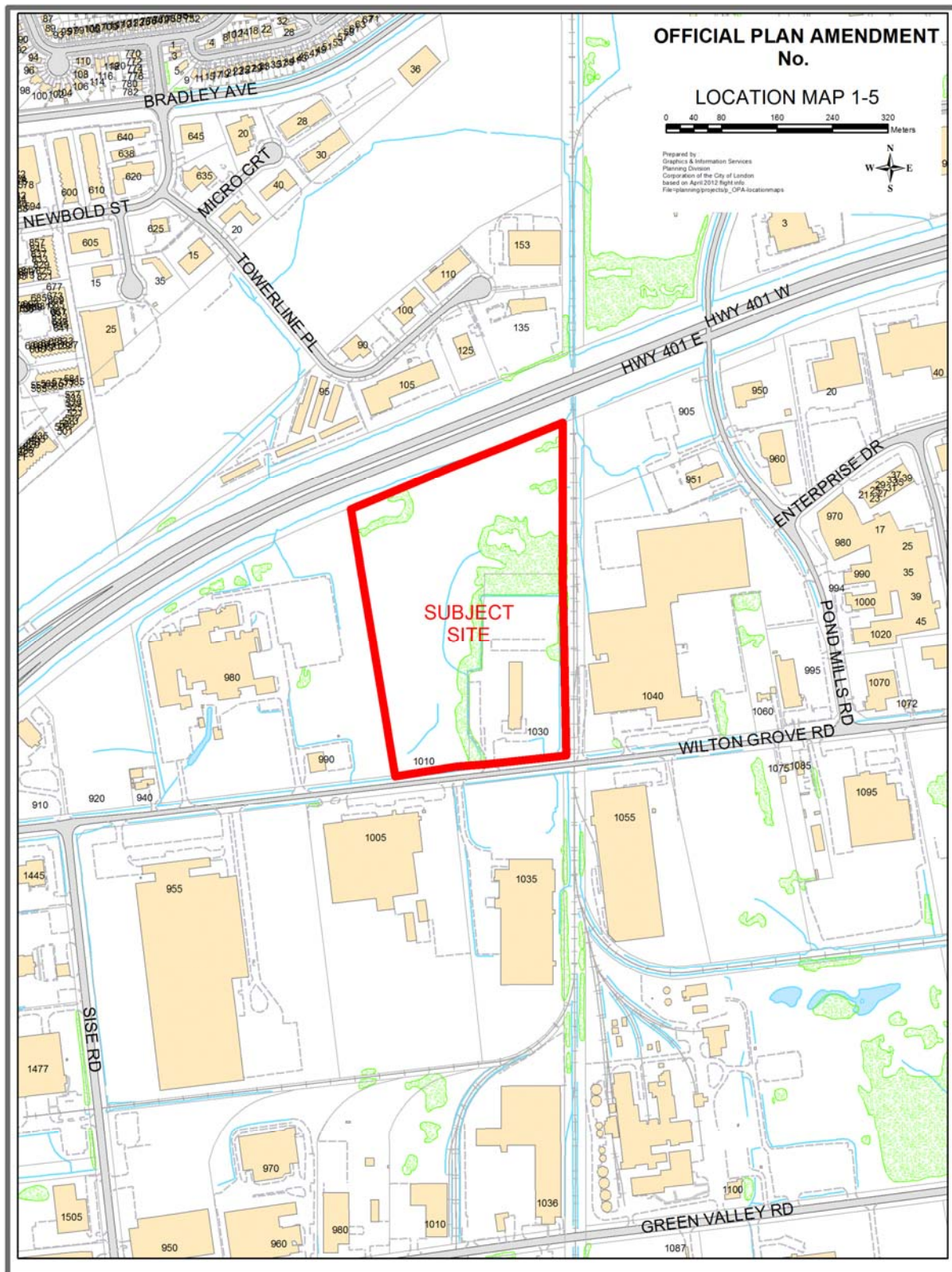
This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

<p><b>SCHEDULE 1-5 TO OFFICIAL PLAN</b></p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> OZ-8721_5</p> <p><b>PLANNER:</b> MC</p> <p><b>TECHNICIAN:</b> CK</p> <p><b>DATE:</b> 2014/02/05</p>
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PROJECT LOCATION: e:\planning\projects\ip\_officialplan\work\consolid\amendments\OZ-8271\Map5\_1010\_1030\_Wilton\_Grove\_Rd\MXD\OZ-8271\_5\_amendment.mxd

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File: OZ-8271  
1 of 5  
Planner: Mike Corby



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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

**Appendix "F"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 15790 and 15890, Robins Hill Road.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 March 18, 2014.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

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File: OZ-8271  
1 of 5  
Planner: Mike Corby

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend Schedule B-1- Natural Heritage Features, to delete “Unevaluated Vegetation Patch”.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 15790 and 15890 Robins Hill Road in the City of London.

C. BASIS OF THE AMENDMENT

The recommended Official Plan amendment to delete the unevaluated vegetation patch on the subject site from Schedule B-1, Natural Heritage Features of the Official Plan is appropriate after reviewing the significance of the existing woodland as per O.P. Policy 15.4.5.1 and determining that no significant features exist where the patch is identified.

D. THE AMENDMENT

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

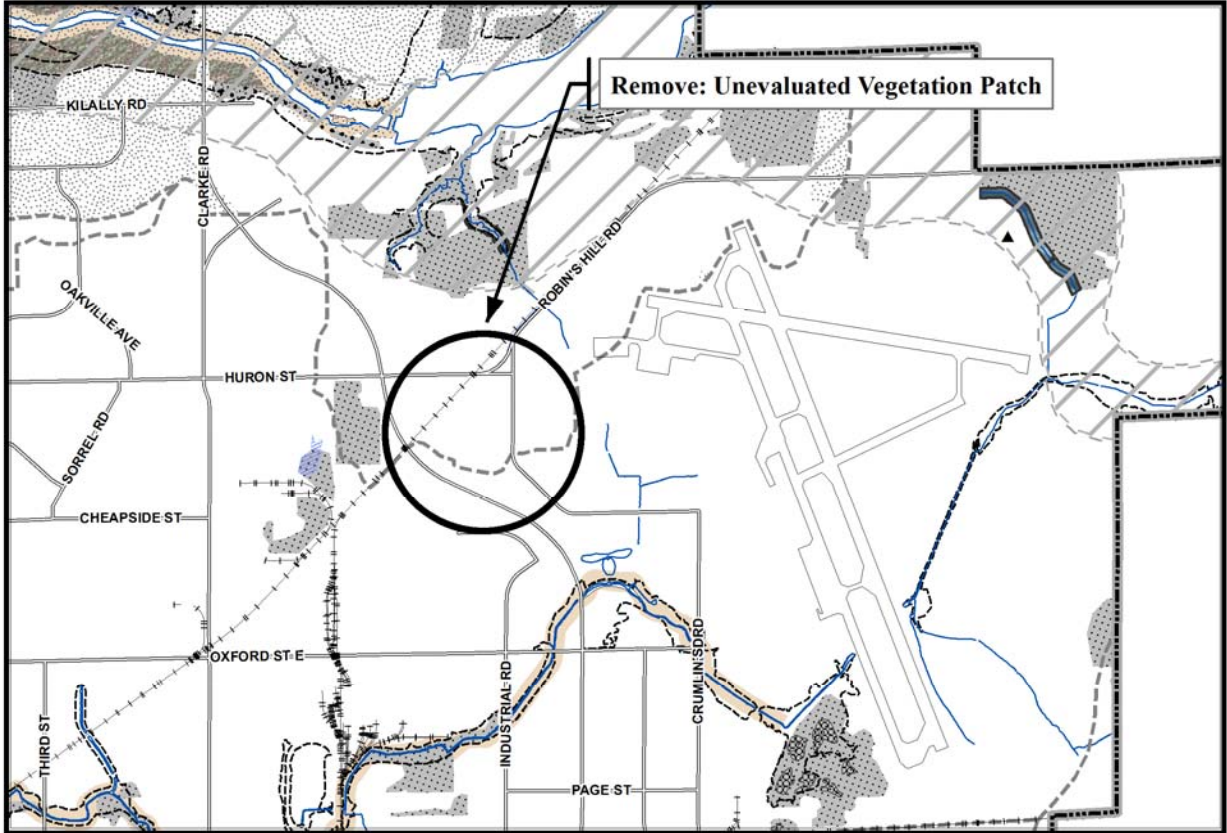
1. Section Schedule B-1 – Natural Heritage Features of the Official Plan for the City of London is amended by deleting the unevaluated vegetation patch.



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File: OZ-8271  
 1 of 5  
 Planner: Mike Corby

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

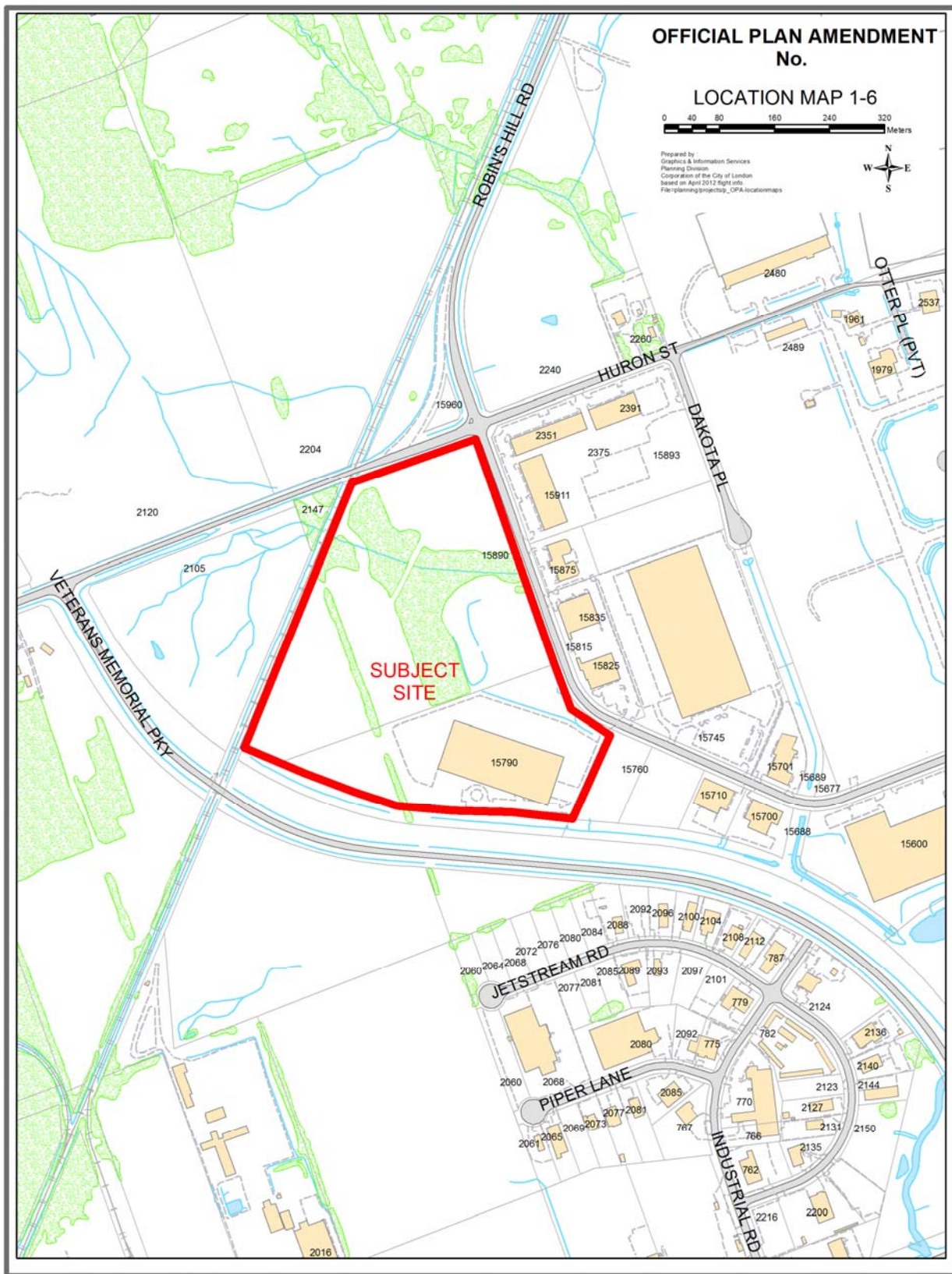
*This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.*

<p><b>SCHEDULE 1-6 TO OFFICIAL PLAN</b></p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> OZ-8721_6</p> <p><b>PLANNER:</b> MC</p> <p><b>TECHNICIAN:</b> MC</p> <p><b>DATE:</b> 2014/02/05</p>
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PROJECT LOCATION: e:\planning\projects\p\_officialplan\workconsol\00\amendments\OZ-8721\Map6\_15890\_Robin's\_Hill\_Rd\mxds\OZ-8721\_6\_amendment.mxd

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File: OZ-8271  
1 of 5  
Planner: Mike Corby



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**Appendix "G"**

<b>Patch # and Addresses</b>	<b>Recommended Action</b>	<b>Rationale and OP Significant Woodland Criteria met in the Patch</b>
<p><b>04004</b>  (31 Firestone Boulevard and 290 Hale Street)</p>	<p><b>Designate as OS on A</b> <b>Designate as Significant Woodland on B-1</b></p>	<p>Located in the Pottersburg Creek Subwatershed this patch is a large woodland (over 4 ha) associated with the Kiwanis Park ecosystem, contiguous with Pottersburg Creek. It contains an unusual community type of a Tamarack swamp as well as upland deciduous forest, meadows and shrub thickets. There is a small area of the patch that is designated as LI and it is recommended that this portion of wooded patch be designated as OS on Schedule A and retained on Schedule B-1 as part of the larger intact Significant Woodland.</p> <p>OP Criteria met: 15.4.5 i), 15.4.5 ii), 15.4.5 v)</p>
<p><b>04007</b>  (1900 Gore Road)</p>	<p><b>Remove from B-1</b></p>	<p><b>04007</b> - Located in the Pottersburg Creek Subwatershed this patch is a narrow, 10 meter wide strip of meadow and shrub vegetation located along the railway corridor. It is isolated and separated from other patches and as it is less than 0.5 ha in size (0.460 ha) does not qualify to be evaluated as Significant Woodland. It is recommended that this patch and another small vegetation patch already removed for a parking lot should be removed from Schedule B-1 and the GI land use designation on Schedule A remain.</p> <p>OP Criteria met: N/A</p>
<p><b>04017</b>  (1473 Dundas St, 632, 646 Hale Street)</p>	<p><b>Remove portions from B-1</b></p>	<p><b>04017</b> - Located in the Pottersburg Creek Subwatershed this patch is located adjacent to the Pottersburg Creek; however, it is largely comprised of shrub thicket, and portions of the deciduous forest have been legally removed. It therefore, does not qualify to be evaluated as a Significant Woodland. It is recommended that the portions of the patch within Kiwanis Park remain on Schedule B-1 and that the boundaries of the patch outside of</p>

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**File: OZ-8271**  
**1 of 5**  
**Planner: Mike Corby**

		<p>Kiwanis Park be removed from Schedule B1 and remain designated as AOCC land use on Schedule A.</p> <p>OP Criteria met: N/A</p>
<p><b>04022</b>  (2070, 2080 Dundas Street)</p>	<p><b>Remove from B-1</b></p>	<p><b>04022</b> - Located in the Pottersburg Creek Subwatershed this small patch is isolated and separated from other patches by a railway corridor. It is dominated by meadow and therefore not considered a woodland for evaluation purposes. It is recommended that this patch be removed from Schedule B-1 and remain as AOCC or alternative land use designation on Schedule A.</p> <p>OP Criteria met: N/A</p>
<p><b>05009</b>  (2347 Dundas Street)</p>	<p><b>Designate as OS on A</b> <b>Designate as Woodland on B-1</b></p>	<p><b>05009</b> - Located in the Crumlin Creek Subwatershed, this patch has been identified as a Woodland in compensation for the removal of another woodland area in the vicinity. Most of it has been designated from LI to OS land use. A small extension of the Woodland is on private lands to the north and it is recommended that this extension of Woodland be added to the boundary of the Woodland and designated as OS land use on Schedule A.</p> <p>OP Criteria met: none</p>
<p><b>08022</b>  (2120, 2204 Huron Street, 16090 Robins Hill Road)</p>	<p><b>Designate as ER on A</b></p>	<p><b>08022</b> - Located in the North Thames Subwatershed in the northwest of London, this patch is part of a large area of upland woodland, plantation forest and old field meadow. Two tributaries that drain into Fanshawe Lake are located in this patch and they connect a series of patches to the lake. It is located on an area of groundwater recharge. The area of meadow was formerly treed, but the trees were removed to provide safe sightlines for the airport. This cleared area of land should be protected and</p>

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		<p>maintained as meadow and thicket habitat. It is recommended to protect this patch by designating it as ER land use on Schedule A until such time as the accurate limits of the boundaries and significance of the patch can be fully evaluated.</p> <p>OP Criteria met: subject to further review</p>
<p><b>08023</b>  (2079 Huron Street)</p>	<p><b>Remove from B-1</b></p>	<p><b>08023</b> - Located in the North Thames Subwatershed in the northwest of London, this patch is an abandoned apple orchard and does not meet criteria to be evaluated as a Significant Woodland. It is recommended that the patch be removed from Schedule B-1 and removed from the Environmental Review designation and converted to alternative land use on Schedule A.</p> <p>OP Criteria met: N/A</p>
<p><b>10059</b>  (2470, 2536 and 2544 Colonel Talbot Road, 947 Longworth Road)</p>	<p><b>Designate as OS on A</b> <b>Designate as Significant Woodland on B-1</b></p>	<p><b>10059</b> - This patch is located in the Dingman Creek Subwatershed and is over 4 ha in size. It is in an area of active development and aggregate extraction. The southerly portions of the patch have been recognized as a Significant Woodland and Provincially Significant Wetland through previous evaluations. It is recommended that the boundaries of the patch on Schedule B-1 be adjusted to reflect current conditions and development approvals and that the remaining vegetated lands be designated as OS land use on Schedule A.</p> <p>O.P. Criteria met: 15.4.5 ii), 15.4.5 v)</p>
<p><b>10131</b>  (1010, 1030 Wilton</p>	<p><b>Remove from B-1</b></p>	<p><b>10131</b> - This patch is located in the Dingman Creek Subwatershed and has been mostly removed. It is recommended that this patch be</p>

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Grove Road)		<p>removed from Schedule B-1 and remain as LI land use on Schedule A.</p> <p>OP Criteria met: none</p>
<p><b>Unidentified Patch</b></p> <p>(15890 Robins Hill Road)</p>	<p><b>Remove from B-1</b></p>	<p><b>Unidentified Patch</b> - This patch is located in the North Thames Subwatershed. The patch is identified as an un-evaluated vegetation patch on Schedule B-1. The patch is not identified on the City patch map and therefore does not have a patch number. It is unknown how the patch was included on Schedule B-1. It is recommended that the GI land use designation be retained on Schedule A.</p> <p>OP Criteria met: none</p>