

Bill No. 136
2014

By-law No. C.P.-1284(tz)- ____

A by-law to amend the Official Plan for the City of London, 1989 relating to a portion of 2339 and 2347 Dundas Street.

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

1. Amendment No. ____ 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

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein to Open Space on Schedule "A", Land Use, to the Official Plan for the City of London to protect the natural features identified.
2. To change portions of unevaluated vegetation patch 05009 on Schedule 'B-1' - Natural Heritage Features of the Official Plan for the City of London to a Woodland.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to a portion of lands located at 2339 and 2347 Dundas Street in the City of London.

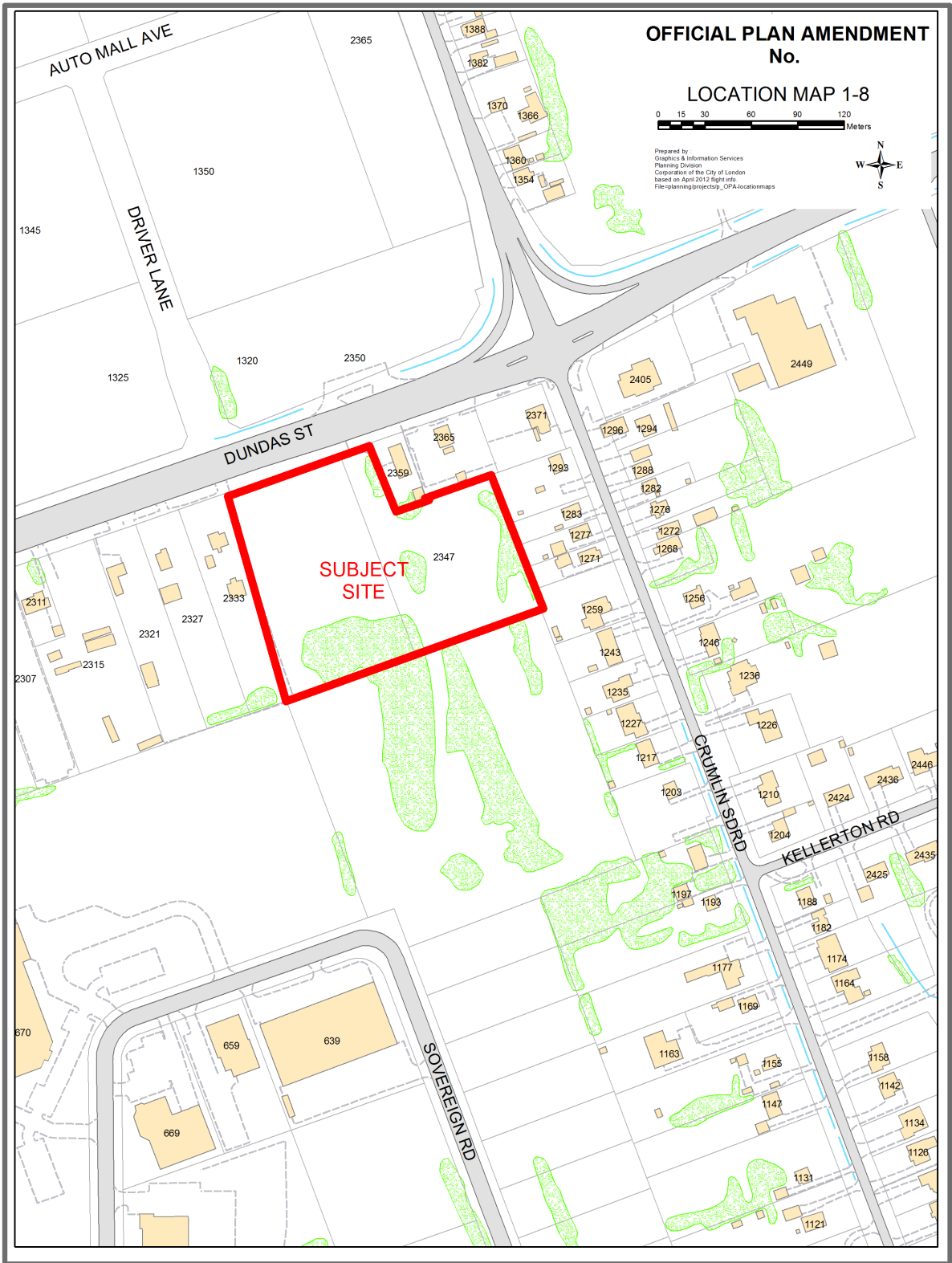
C. BASIS OF THE AMENDMENT

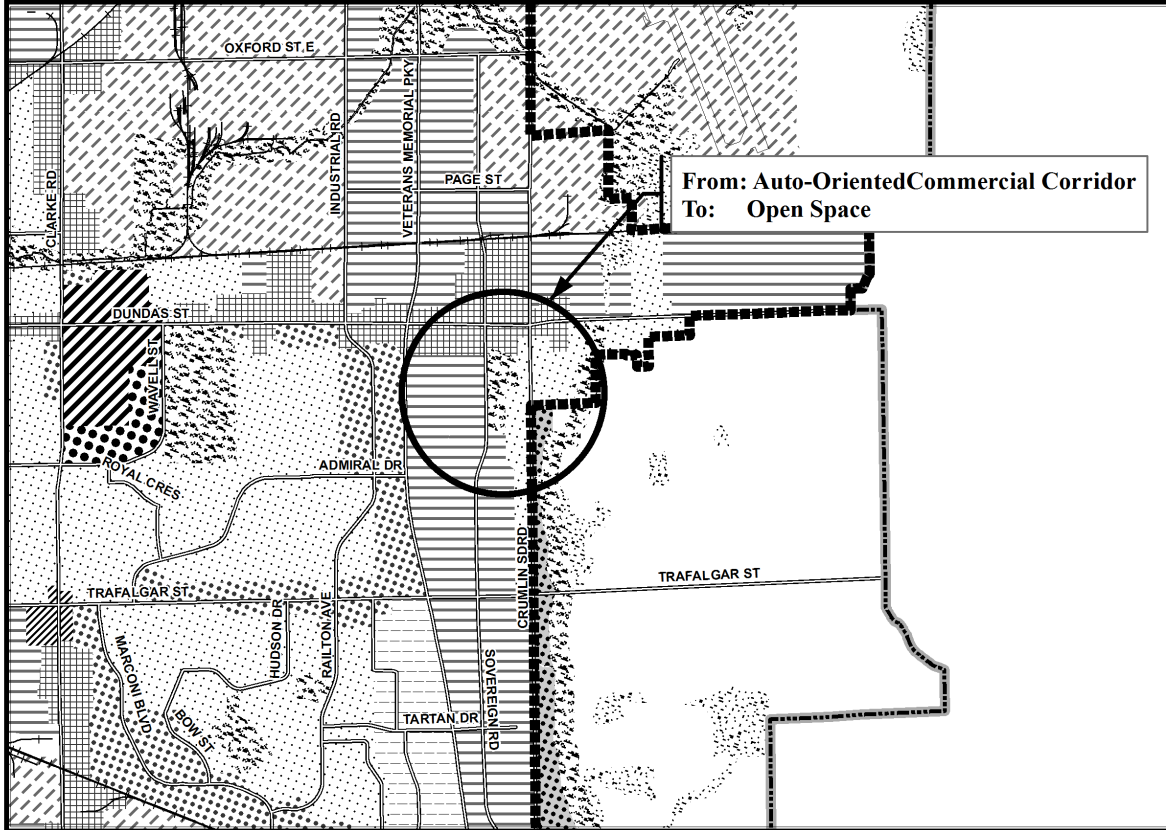
The recommended Official Plan amendment to protect unevaluated vegetation patch 05009 on Schedule "A" Land Use and Schedule B-1, Natural Heritage Features of the Official Plan is appropriate after reviewing the significance of the existing woodland as per O.P. Policy 15.4.5.1 and determining that it meets the required Official Plan Significant Woodland Criteria.

D. THE AMENDMENT

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

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 2339 and 2347 Dundas Street in the City of London, as indicated on "Schedule 1-8" attached hereto **from** Auto Oriented Commercial Corridor **to** Open Space.
2. Schedule 'B-1'- Natural Heritage Features of the Official Plan for the City of London is amended by designating portions of vegetation patch 05009 as indicated on "Schedule 1-8b" attached hereto **from** Unevaluated Vegetation Patch **to** a Woodland.





Legend

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

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

**SCHEDULE 1-8a
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



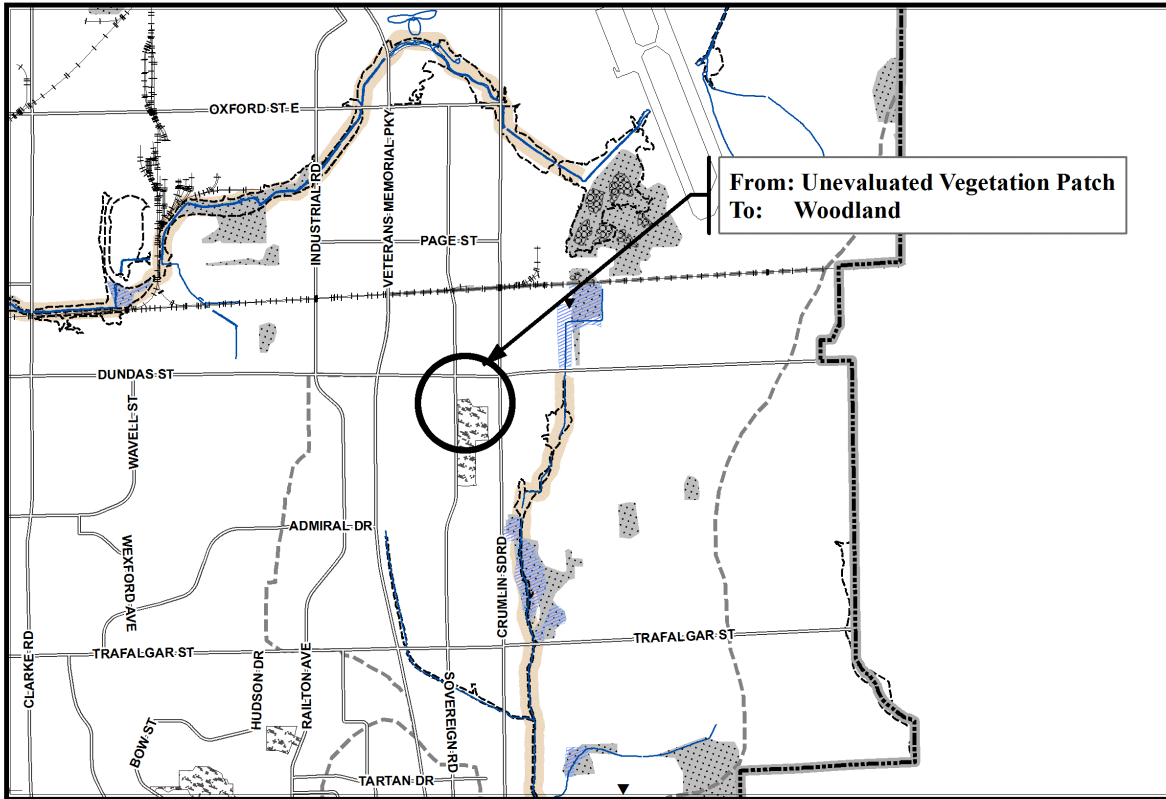
FILE NUMBER: OZ-8271_8

PLANNER: MC














TECHNICIAN: CK

DATE: 2014/02/07


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

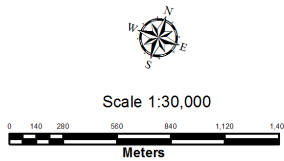
-  Railways
-  Water Courses/Ponds
-  Streets (refer to Schedule "C")
-  Conservation Authority Boundary
-  Subwatershed Boundary
-  Big Picture Meta-Cores and Meta-Corridors

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 1-8b
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8271_8

PLANNER: MC

TECHNICIAN: CK

DATE: 2014/02/17