

Bill No. 138
2014

By-law No. C.P.-1284(ub)-__

A by-law to amend the Official Plan for the City of London, 1989 relating to a portion of 2536, 2544 Colonel Talbot Road and 947 Longworth Road.

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 10059 on Schedule 'B-1' - Natural Heritage Features of the Official Plan for the City of London to a Significant Woodland.
3. To amend Schedule B-1- Natural Heritage Features, to delete "Unevaluated Vegetation Patch".

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to a portion of lands located at 2536 and 2544 Colonel Talbot Road, 947 Longworth Road in the City of London.

C. BASIS OF THE AMENDMENT

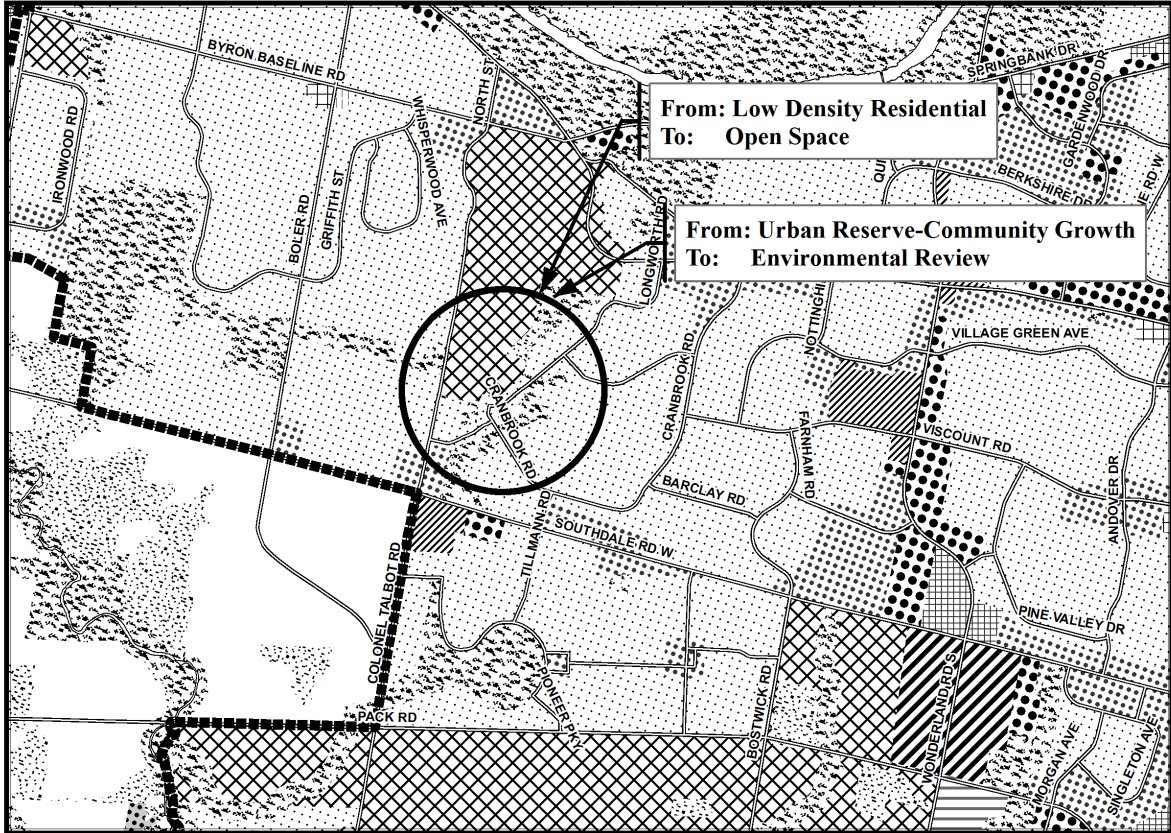
The recommended Official Plan amendments are to protect appropriate portions of unevaluated vegetation patch 10059 on Schedule "A" Land Use and Schedule 'B-1', Natural Heritage Features of the Official Plan and remove portions of unevaluated vegetation patch 10059 from Schedule 'B-1'. This is considered appropriate after reviewing the significance of the existing woodland as per O.P. Policy 15.4.5.1 and determining that portions of the patch contained significant natural features while others did not.

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 a portion of those lands located at, 2536, 2544 Colonel Talbot Road in the City of London, as indicated on "Schedule 1-10a" attached hereto **FROM** Low Density Residential **TO** Open Space.
2. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating a portion of land located at, 947 Longworth Road in the City of London, as indicated on "Schedule 1-10a" attached hereto **FROM** Urban Reserve Commercial Growth **TO** Environmental Review.
3. Schedule 'B-1'- Natural Heritage Features of the Official Plan for the City of London is amended by designating portions of vegetation patch 10059 as indicated on "Schedule 1-10b" attached hereto **FROM** Unevaluated Vegetation Patch **TO** a Significant Woodland.
4. Section Schedule B-1 – Natural Heritage Features of the Official Plan for the City of London is amended by deleting portions of Unevaluated Vegetation Patch 10059.

AMENDMENT NO:



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 1-10a
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



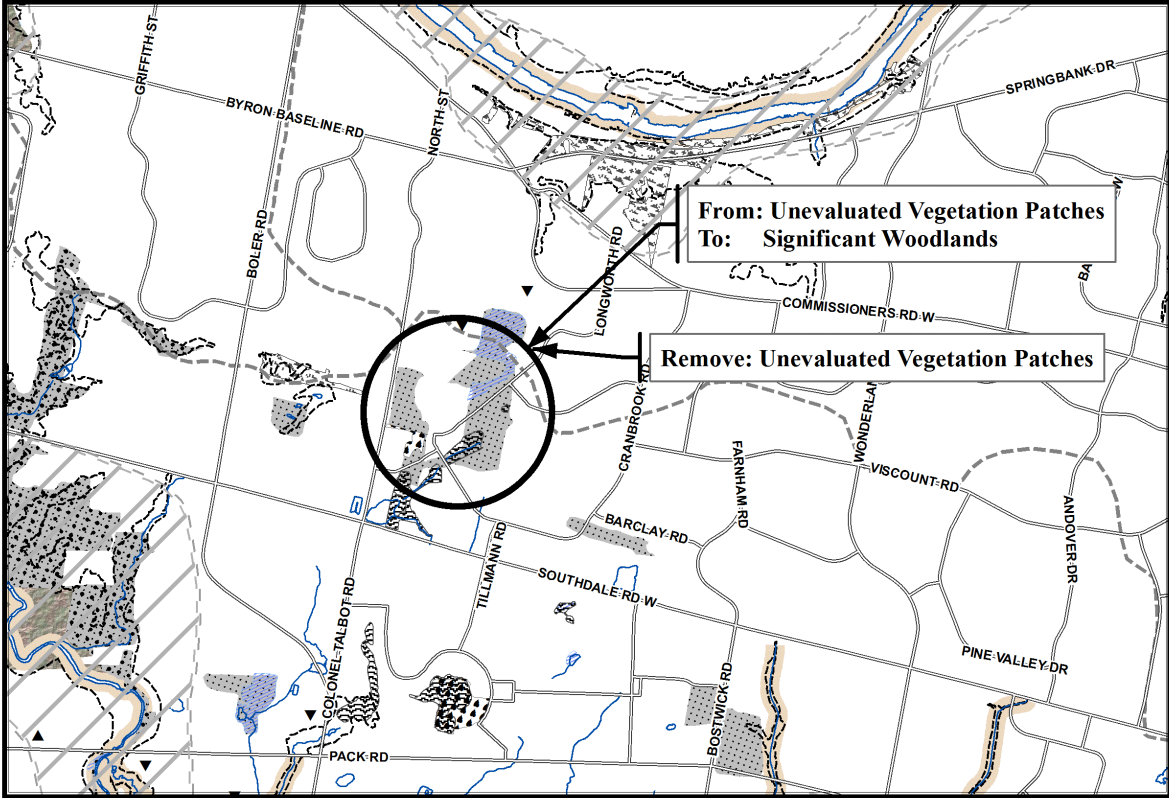
FILE NUMBER: OZ-8271_10

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

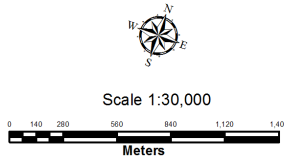
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

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 1-10b
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8271_10

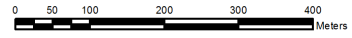
PLANNER: MC

TECHNICIAN: CK

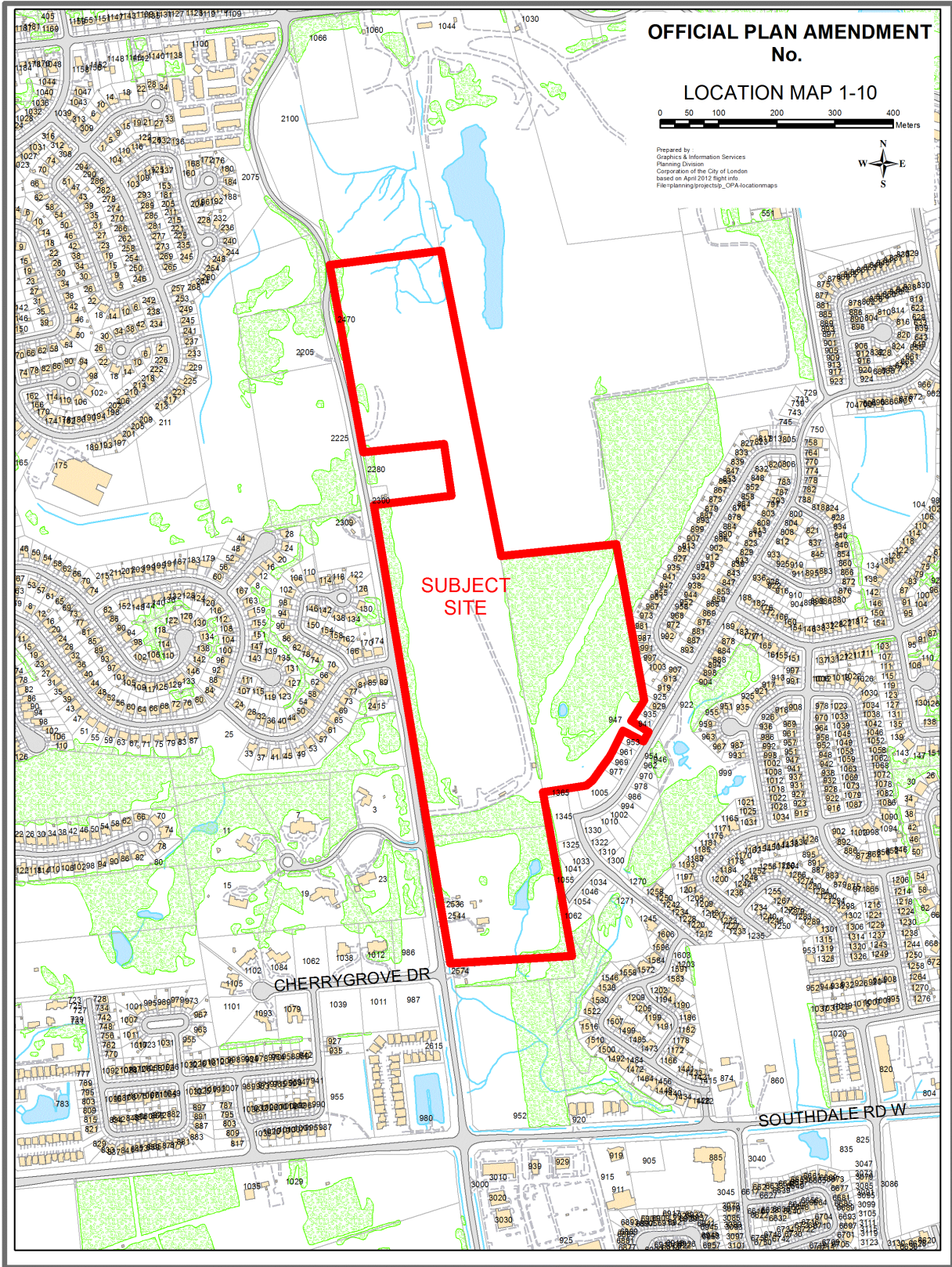
DATE: 2014/02/12

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP 1-10



Prepared by:
Graphics & Information Services
Planning Division
Corporation of the City of London
based on April 2012 flight info.
File: planning\proj\map_01_CPA-locationmaps



**SUBJECT
SITE**

CHERRY GROVE DR

SOUTHDALE RD W