

Bill No. 174
2014

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the location of non-industrial uses on lands designated for industrial uses.

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 April 1, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - April 1, 2014
Second Reading - April 1, 2014
Third Reading - April 1, 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 add a policy in Section 7.1.1 of the City of London Official Plan to limit non-industrial uses in industrial designations to only those which support industrial businesses.
2. To remove private clubs and commercial recreation establishments from the list of permitted uses in Section 7.2.2 of the Official Plan.
3. To add a policy to Section 7.6 of the Official Plan to ensure non-industrial uses in industrial areas do not impact and prevent future industrial development in their vicinity.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to all lands located within the City of London.

C. BASIS OF THE AMENDMENT

Industrial lands as employment lands are to be protected in accordance with the Provincial Policy Statement (2005). Industrial policies in the Official Plan allow for some non-industrial uses in industrial areas as secondary uses to serve and compliment the industrial area. Non-industrial uses in industrial areas should support and not interfere with the efficient operation of industries in industrial areas. The proposed policy changes are necessary to reduce the loss of industrial land to non-industrial uses.

D. THE AMENDMENT

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

1. Amend Section 7.1.1 (Objectives for All Industrial Designations) of the Official Plan by adding:
 - (_) Limit non-industrial uses in industrial areas to those that directly support the industrial area.
2. Amend Section 7.2.2 (Uses Permitted by Site Specific Zoning) of the Official Plan by deleting “iv) private clubs and commercial recreation establishments” and “vii) day care centres”.
3. Amend Section 7.3.2 (Uses Permitted by Site Specific Zoning) of the Official Plan by adding removing the “:” after the words “Planning Impact Analysis” and adding “. These uses are not permitted within 300m of any lands zoned for General Industrial (GI) or Heavy Industrial (HI) uses.”
4. Amend Section 7.6.2 i) (Planning Impact Analysis) of the Official Plan by adding under i) (General Proposals) the following as new clauses:
 - (_) For non-industrial uses within industrial designations the potential of the proposed uses to deter future industrial development; and,
 - (_) Secondary uses which may be considered as sensitive land uses are not to be located within 300m of an area designated General Industrial and are located on either a primary collector or arterial road.

and deleting the “and” at the end of clause “(d)” and adding an “and,” at the end of clause “(e)”.