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OZ-8306
 Chuck Parker

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	CITY OF LONDON OFFICIAL PLAN/ZONING BY-LAW REVIEW 1922-1930 Mallard Road and surrounding properties zoned Open Space (OS4) PUBLIC PARTICIPATION MEETING ON Tuesday, July 22, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the Official Plan/Zoning By-law Review undertaken by the City of London relating to the property located at 1922-1930 Mallard Road and a number of surrounding properties zoned OS4:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend the Official Plan to; change the designation of the subject lands **FROM** an Open Space designation **TO** a Light Industrial and Auto-Orientated Commercial Corridor designation and **FROM** a Light Industrial designation **TO** an Open Space designation on Schedule A (Land Use); to reduce the extent of the Maximum Hazard Line on Schedule B1 (Natural Heritage Features); and, reduce the extent of the Regulatory Flood Line on Schedule B2 (Natural Resources and Natural Hazards).
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to **DELETE** the General Industrial (M1) and Light Industrial (M2) Zones in By-law No. 5000 (Former London Township) which currently apply to the site, remove the sites from the By-law and amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to apply Holding Restricted Service Commercial (h-17.RSC1/RSC5); Holding Light Industrial Special Provision (h-17.LI1(3)), Light Industrial Special Provision (LI1(8)) Zones and Open Space (OS1 and OS4) Zones.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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There were a number of reports prepared through the VISION 96/OPA No. 88 (1993-1996), Hyde Park Community Plan (1998-2000) and the Annexed Area Zoning By-law (1998-2005) processes which specifically dealt with these properties.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Revise existing floodlines on Schedules A (Land Use), B1 (Natural Heritage Features) and B2 (Natural Resources and Natural Hazards) of the Official Plan and boundaries of the Open Space (OS4) Zone in the Zoning By-law after major engineering work has been completed on the Stanton Drain and construction of Stormwater Facility #4.

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Aerial Photo Location Map

File No.: **OZ-8306**

CP

Date Prepared: **2014/01/08**

CK

SCALE: 1:5,500



Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London
Photography based on April 2010 flight info.

Note: Parcel linework, when shown, is not for official or legal use.

Two empty rectangular boxes for agenda item and page numbers.

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RATIONALE

1. This will implement recent changes made to the floodlines along the Stanton Drain.
2. This will resolve the last appeal to Zoning By-law No. 051390 (Annexed Area Zoning By-law).

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)

• **Open Space (Schedule A – Land Use)**

The Open Space designation is applied to lands which are to be maintained as park space or in a natural state. These lands include public and private open space, flood plain lands, lands susceptible to erosion and unstable slopes and natural heritage areas which have been recognized by Council as having city-wide, regional, or provincial significance. It is the intent of the Plan to conserve such areas and, where appropriate, to integrate these lands into the City's overall parks network. These lands also serve the added function of enhancing the City's image as the "Forest City", and in providing a break in the urban landscape.

• **Maximum Hazard Line (Schedule B1 – Natural Heritage Features)**

The Maximum Hazard Line, which represents the general extent of combined natural hazards associated with the flood plain, areas of unstable or organic soils and steep slopes, including steep slopes outside of the Riverine Erosion Hazard Limit, is delineated on Schedule "B1" for information purposes. This delineation is subject to interpretation and refinement without an amendment to the Official Plan, to reflect changes that have been enacted by the Conservation Authority having jurisdiction

• **Regulatory Floodline (Schedule B2 – Natural Resources and Natural Hazards)**

The Regulatory Flood Standard for the Thames watershed shall be defined by the 1937 Observed Flood Event.

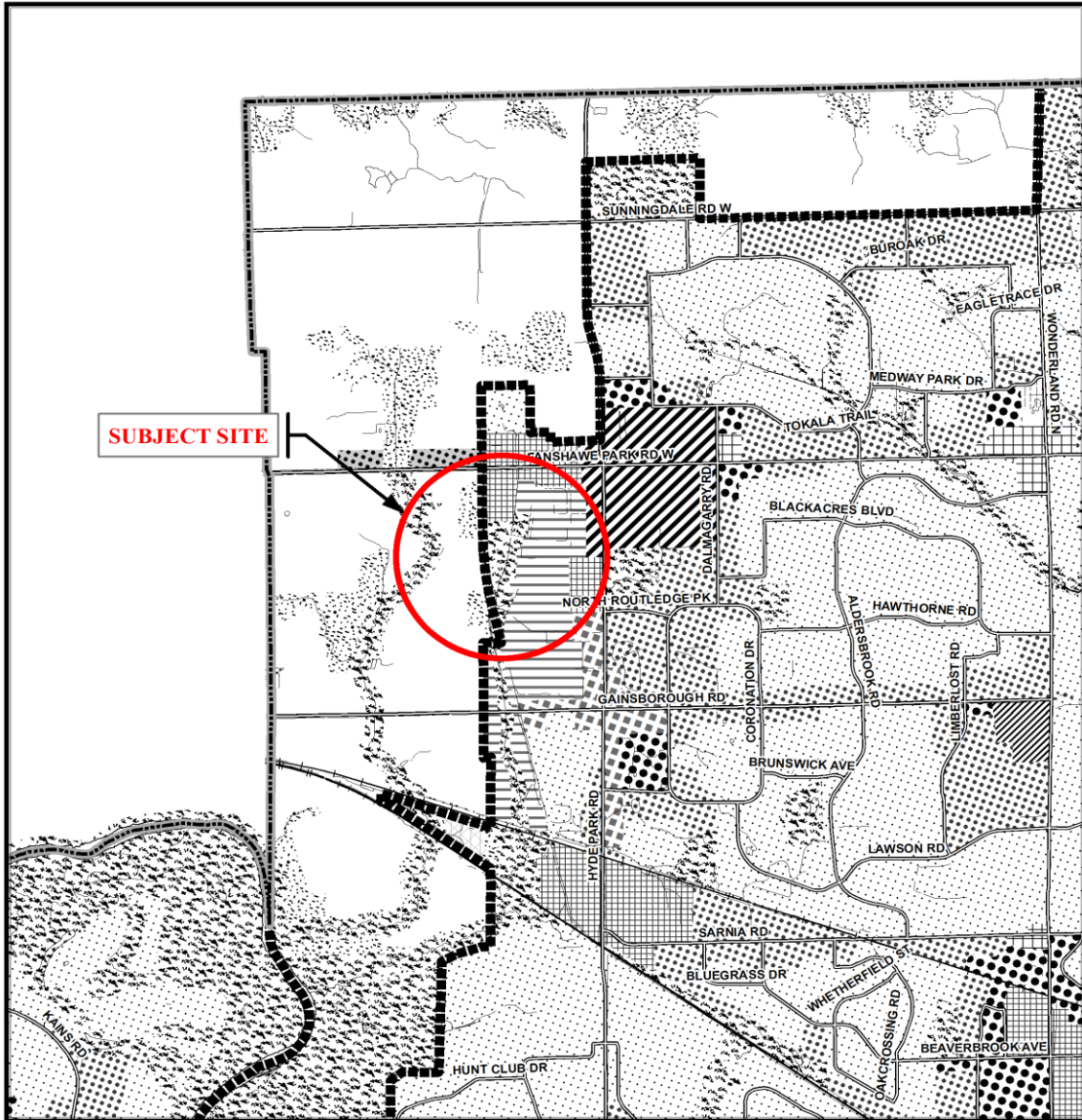
EXISTING ZONING: (refer to Zoning Map)

• **Open Space (OS4) Zone**

The OS4 Zone variation is intended to be applied to hazard lands; specifically the floodway, steep slopes and lands that may be subject to erosion as well as landfills and contaminated sites. Development within the OS4 Zone is regulated pursuant to the *Conservation Authorities Act*. The variation is intended to provide for development of low impact recreational facilities that do not normally include structures or buildings, and require locations within or adjacent to the floodplain. Buildings may require floodproofing, dry and safe access, etc. if located in flood fringe areas, subject to the *Conservation Authorities Act*.

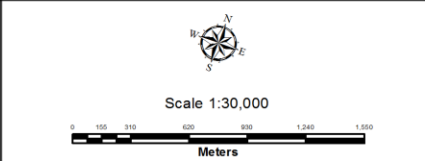
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential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

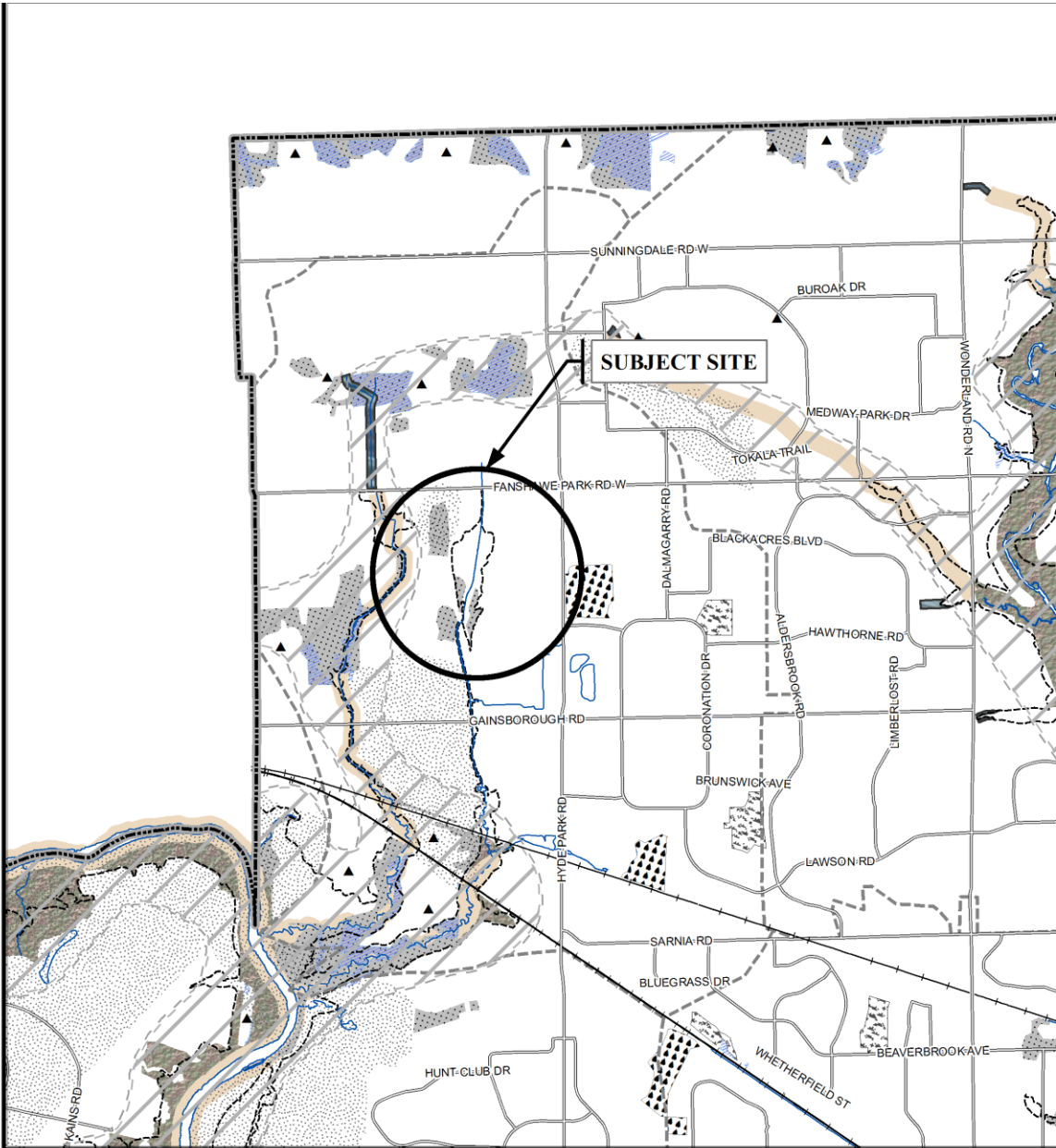
CITY OF LONDON
 Department of
 Planning and Development
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 PREPARED BY: Graphics and Information Services
















FILE NUMBER: OZ-8306
 PLANNER: CP
 TECHNICIAN: CK
 DATE: 2014/04/01

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
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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

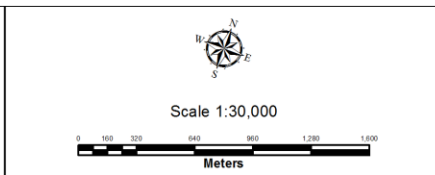
NATURAL HAZARDS

-  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

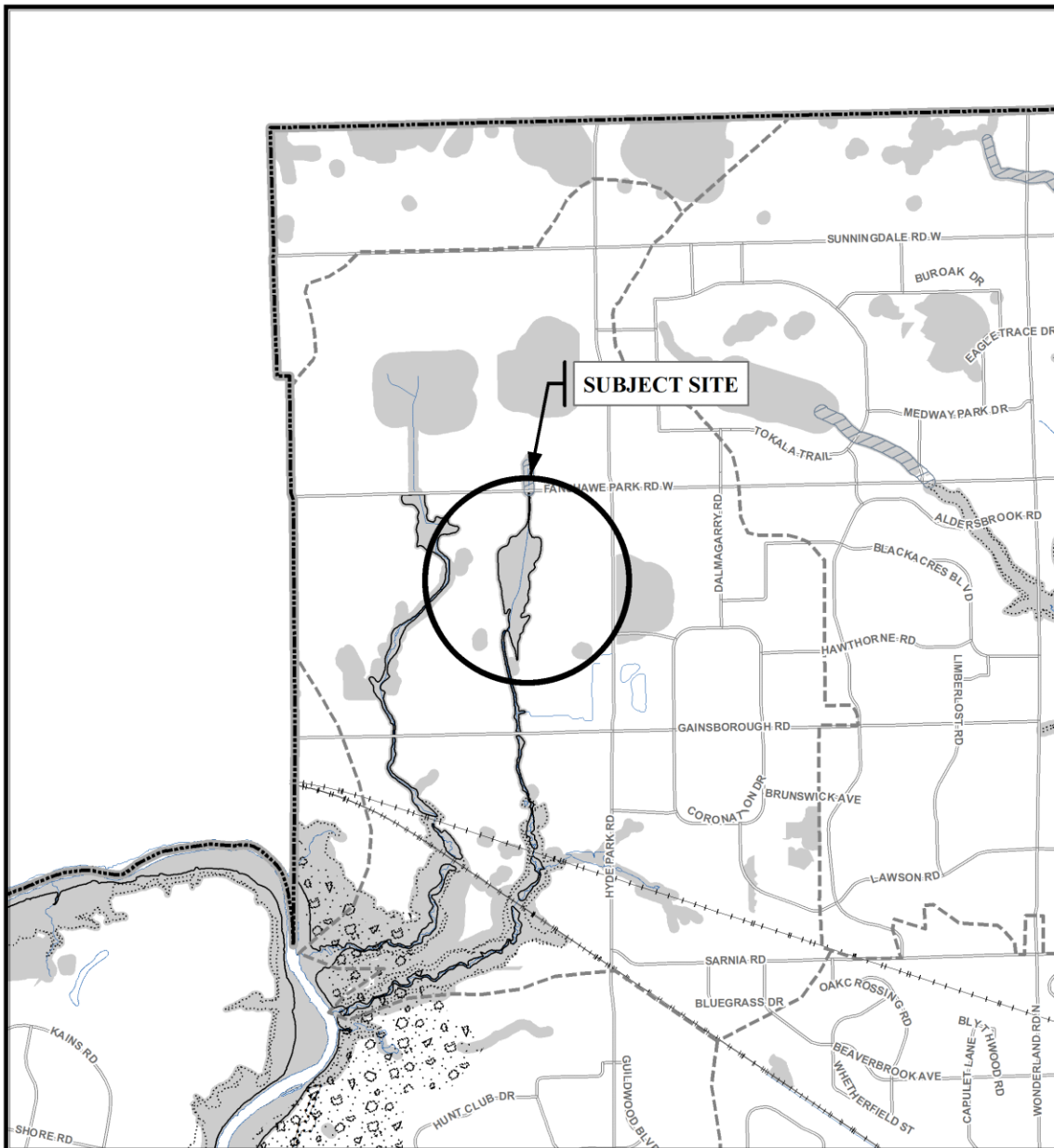
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B1
- NATURAL HERITAGE FEATURES -
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8286
PLANNER: CP
TECHNICIAN: CK
DATE: 2014/04/01

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NATURAL RESOURCES

- Aggregate Resource Areas
- Extractive Industrial
- Emergency Municipal Water Wells

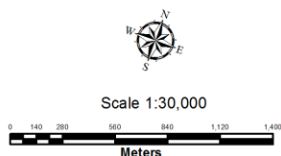
Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Potential Special Policy Areas
- Special Policy Area

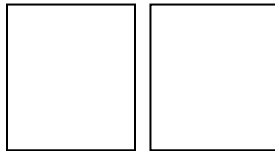
NATURAL HAZARDS

- Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is 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.
- Riverine Erosion Hazard Limit For Confined Systems
- Riverine Erosion Hazard Limit For Unconfined Systems
- Steep Slopes Outside of the Riverine Erosion Hazard Limit
- Abandoned Oil/Gas Wells
- Conservation Authority Regulation Limit

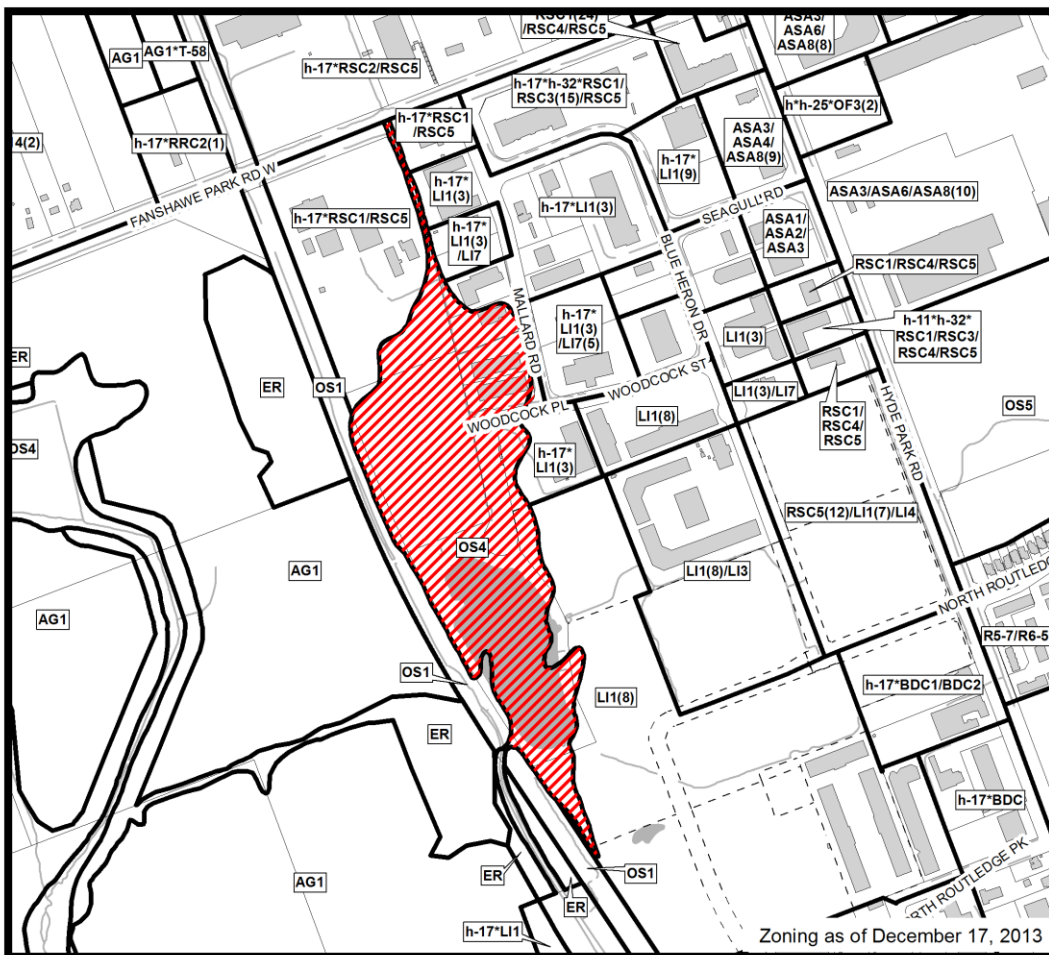
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B2
NATURAL RESOURCES
AND
NATURAL HAZARDS
PREPARED BY: Graphics and Information Services




FILE NUMBER: OZ-8306
PLANNER: CP
TECHNICIAN: CK
DATE: 2014/04/01



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Zoning as of December 17, 2013

 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-17*LI1(3) & OS4**

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:
OZ-8306 CP

MAP PREPARED:
2014/01/08 CK

1:7,000
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PLANNING HISTORY

This issue has a long planning history dating back to when these lands were located in London Township prior to annexation on January 1, 1993.

It appears that two of the buildings (1930-1956 Mallard Road) were erected when in London Township and the other (1922 Mallard Road) while in the City of London.

The issue was originally raised through the Hyde Park Community Plan (1998-2000) public participation process and there was a lot of dialogue between the City and landowners. Six letters were sent, four meetings held with landowners and one meeting with Planning Policy Review Committee (PPRC). The landowners believed that the area should be designated and zoned for light industrial uses even though the Official Plan designates the floodplain lands Open Space as a result of the previous subwatershed studies which were completed in 1995. The landowners also wanted the City to pay for the removal of the existing culvert under the railway tracks and to deepen or reconstruct the Stanton Drain to remove the flood hazard. One of the issues was who should pay; the City or the benefiting landowners who would have more developable land at the end of the process. The City felt that the owners should incur the costs of completing the engineering studies.

The lands appeared to have been designated and zoned Industrial by London Township since the early 1960's, however, General Provisions Sections 4.8 (Municipal Drains) and 4.9 (Hazardous Areas) of the former London Township By-law No. 5000 overrode the underlying zoning and required some determination of the location of the hazard line by UTRCA. Through the Official Plan Amendment No. 88 process, annexed lands designated for urban uses under the "inherited" Official Plans were given a City of London land use designation that best matched their existing designation unless the lands were of environmental significance or were subject to floodplain regulations. Results of the Stanton Drain Subwatershed Study (1995) showed that these properties were below the floodline. The Open Space designation on these lands (through OPA No. 88) was approved December 23, 1999 by the Ontario Municipal Board. Detailed policies restricting development below the floodplain are also included in the OPA No. 88 amendment and were consistent with the Provincial Policy Statement at the time.

The process of changing floodlines is not under City control, as it is the responsibility of the UTRCA to establish and regulate floodlines under the policies of the Floodplain Policy Statement and the *Conservation Authorities Act* based on various engineering studies to establish the limits of the regulated area. The *Fisheries Act* and the *Drainage Act* would also have to be reviewed prior to any change in the land use designations.

The City and UTRCA position has been that the Open Space designation or zoning should not be changed until the culvert has been replaced, the resultant flood lines verified by UTRCA, and adequate provisions have been made to ensure downstream property owners are not negatively impacted by alteration of the culvert and the resulting flow/flooding characteristics of the stream.

To assist the landowners, a special clause was inserted into the Official Plan through OPA No. 193 and the Hyde Park Community Plan (2000) which stated that;

" When the property owners complete the necessary engineering studies and approval from the UTICA is received to alter the floodline, the City will process the Official Plan Amendment to change the Official Plan designation to Light Industrial and alter the flood lines on Schedule B of the Official Plan without cost to the property owners."

Through the Annexed Area Zoning process the landowners raised similar concerns about the proposed zoning. All the properties which are below the floodline were zoned Open Space (OS4) in conformity with the Open Space designation in the Official Plan because the drain and stormwater pond reconstruction had been completed. Planning staff received five letters from

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the landowners and met with them on four occasions. There were extensive discussions about the possible reconstruction/relocation of the Stanton Drain and the redefinition of the floodplain boundaries, however, industrial zoning would not be applied until the construction work had been completed and the new lines verified by UTRCA.

In the 2003 City Capital budget, \$690,000 (Capital Project # **ES2487**) was set aside to complete the necessary work which included realigning the Stanton Drain and constructing SWM Facility #4. Because of budget constraints, a long negotiation process with the owner of the stormwater pond lands and shifting priorities this work was not completed until late 2013.

In late 2013 the reconstruction work was completed and the engineering drawings verified by UTRCA. In response, the City opened, as agreed to in 2000, an official plan/zoning by-law amendment file to revise the floodlines.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

On January 14, 2014 the agency/department liaison was sent and the following responses have been received;

*The **Upper Thames River Conservation Authority (UTRCA)** reviewed this matter with regard for the policies in the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006). These policies include regulations made pursuant to Section 28 of the Conservation Authorities Act, and are consistent with the natural hazard and natural heritage policies contained in the Provincial Policy Statement (2005). The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.*

PROPOSAL

Recent engineered stormwater works to the Stanton Drain channel have changed the regulatory floodlines within the subject area. Authority staff participated in the EA for these works. The purpose of this application is to update the Official Plan and Zoning by-Law to reflect the revised lines.

CONSERVATION AUTHORITIES ACT

...the subject lands are regulated by the UTRCA in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the Conservation Authorities Act. The regulation limit is comprised of a riverine flooding hazards associated with the Stanton Drain and tributaries thereof and will need to be revised to reflect the completed channel works. The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

As you are aware, the UTRCA has approved the Hyde Park SWM Facility 4 and Stanton Drain Remediation Project. Work has been completed on this project and as-constructed drawings prepared by AECOM have been accepted by the Conservation Authority.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL

3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated.

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3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed floodplain mapping, floodplain planning approach (one zone vs. two zones), and uses that may be allowed in the floodplain subject to satisfying UTRCA permit requirements.

Provincial Policy Statement (PPS, 2005):

Section 2.2.1 requires that:

“Planning authorities shall protect, improve or restore the quality and quantity of water by: d) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and
2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”

Section 2.2.2 requires that:

“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored”.

Municipalities must be consistent with the PPS when making decisions on land use planning and development.

RECOMMENDATION

As indicated, the UTRCA has accepted the as-built drawings for the Stanton Drain Remediation Project and this information now needs to be incorporated into the City’s Official Plan and Zoning By-Law Schedules as well as our Regulation Mapping. For the purposes of facilitating the proposed amendments, the UTRCA is currently updating its "Regulation Limit" and "Regulatory Floodlines" to be consistent with the as-built conditions. Until such time that our GIS mapping information is revised, the UTRCA recommends that the City of London utilize the revised floodlines provided on Figures 12 and 13 of the AECOM report titled "**City of London Hyde Park SWM Facility 4 and Stanton Drain Remediation Functional Design Report**" dated August 2011 and incorporate the 15 metre allowance beyond the revised flood line to both sides of the new and/or modified Stanton Drain channel which reflects the outer limit of the riverine hazard. Please note that the 15 metre allowance beyond the floodline is a provincial requirement for Conservation Authority natural hazard mapping.

The **City of London SWM Unit** has no objections to the proposed above noted application. All necessary servicing and drainage requirements/ controls, SWM, etc. will be addressed at Site Plan approval.

In addition to the application, the SWM Unit provides the following comments to be addressed at the site plan approval stage:

- The City Subwatershed Planning Studies were approved by City Council on September 18, 1995. The Owner shall be required to comply with the SWM targets and criteria identified in the Stanton Drain Subwatershed Planning Study, which may include but not be limited to, quantity/quality control, erosion, stream morphology, etc.
- The owner’s Professional Engineer shall prepare a servicing report to address minor, major flows, SWM measures (quantity, quality and erosion control), and identify outlet systems (major and minor) in accordance with City of London Design

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Permanent Private Stormwater Systems and MOE's requirements, all to the satisfaction of the City Engineer.

- *Prior to the final approval of this plan, the owner agrees to have its geotechnical engineer identify all required erosion set back maintenance, erosion, structural, geotechnical and lot line setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority.*
- *The C value for subject site could not be verified. The owner's professional engineer must complete a storm sewer capacity analysis study to confirm that there is enough capacity in the existing storm sewer system for the proposed development, all to the satisfaction of the City Engineer. The owner's professional engineer must also update the storm sewer design sheet(s) for the subject lands.*
- *As there is no available storm sewer, the owner may be required to extend the municipal storm sewer across the fronting property or provide an alternative method of Stormwater Management which is certified by a Professional Engineer to the satisfaction of the City Engineer. A Certificate of Approval, design drawings, and a geotechnical report may be required to support the proposed alternative system.*
- *Due to the nature of the land use the owner may be required to have a consulting Professional Engineer design and install an Oil/Grit Separator to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer.*
- *The Owner is required to provide a lot grading and drainage plan that includes, but it is not limited to, minor, major storm/drainage flows that are generally contained within the subject site boundaries and safely conveys all minor and major flows up to the 250 year storm event that is stamped by a Professional Engineer, all to the satisfaction of the City Engineer.*
- *The Owner and their Consulting Professional Engineer shall ensure the storm/drainage conveyance from the existing external drainage through the subject lands are preserved, all to the satisfaction of the City Engineer.*
- *The owner shall be required to comply with the City's Drainage By-Laws (WM- 4) and acts, to ensure that the post-development storm/drainage discharges from the subject lands will not cause any adverse effects to adjacent lands, , all to the satisfaction of the City Engineer.*

PUBLIC LIAISON:	On January 14, 2014 a Notice of Official Plan/Zoning By-law review was sent to 28 property owners in the surrounding area. Notice of City Review was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 23, 2014.	Three (3) replies were received
Nature of Liaison: Possible amendment to the Official Plan from Open Space to Light Industrial on Schedule "A", adjust Maximum Hazard Line on Schedule B1 and adjust Regulatory Floodline on Schedule B2. Possible change to Zoning By-law Z.-1 FROM Open Space (OS4) TO a Holding Light Industrial Special Provision (h-17.LI1(3) and/or LI1(8)) Zone to permit a range of light industrial uses subject to a holding provision for "dry" uses.		
Responses: All of the responses came from business owners in the affected area. All wanted to know process and timeline and supported any proposed amendments.		

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ANALYSIS

The lands have remained designated Open Space and zoned accordingly since annexation, as they were within the limits of the regulatory floodplain. As a result of channel improvements, a new culvert and the construction of a new stormwater management facility (SWM #4), the limits of the regulatory floodway have been altered. The UTRCA have approved the “as built” drawings and provided the City with new line work to reflect the new regulatory limit.

The purpose and effect of the proposed Official Plan and Zoning By-law amendment is to reflect the new floodlines on Schedules “B1” and “B2” of the Official Plan, identify the lands to be redesignated as Light Industrial from Open Space on Schedule “A”, and to zone the Light Industrial and Open Space lands accordingly. This proposed Official Plan and Zoning By-law amendment is consistent with the Hyde Park Community Plan which directed that the City to undertake these amendments when the required works were completed and the new regulation limits accepted by UTRCA.

A future technical amendment will be required to amend the Conservation Authority Regulation Limit on Schedule “B2” of the Official Plan when the UTRCA provides new mapping to the City to reflect a new limit that is consistent with the amended regulatory floodline.

PREPARED BY:	SUBMITTED BY:
W.J. CHARLES PARKER M.A. SENIOR PLANNER- URBAN REGENERATION	GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

June 19, 2014
cp

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

<u>Telephone</u>	<u>Written</u>
Murray Shaw, 1605 Woodcock Place (Plan 986,BLK P)	
David Williamson, 1930-1956 Mallard Road	
Peter Yeates, 1941 Mallard Rd.	

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**Bibliography of Information and Materials
OZ-8306**

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, 2014.

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. OZ-8306)

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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 1922-1930 Mallard Road and Surrounding Properties Zoned OS4.

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 July 29, 2014.

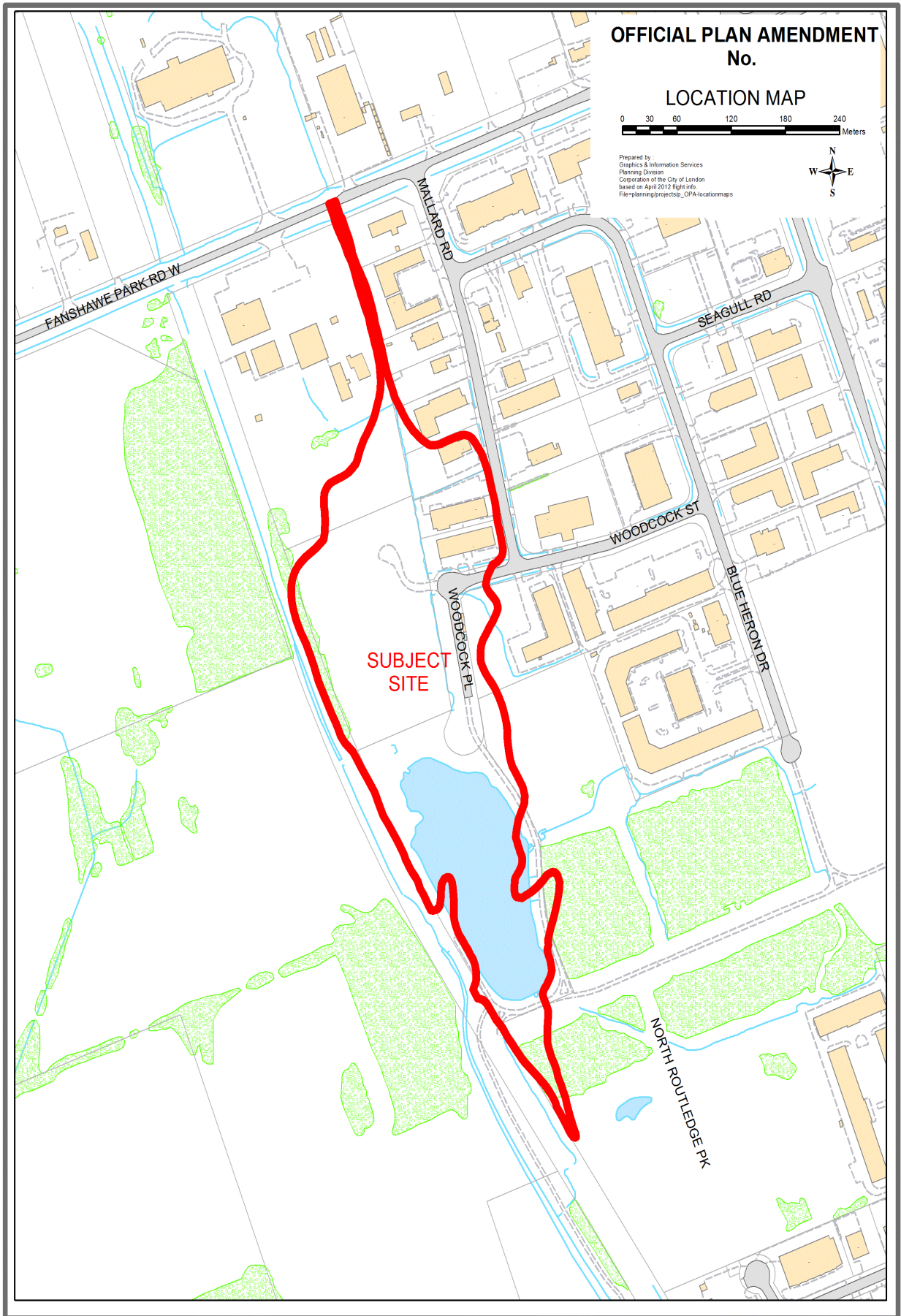
J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – July 29, 2014
Second Reading – July 29, 2014
Third Reading – July 29, 2014

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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 from an Open Space designation to a Light Industrial and Auto-Orientated Commercial Corridor designation on Schedule A (Land Use); to reduce the extent of the Maximum Hazard Line on Schedule B1 (Natural Heritage Features); and, reduce the extent of the Regulatory Flood Line on Schedule B2 (Natural Resources and Natural Hazards).

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 1922-1930 Mallard Road and Surrounding Properties zoned OS4 in the City of London.

C. BASIS OF THE AMENDMENT

Since at least 2000 City Staff have maintained that the subject lands have been designated Open Space in the Official Plan and zoned Open Space (OS4) in Zoning By-law Z-1 based on subwatershed studies completed in 1995. These lands were identified as part of the regulatory floodway and were designated and zoned accordingly.

City staff have been very clear and consistent over the years on the process needed to revise the floodlines. A special policy was included in the Hyde Park Community Plan and the City agreed to also change the zoning at the same time once the engineering work on the Stanton Drain and SWM Pond #4 was completed (early 2013) and the work and new floodlines had been approved and verified by UTRCA (mid-late 2013). That has been completed now. To meet the agreement, this Official Plan/Zoning by-law review will change the floodline location maps and apply designations and zoning from neighbouring properties

D. THE AMENDMENT

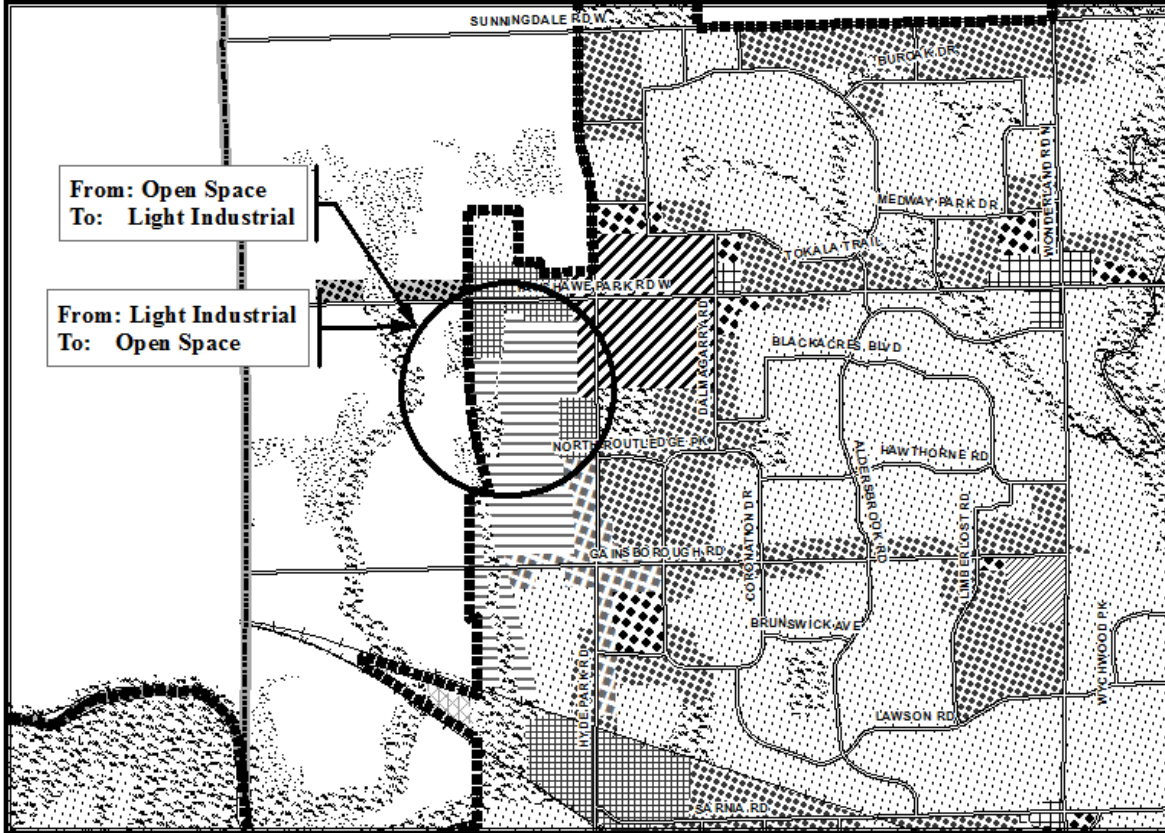
The Official Plan for the City of London is hereby amended as follows:

- i. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1922-1930 Mallard Road and surrounding properties designated Open Space (in the City of London, as indicated on "Schedule 1" attached hereto from an Open Space designation to a Light Industrial and Auto-Orientated Commercial Corridor designation and from a Light Industrial designation to an Open Space designation on Schedule A (Land Use); to reduce the extent of the Maximum Hazard Line on Schedule B1 (Natural Heritage Features); and, reduce the extent of the Regulatory Flood Line on Schedule B2 (Natural Resources and Natural Hazards).

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OZ-8306
 Chuck Parker

AMENDMENT NO:

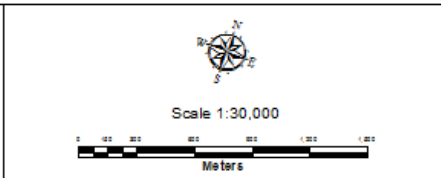


Legend

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
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____
 PREPARED BY: Graphics and Information Services



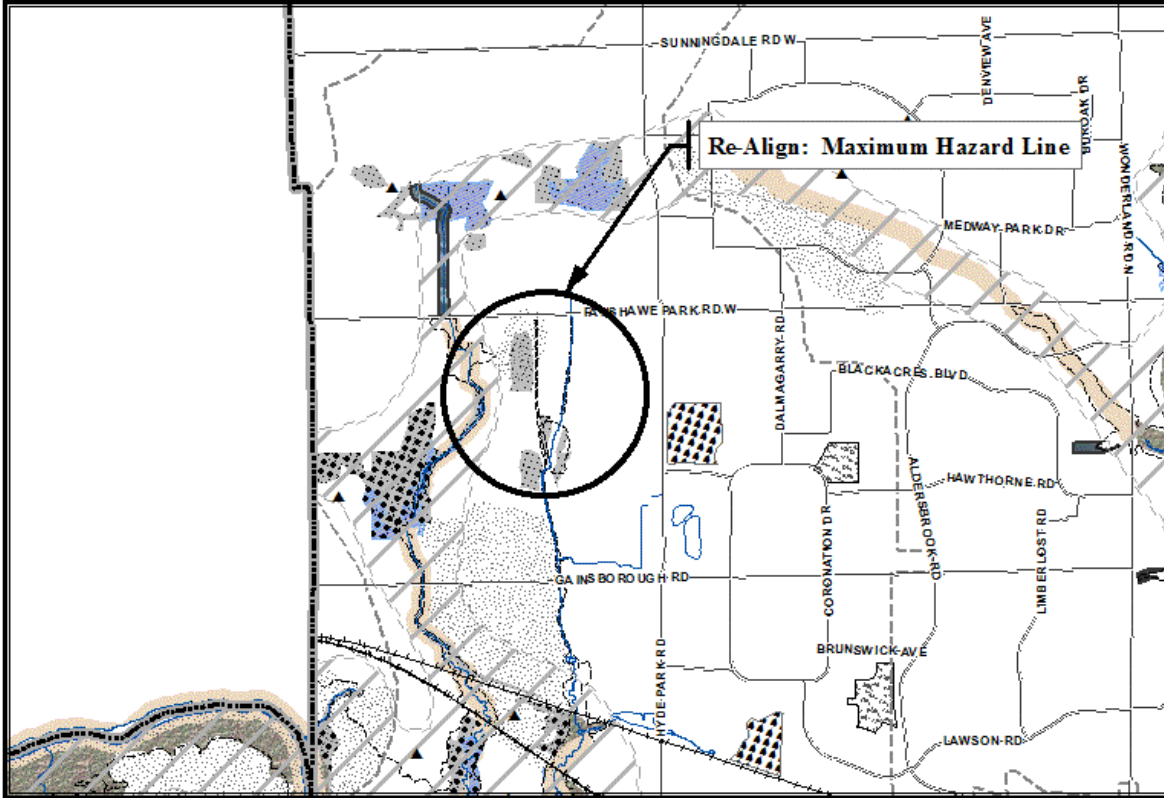
FILE NUMBER: OZ-8306
 PLANNER: CP
 TECHNICIAN: CK
 DATE: 2014/06/12

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid\00\amendments\oz-8306\mxd\scheduleA_NEW_b&w_8x11.mxd














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OZ-8306
Chuck Parker


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.*

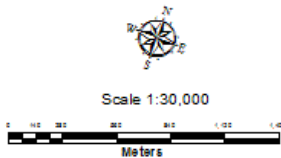
Base Map Features

-  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 2
TO
OFFICIAL PLAN
AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services

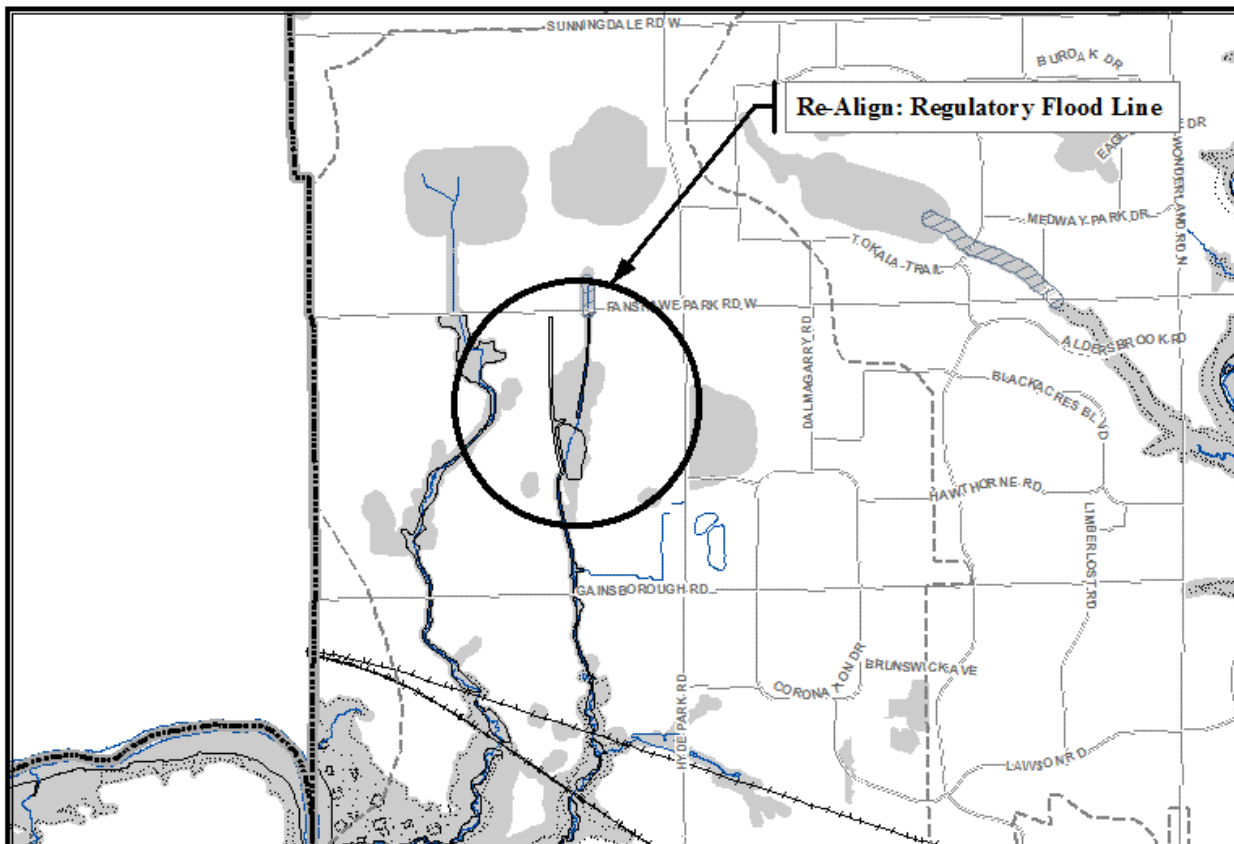


FILE NUMBER: OZ-8306
PLANNER: CP
TECHNICIAN: CK
DATE: 2014/06/17

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OZ-8306
Chuck Parker

AMENDMENT NO.:



<p>NATURAL RESOURCES</p> <ul style="list-style-type: none"> Aggregate Resource Areas Extractive Industrial Emergency Municipal Water Wells <p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Potential Special Policy Areas Special Policy Area 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Regulatory Flood Line <small>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</small> <small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small> Riverine Erosion Hazard Limit For Confined Systems Riverine Erosion Hazard Limit For Unconfined Systems Steep Slopes Outside of the Riverine Erosion Hazard Limit Abandoned Oil/Gas Wells Conservation Authority Regulation Limit <p><small>This is an excerpt from the Planning Division's working consolidation of Schedule B2 to the City of London Official Plan, with added notations.</small></p>
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<p>SCHEDULE 3 TO OFFICIAL PLAN AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8306</p> <p>PLANNER: CP</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/06/18</p>
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**OZ-8306
Chuck Parker**

Appendix "B"

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

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1922-1930 Mallard Road and surrounding lands proposed to be zoned OS4.

WHEREAS the City of London has initiated a zoning by-law review to rezone an area of land located at 1922-1930 Mallard Road and surrounding lands proposed to be zoned OS4, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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. 5000 (Former London Township) is amended by deleting the General Industrial (M1) and Light Industrial (M2) Zones on Map 4 which currently apply to 1922-1930 Mallard Road and surrounding lands proposed to be zoned OS4, removing these sites from the By-law and amend Schedule "A" to By-law No. Z.-1, as shown on the attached map comprising part of Key Map No. A101, to apply Holding Restricted Service Commercial (h-17.RSC1/RSC5); Holding Light Industrial Special Provision (h-17.LI1(3)), Light Industrial Special Provision (LI1(8)) Zones and Open Space (OS1 and OS4) Zones.

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.

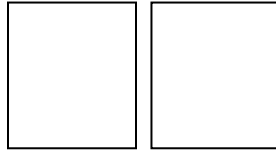
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on July 29, 2014.

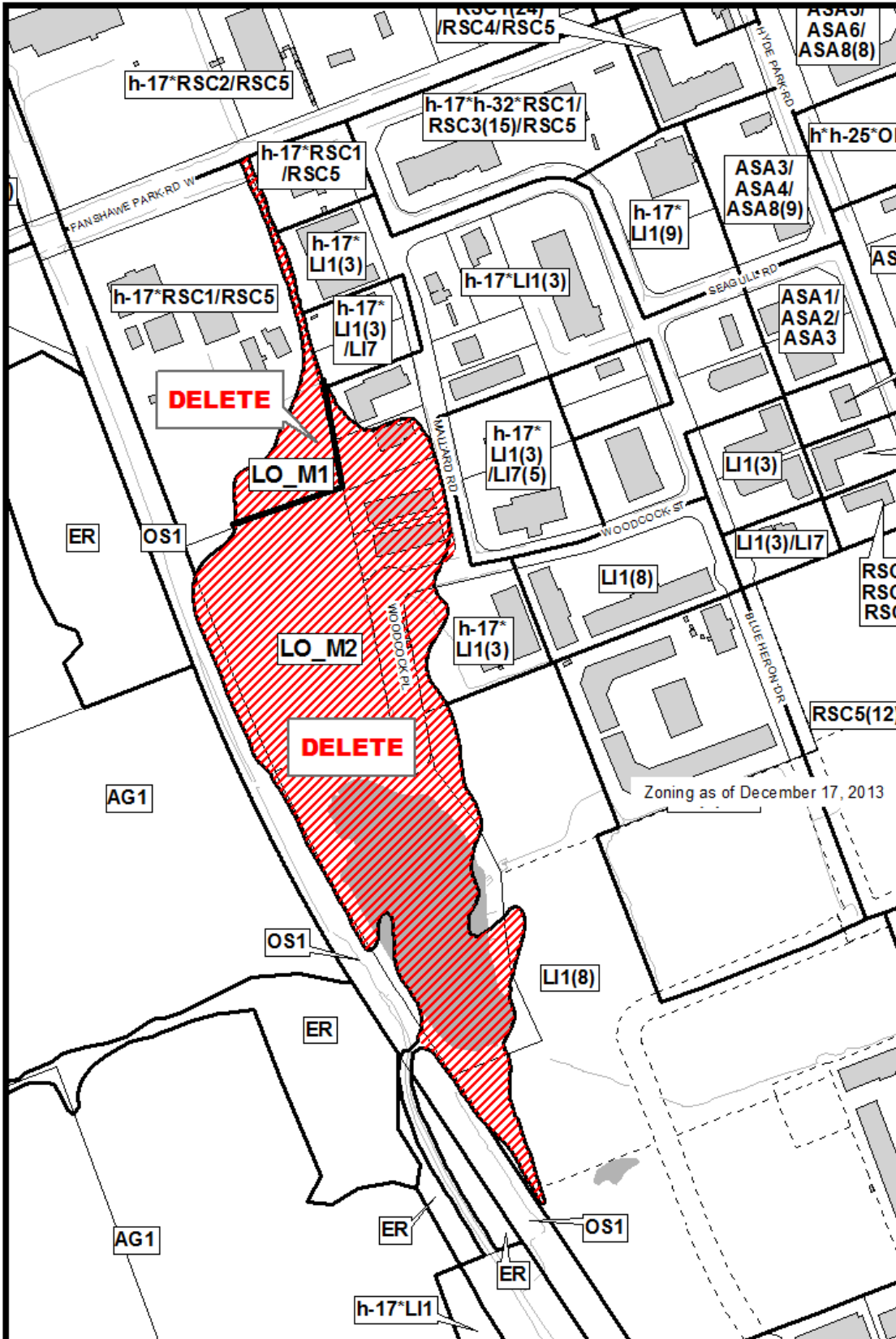
J. Baechler
Mayor

Catharine Saunders
City Clerk


First Reading - July 29, 2014
Second Reading - July 29, 2014
Third Reading - July 29, 2014



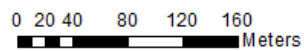
OZ-8306
Chuck Parker



File Number: OZ-8306
 Planner: CP
 Date Prepared: 2014/06/19
 Technician: CK
 By-Law No.: Z.-1-

SUBJECT SITE 

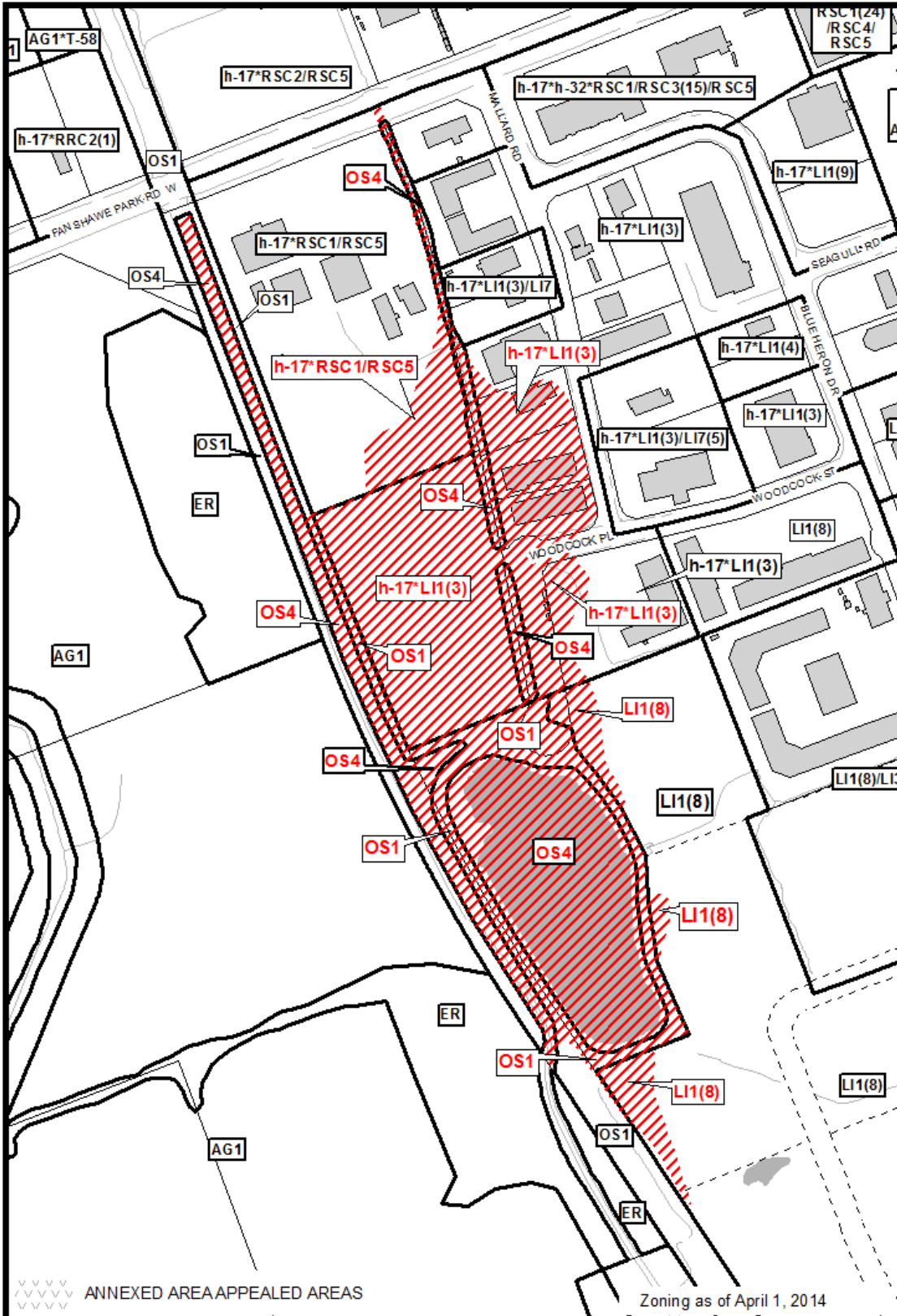
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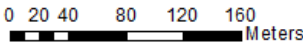



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OZ-8306
Chuck Parker

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



<p>File Number: OZ-8306 Planner: CP Date Prepared: 2014/06/18 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:4,000</p> <p> Meters</p> <p></p>
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