

Bill No. 349
2014

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the lands designated Light Industrial on the west side of Hyde Park Road, between Gainsborough Road and Fanshawe Park Road West.

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 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

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 a policy in Section 10 of the Official Plan for the City of London to reflect the existing commercial/industrial mix in the Hyde Park Industrial Area.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located on the west side of Hyde Park Road, between Gainsborough Road and Fanshawe Park Road West.

C. BASIS OF THE AMENDMENT

1. Recent review of non-industrial uses in areas designated for industrial development identified this area as a mixed use area.
2. Proposed policy reflects the existing function of the area as a commercial-industrial area and directs the location of uses within the area.
3. Proposed policy provides opportunity for appropriate mixed use development.
4. Consistent with the Provincial Policy Statement (2014) by providing for full range of industrial employment uses.

D. THE AMENDMENT

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

1. Section 10.1.3 lxxii – Hyde Park of the Official Plan for the City of London is amended by deleting the existing policy in its entirety and replacing it with the following:

Hyde Park Industrial Area	lxxii)	The Hyde Park Industrial Area is defined as the area designated Light Industrial on the west side of Hyde Park Road, between Gainsborough Road and Fanshawe Park Road West.
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In addition to a range of Light Industrial uses, the Hyde Park Industrial Area will accommodate commercial uses that are not primarily retail in nature. These commercial uses tend to have a quasi-industrial character including, large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. These uses may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial land use designation.

Within the Hyde Park Industrial Area, the following uses will be permitted:

1. Light industrial and commercial uses that exhibit the features listed below:
 - (a) Large outdoor storage areas.
 - (b) Impound areas.
 - (c) Large warehouse or components.
 - (d) Storage, display, or parking of heavy

equipment.

- (e) Noise, vibration or emission impacts that exceed those that are expected within a commercial context.
- (f) Large volumes of regular truck traffic.
- (g) Large structures that may have a negative visual impact, such as domes or large out-buildings.

2. Commercial recreation uses.

The following uses are not permitted within the Hyde Park Industrial Area:

- 1. Commercial uses intended for the Downtown, New Format Regional Commercial Node, Enclosed Regional Commercial Node, Community Commercial Node, Neighbourhood Commercial Node, and Main Street Commercial Corridor designations.
- 2. Commercial uses that are sensitive to noise, vibration, emissions, the visual impact of outdoor storage, and the other potential impacts that may be generated by uses in this area.

The full range of uses described above will not necessarily be permitted on all sites within the Hyde Park Industrial Area.