

Bill No. 352  
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 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.

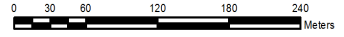
J. Baechler  
Mayor

Catharine Saunders  
City Clerk

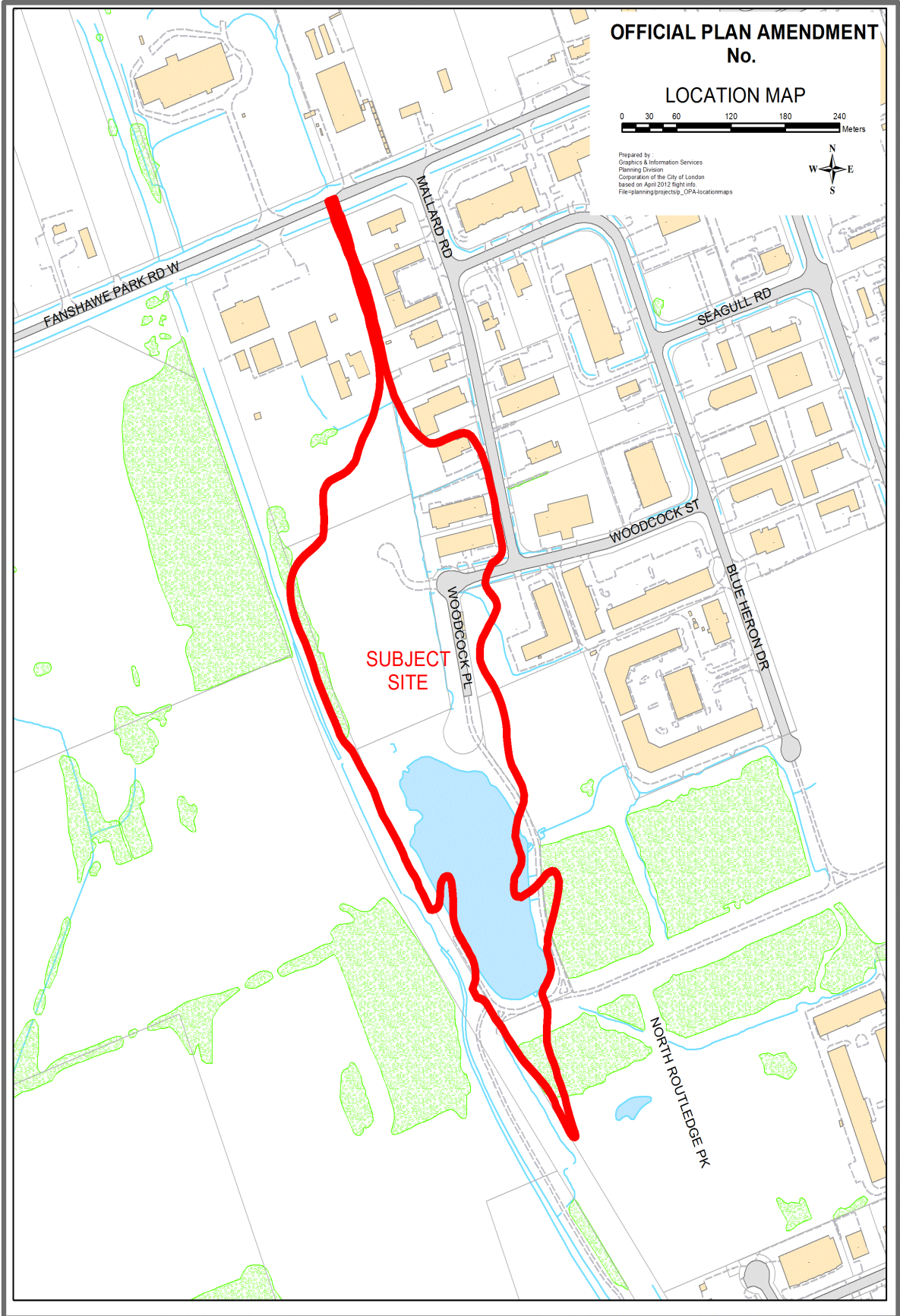
First Reading – July 29, 2014  
Second Reading – July 29, 2014  
Third Reading – July 29, 2014

**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared by:  
Graphics & Information Services  
Planning Division  
Corporation of the City of London  
based on April 2012 flight info.  
File=planning/projects/OPA-locatormaps



**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**

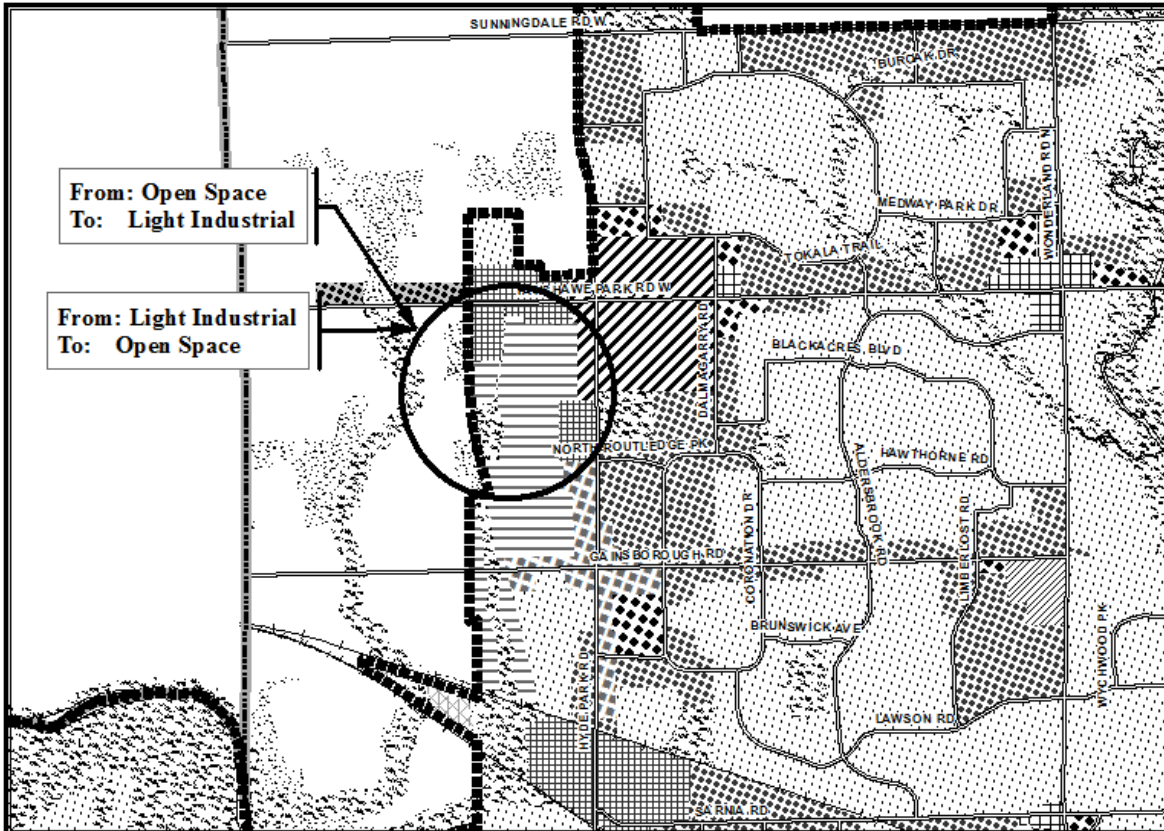
Since at least 2000 City Staff have maintained that the subject lands have been designated Open Space in the Official Plan and zoned Open Space (OS4) in Zoning By-law Z-1 based on subwatershed studies completed in 1995. These lands were identified as part of the regulatory floodway and were designated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



**Legend**

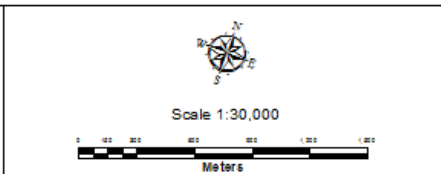
Downtown	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	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

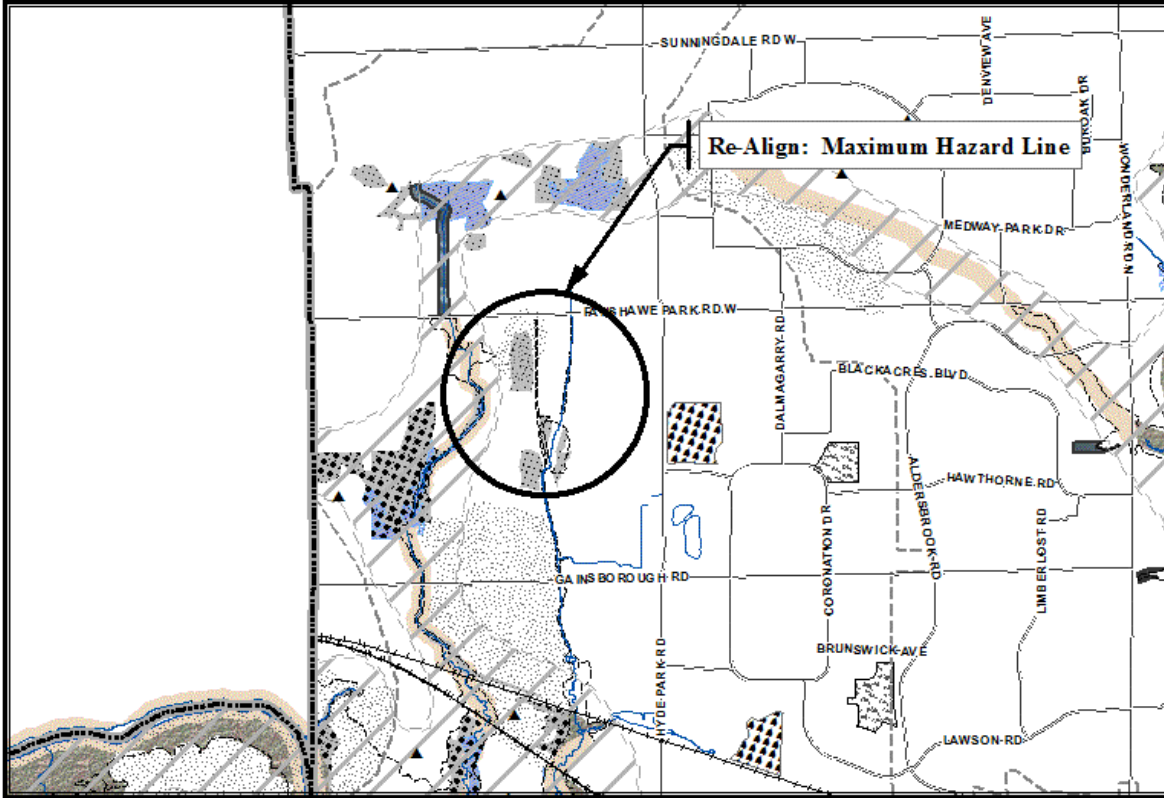


FILE NUMBER: OZ-8306

PLANNER: CP

TECHNICIAN: CK

DATE: 2014/06/12



**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 in applying to certain areas of the city is available from the Upper Thames River Conservation Authority.

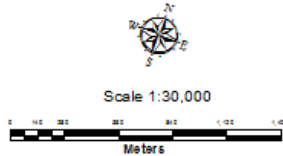
**Base Map Features**

- 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

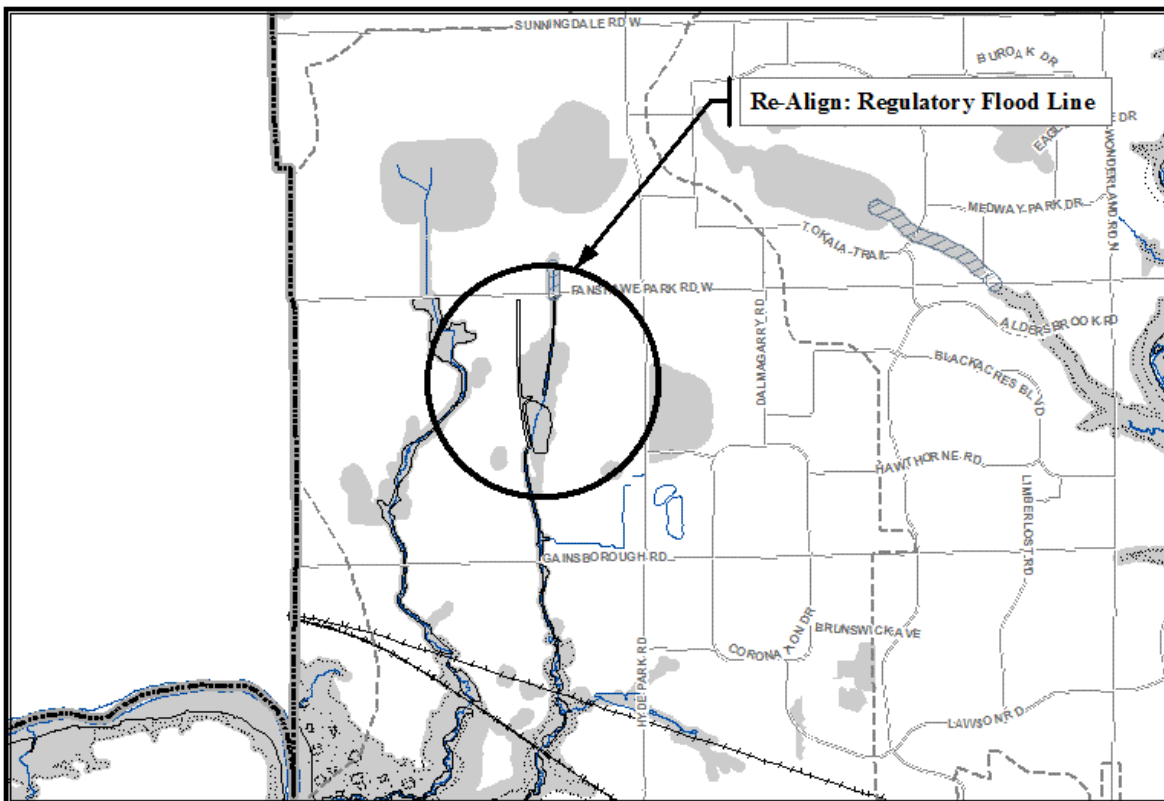


FILE NUMBER: OZ-8306

PLANNER: CP

TECHNICIAN: CK

DATE: 2014/06/17



**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

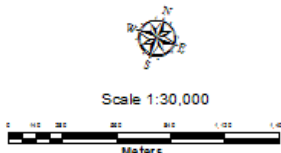
**NATURAL HAZARDS**

- Regulatory Flood Line  
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plains 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

This is an excerpt from the Planning Division's working consolidation of Schedule B2 to the City of London Official Plan, with added notations.

**SCHEDULE 3  
TO  
OFFICIAL PLAN  
AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8306

PLANNER: CP

TECHNICIAN: CK

DATE: 2014/06/18