

Bill No. 436
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 south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London.

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 September 16, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading - September 16, 2014
Second Reading - September 16, 2014
Third Reading - September 16, 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 from Light Industrial and General Industrial to Transitional Industrial, Open Space, Environmental Review and Urban Reserve Community Growth on Schedule “A”, Land Use, to the Official Plan for the City of London.
2. To establish a new Section 7.5 (Transitional Industrial) of the Official Plan for the City of London to guide the future development of the subject area.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London.

C. BASIS OF THE AMENDMENT

This amendment recognizes that the long term use for these lands is not industrial, and may be better suited for other uses. A comprehensive review has demonstrated that the lands will not be required for employment purposes over the long term. There has been limited market interest in attracting industrial development to area. Existing development consists of a mix of industrial and commercial businesses. This amendment will provide some certainty to landowners that existing industrial uses can continue, while allowing opportunities for new light industrial uses that are located in enclosed buildings, require limited outdoor storage and are unlikely to cause noise, dust, odour or vibration impacts. The amendment will reduce future land use conflicts by allowing industrial uses to transition to alternative uses that are more compatible with sensitive lands to the north and west of area.

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 those lands located south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain in the City of London, as indicated on “Schedule 1” attached hereto from Light Industrial and General Industrial to Transitional Industrial, Urban Reserve Community Growth, Open Space and Environmental Review.
2. Section 7.5 – General Provisions Applicable to all Industrial Uses – of the Official Plan for the City of London is amended by renumbering it Section 7.6 and inserting the following new section:

“7.5 Transitional Industrial

The Transitional Industrial designation represents areas of the City that have limited ability to attract or retain industrial land development. The designation is intended to accommodate a shift in market demand from industrial to non-industrial uses over the long term, while allowing the existing uses and properties in this area to develop and evolve for Light Industrial uses over the shorter term. These lands are not considered to be employment lands under the Provincial Policy Statement, and are not included in the City’s inventory of industrial lands.

7.5.1 Permitted Uses

In addition to existing industrial uses, the primary permitted uses in the “Light Industrial” designation of the Official Plan shall be limited to light industrial uses that are located within enclosed buildings, require no outdoor storage; and are unlikely to cause adverse effects with respect to such matters as air, odour or water pollution, dust, or excessive vibration and noise levels. These include such uses as warehousing, research and communication facilities; laboratories; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; commercial recreation establishments; private clubs; private parks; restaurants; hotels and motels; service trades; and contractor’s shops that do not involve open storage.

All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain a Certificate of Approval from the Ministry of the Environment as required by the Environmental Protection Act and associated Regulations are not permitted. Uses permitted in this category will also be required to comply with additional requirements as set out in this Section of the Plan and in the City of London’s Waste Discharge By-law.

7.5.2 Operation Criteria

Permitted uses in the Transitional Industrial designation shall include those uses which are likely to have no, or minimal, adverse effect on surrounding uses in terms of noise, smoke, odour or visual appearance, and which can be located in close proximity to sensitive land uses.

Setback and mitigation measures as per the Ministry of the Environment’s Compatibility Between Industrial Facilities and Sensitive Land Uses (D Series Guidelines) shall apply for new light industrial uses.

7.5.3. Area and Site Design Criteria

The development of Transitional Industrial areas will be subject to the following area and site design considerations:

Buffering

i) The Zoning and Site Plan Control By-laws may specify higher standards for setbacks, the location of parking and loading areas, signage, landscaping along major entryways to the City and adjacent to residential areas.

Traffic

ii) Industrial traffic should be directed away from, and not through, residential areas.

Compatibility

iii) Separation, buffering, and landscaping may be required to provide visual compatibility among adjacent land uses.

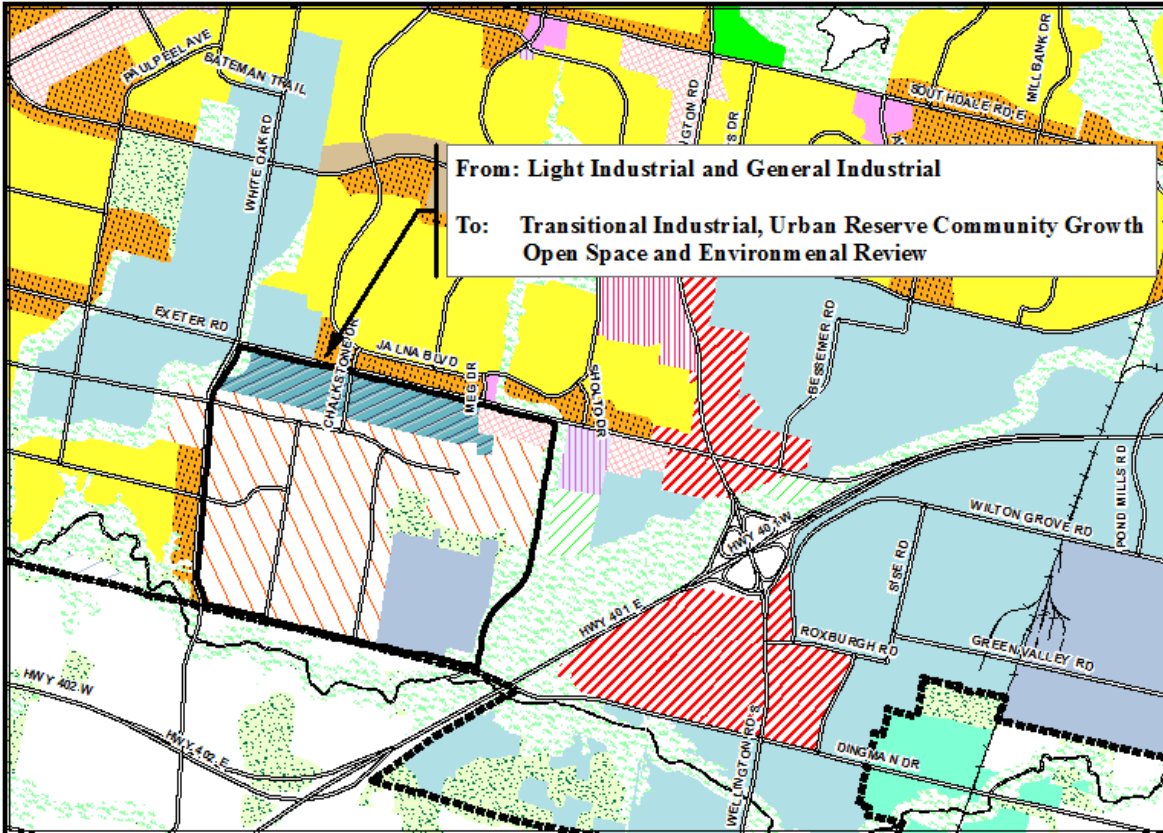
Limited Access

iv) The number of access points from Transitional Industrial sites to arterial or primary collector roads should be limited to minimize disruption to traffic flows.

7.5.4. Scale of Development

The Zoning By-law may specify maximum building heights and site coverage so that the scale of new industrial development will have a minimal impact on any non-industrial uses in the surrounding area.”

3. Section 7.6 of the Official Plan for the City of London is amended by renumbering it Section 7.7.
4. Section 7.7 of the Official Plan for the City of London is amended by renumbering it Section 7.8.



From: Light Industrial and General Industrial
To: Transitional Industrial, Urban Reserve Community Growth
Open Space and Environmental Review

Legend

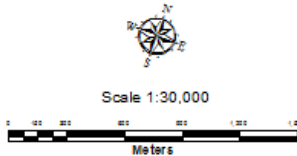
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|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Rural Settlement |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | Office Business Park |
| Enclosed Regional Commercial Node | Office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

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: O-8382

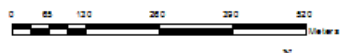
PLANNER: MJ

TECHNICIAN: MB

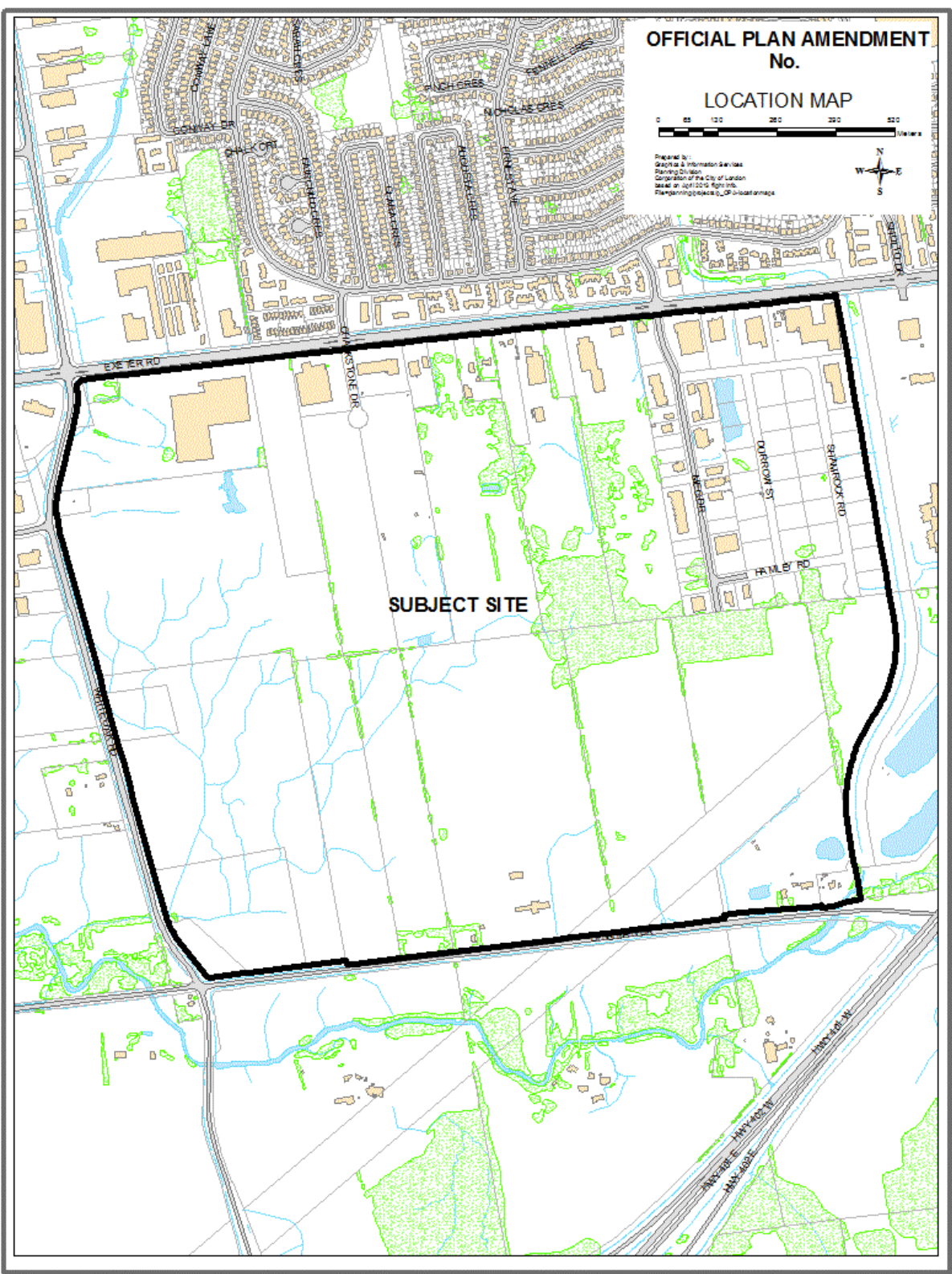
DATE: 2014/08/20

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared by:
Geomatics & Information Services
Planning Division
Corporation of the City of London
Based on April 2019 Aerial Photo
Planning/geoapps/CP/LocationMap



SUBJECT SITE