

Bill No. 459
2014

By-law No. C.P.-1284(____)-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to the ultimate servicing solution for the Southwest Area Plan.

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 30, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading - September 30, 2014
Second Reading - September 30, 2014
Third Reading - September 30, 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 policies in Sections 2.6.4.1, 2.6.4.2, 10.1.3, 17.2.1, and 17.2.2 of the Official Plan for the City of London to address servicing in the Southwest Area.

B. LOCATION OF THIS AMENDMENT

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

C. BASIS OF THE AMENDMENT

1. There may be other ultimate servicing options for the Southwest Area in addition to the proposed Southside Sewage Treatment Plant, so it appropriate that the Official Plan refer to an ultimate servicing solution rather than a specific solution.
2. Wastewater and Drainage Engineering improvements in the Greenway system have been planned and constructed to address current Southwest Area service deficiencies.
3. Proposed changes reflect the most current sanitary servicing strategy which provides for the Southwest Area through the Greenway system.
4. Previous policy for triggers to address the possible need for additional servicing capacity can be addressed through the general policies of the Official Plan.
5. The proposed amendments are consistent with the policies of the Official Plan.
6. The proposed amendments are consistent with the Provincial Policy Statement, 2014, specifically, Sections 1.6, 1.6.6 and 1.7.

D. THE AMENDMENT

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

1. Section 2.6.4.1 – General, of the Official Plan for the City of London is amended by amending the following in paragraph iv): Deleting “as is the case in the Greenway Pollution Control Plant service area,” from the third sentence.
2. Section 2.6.4.1 – General, of the Official Plan for the City of London is amended by amending the following in paragraph iv): Deleting:

“The following order of priorities for the allocation of servicing capacity in the Greenway service area until such time as the Southside Pollution Control Plant is built, are based on the Official Plan objectives related to effective use of infrastructure, intensification and infill, compact urban form and economic development:”

and replacing it with:

“The following order of priorities for the allocation of servicing capacity are based on the Official Plan objectives related to effective use of infrastructure, intensification and infill, compact urban form and economic development.

The allocation of wastewater treatment capacity will be prioritized as follows:”

3. Section 2.6.4.2 – Sanitary Sewerage, of the Official Plan for the City of London is amended by amending the following in paragraph i): Deleting the entirety of the text in bullet (d) and replacing it with: “provide for an ultimate servicing solution to service the Dingman Creek drainage area in keeping with the Growth Management Policies of this Plan. An environmental impact assessment and other studies may be required;”
4. Section 10.1.3 – Specific Areas of the Official Plan for the City of London is amended by deleting the second paragraph for Bostwick East Area Plan - cxix), and replacing it with the following as a new second paragraph:

It is recognized that the servicing of development within the Bostwick East planning area is tributary to the permanent Wonderland pumping station and is pumped to the Greenway Pollution Control Plant. The timing of services required to support growth in this area will be identified through the current Development Charge Study and current Growth Management Implementation Study (GMIS). The City reserves the right to limit new development in this area in accordance with policies in force at the time. As such, in conjunction with approvals for the future subdivision and rezoning of the subject lands, a holding provision will be applied relating to the provision of adequate municipal services, recognizing that limitations on development may be applied to avoid an over-allocation of committed capacity in the Greenway Pollution Control Plant or the sanitary sewage conveyance system.

5. Section 17.2.1 – Sanitary Sewerage Service Study of the Official Plan for the City of London is amended by deleting paragraph v) including bullets (a), (b) and replacing it with:

v) The City will establish a program to implement recommendations of the Sanitary Sewerage Servicing Study. Identified priority works will be undertaken at the earliest opportunity, including optimization studies to accommodate growth and address problems in existing systems.

6. Section 17.2.2 – Servicing Hierarchy of the Official Plan for the City of London is amended by deleting from paragraph i) bullet (a) “Pottersburg, Vauxhall or proposed Southside Sewage Treatment Plant;” and replacing it with “Pottersburg, or Vauxhall;”.
7. Section 17.2.2 – Servicing Hierarchy of the Official Plan for the City of London is amended by deleting from paragraph i) bullet (b) in its entirety and renumbering the subsequent bullets appropriately.