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File No: Z-8293
Planner: N. Pasato

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: HIGHLAND RIDGE LAND CORPORATION 946 LONGWORTH ROAD PUBLIC PARTICIPATION MEETING ON OCTOBER 7, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Highland Ridge Land Corporation relating to the property located at 946 Longworth Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 14, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Open Space (OS4) Zone which permits conservation lands and works, golf courses without structures, private and public parks without structures, sports fields without structures, and the cultivation or use of land for agricultural/horticultural purposes, **TO** a Holding Residential R1 (h-___*R1-8) Zone to permit single detached dwellings with a minimum lot area of 600 m² and a minimum lot frontage of 15 m.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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39T-92024/S-4595 – Crestwood Phase 1 - Report on draft approval and special provisions December 12, 1994
39T-07503 – Public participation meeting and report - November 26, 2007, January 28, 2008

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this change is to allow for the development of three single detached dwellings.

RATIONALE

- i) The proposed change is consistent with the Provincial Policy Statement.
- ii) The proposed change is consistent with the Official Plan.
- iii) The proposed change will not impact adjacent natural heritage features.

BACKGROUND

Date Application Accepted: November 26, 2013.	Agent: Craig Linton, Developro Land Services
REQUESTED ACTION: Change to the Zoning By-law Z.-1 to allow for the development of three single detached lots.	

SITE CHARACTERISTICS:

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- **Current Land Use** - vacant
- **Frontage** – 24.0 metres (78.7 feet)
- **Depth** – 38.1 metres (125 feet)
- **Area** – 0.1 hectares (0.2 acres)
- **Shape** - irregular

- SURROUNDING LAND USES:**
- **North** – future and existing single detached residential
 - **South** – wetland/open space
 - **East** – stormwater management pond
 - **West** - future single detached dwellings

- OFFICIAL PLAN DESIGNATION:** (refer to map)
- Schedule A - Low Density Residential
 - Schedule B1 – Unevaluated Vegetation Patch
 - Schedule B2 – Conservation Authority Limit
- EXISTING ZONING:** (refer to map)
- Open Space (OS4) Zone, which permits conservation lands and works, golf courses without structures, private and public parks without structures, sports fields without structures, and the cultivation or use of land for agricultural/horticultural purposes.

PLANNING HISTORY

The subject lands were part of an Ontario Municipal Board (OMB) hearing in September 1992 which dealt with various Official Plan and Zoning By-law deferrals and referrals related to the Byron Gravel Pits and surrounding areas. The OMB’s decision as it related to these lands changed the Official Plan designation from “Urban Reserve” to “Low Density Residential” and “Open Space”. A part of the hearing, the Ministry of Natural Resources (MNR) evaluated and submitted a report to the OMB dealing with existing vegetation cover of the North Street Woods which also encompassed the wooded area within the Crestwood Phase 1 subdivision. The MNR’s report to the OMB at the time concluded the site possesses limited biological importance with the exception of a small wetland area (the Button Bush Wetland). These were preserved as part of the Open Space lands.

In 1994 Planning Committee considered a residential plan of subdivision submitted by Drewlo Holdings Inc. for the lands to the southeast (S-4595/39T-92024 - Crestwood Phase I). It was noted that the property at that time contained a “gentle swale” in the west-central part of the site which drained towards the south. The swale and associated slopes and drainage channels were incorporated into the Open Space designation. Through the subdivision review process, it was anticipated that the Open Space wet meadow area would function as part of the stormwater quality and quantity management system for the area. Block 203 (now 202) was draft approved as a separate Block from the rest of the Open Space Block (Block 207). At the time of this subdivision approval, the MMAH was the Approval Authority. Draft approval included the following condition...*“that Blocks 203-206 inclusive and Block 209 will only be developed in conjunction with lands abutting to the west and south.”* It is believed that Block 203 (now 202) was to have been zoned Residential, but since the zoning of the adjacent lands was not known at the time, it was placed in the Open Space (OS4) Zone. It was contemplated that this property would develop with the lands to the west. The Crestwood Phase 1 Subdivision was subsequently registered on March 8, 2000 as 33M-394. A concept of how the lands will develop with adjoining lands to the west is shown on page 4 of this report.

Two empty rectangular boxes for agenda item and page numbers.

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LOCATION MAP

Subject Site: 946 Longworth Rd
Applicant: Norquay Developments
File Number: Z-8293
Planner: Nancy Pasato
Created By: Nancy Pasato
Date: 2014-09-23
Scale: 1:1200

LEGEND

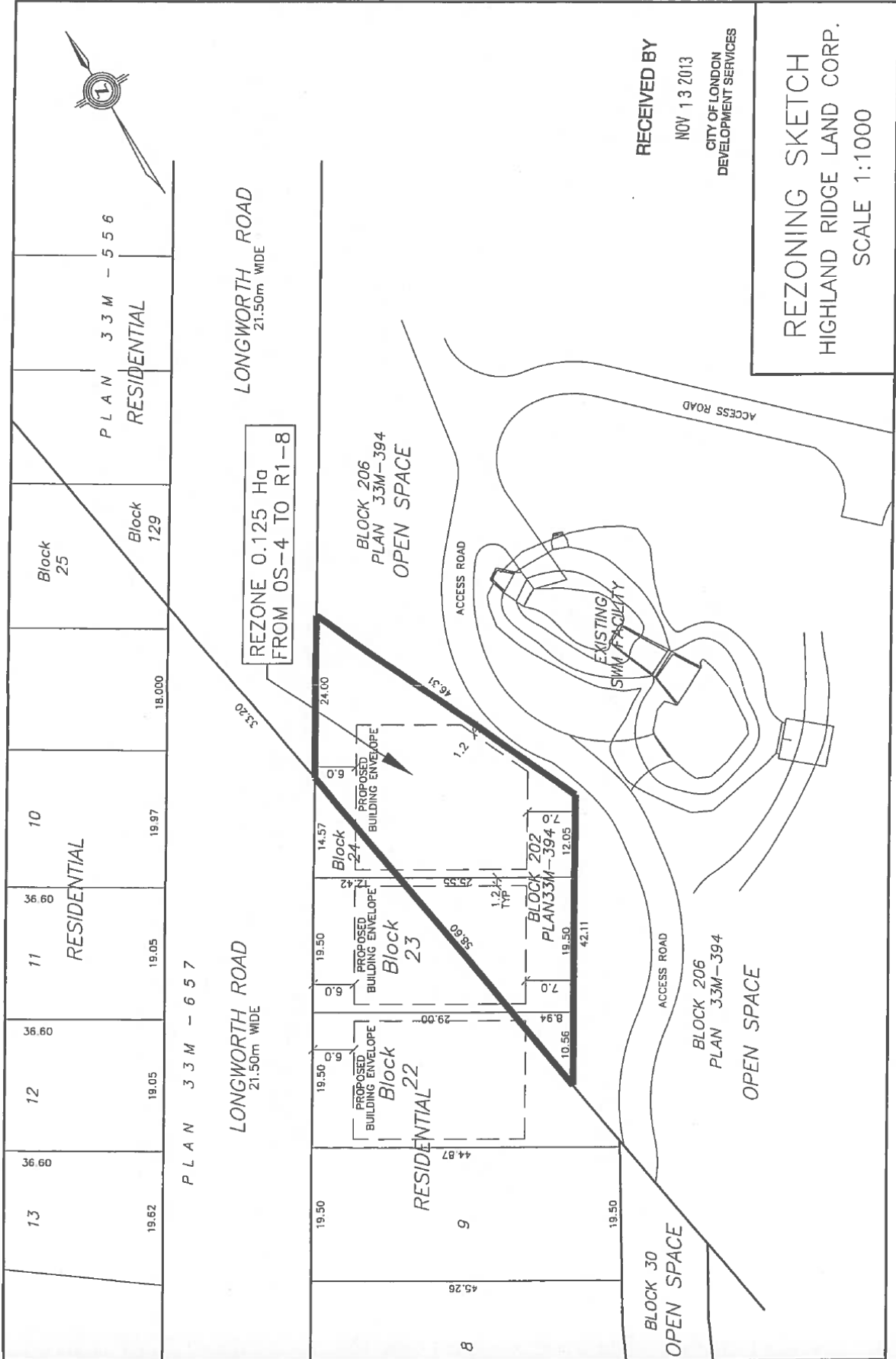
- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers



Corporation of the City of London
Prepared By: Planning and Development

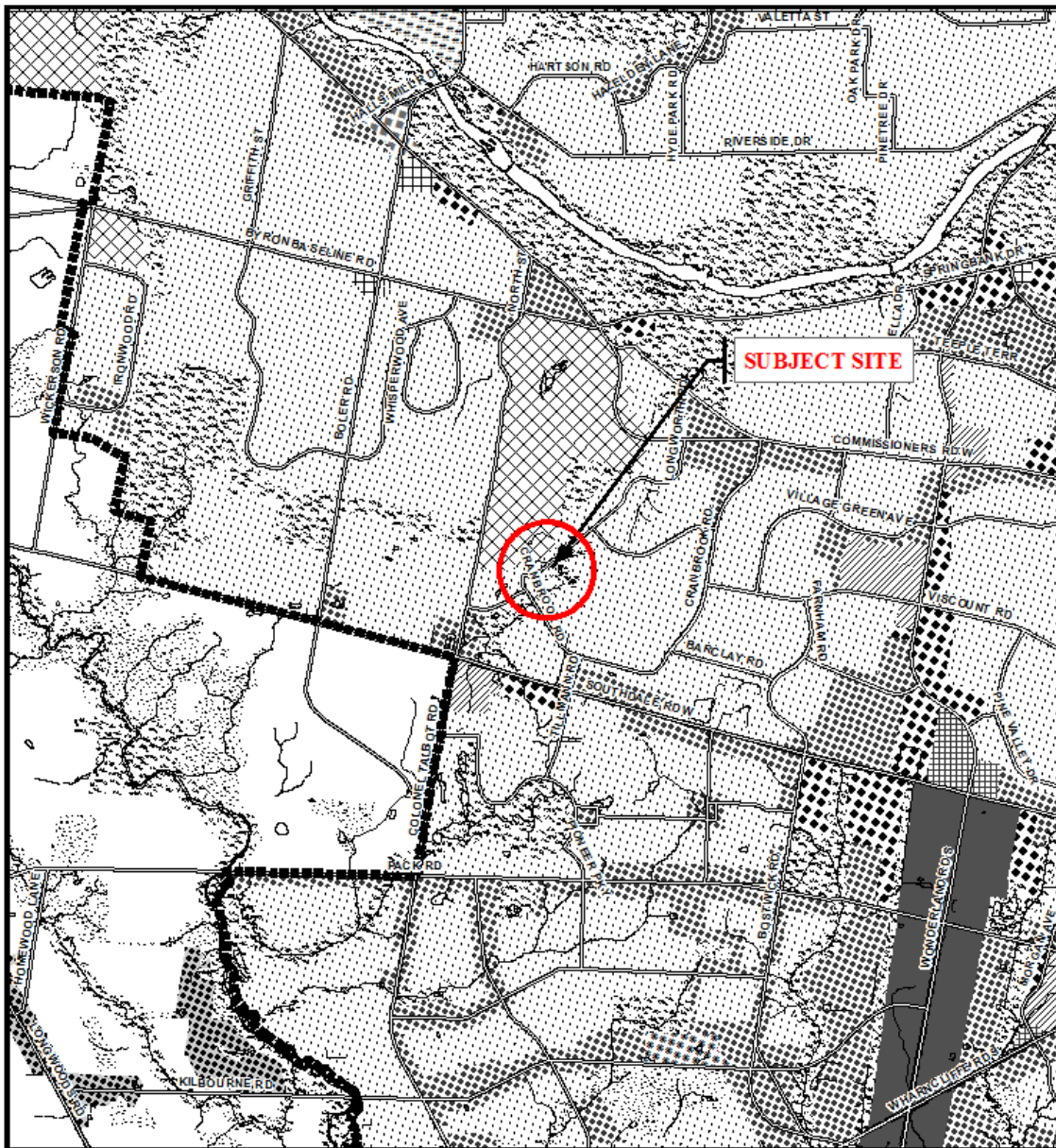
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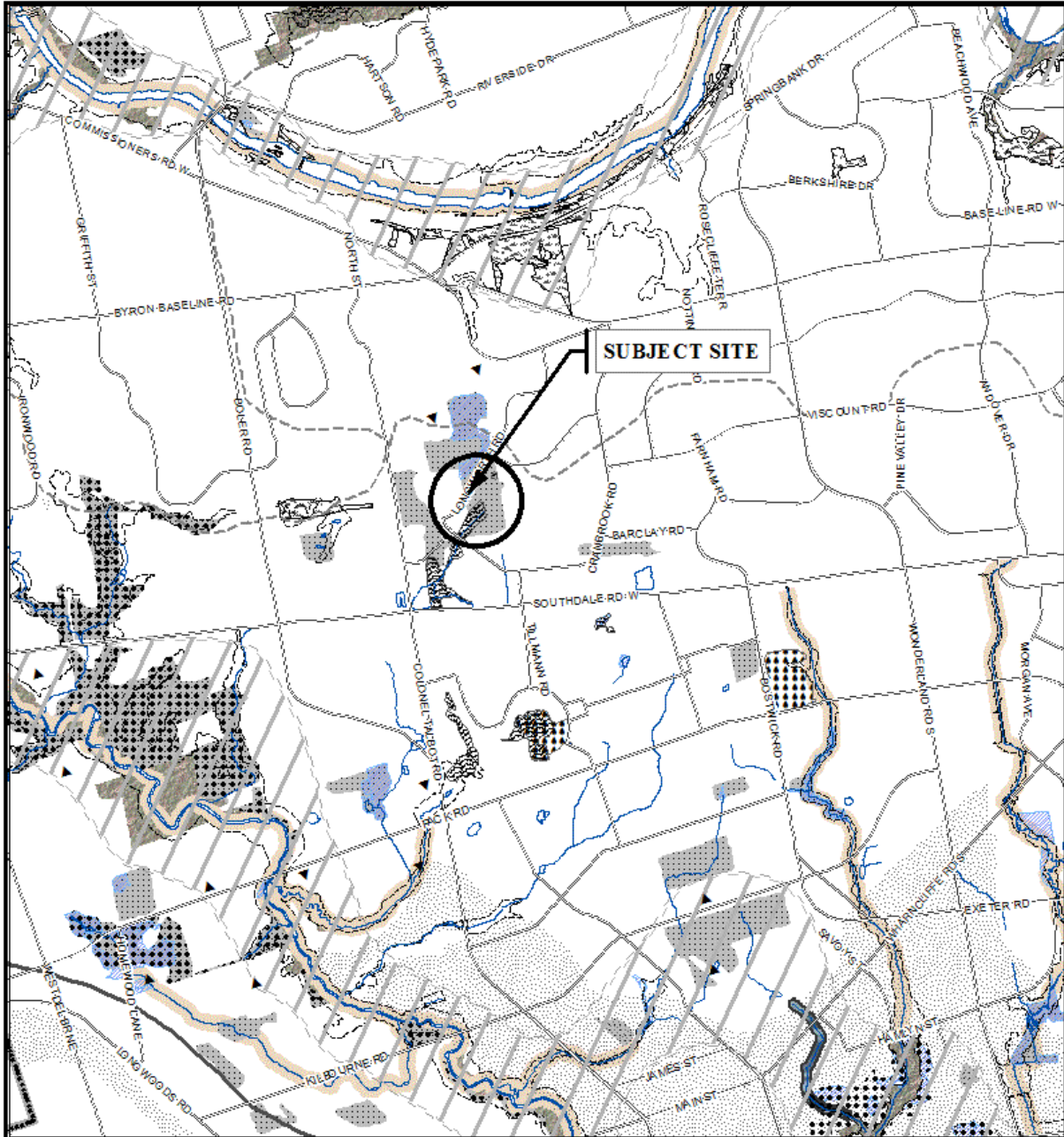
Legend	
	Downtown
	Wonderland Road Community Enterprise Corridor
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	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

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: Z-8293 PLANNER: NP TECHNICIAN: JTS DATE: September 23, 2014</p>
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PROJECT LOCATION: e:\planning\proj\ctsip_officialplan\work\conso\00\excep\ts\mod_templates\scheduleA_b&>w_6x14_with_SWAP.mod

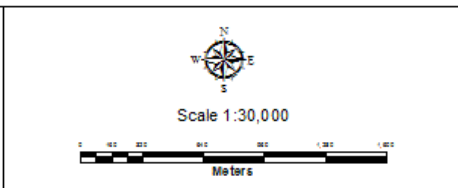
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<p>NATURAL HERITAGE SYSTEM</p> <ul style="list-style-type: none"> ESAs Potential ESAs Significant Woodlands Woodlands Unevaluated Vegetation Patches Significant River, Stream, and Ravine Corridors Unevaluated Stream and Ravine Corridors Provincially Significant Wetlands Locally Significant Wetlands Unevaluated Wetlands Potential Naturalization Areas Potential Upland Corridors Ground Water Recharge Areas 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Maximum Hazard Line <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p>
<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 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

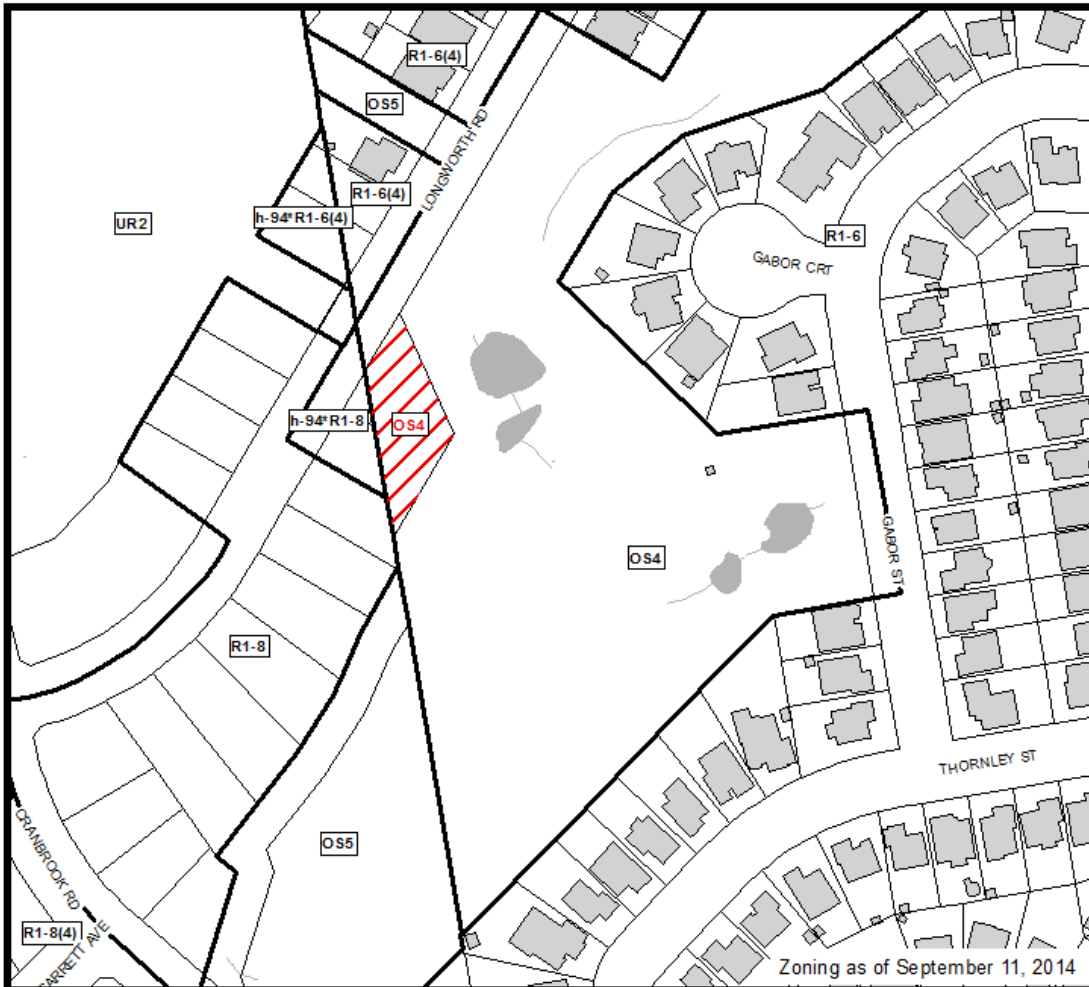


FILE NUMBER: Z-8293
PLANNER: NP
TECHNICIAN: JTS
DATE: September 23, 2014

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol\00\excerpts\mxds_templates\schedule_b1\scheduleB1_b&w_8x14_with_SWAP.mxd

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|--|
| <p>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</p> | <p>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</p> |
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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:

Z-8293

NP

MAP PREPARED:

September 23, 2014

JTS

1:2,000

0 10 20 40 60 80

Meters

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Since that time, the adjacent lands to the west of the site have also developed (Crestwood 39T-07502) and the lands directly adjacent to Block 202 have been zoned R1-8, in anticipation that the additional lands through Block 202 (municipally addressed as 946 Longworth Road) would be added to create future single detached lots. The subdivision agreement for 39T-07502 also included a clause that lands to the east (33M-394 Block 202) would be added to lands within this subdivision for future development.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Development Services

The Environmental and Engineering Services Department recommends that an appropriate holding provision be placed on the subject lands to ensure the creation and development of these lands as three buildable residential lots.

The SWM Unit provides the following comments to be addressed at the site plan approval stage:

- The applicant is advised that the municipal storm sewer outlet for this development is the existing 525 mm diameter storm sewer on Longworth Road.
- The subject lands are located in Tributary B of the Dingman Creek Subwatershed. The applicant shall be required to be consistent with the SWM criteria and environmental targets identified in the Updated Dingman Creek Subwatershed Planning Study, which may include but not be limited to quantity, quality and erosion control.
- The applicants Professional Engineer shall address minor and major flows, SWM measures (quantity, quality and erosion control), and identify outlet systems (major and minor) in accordance with City of London Design Permanent Private Stormwater Systems and MOE's requirements, all to the satisfaction of the City Engineer.
- According to drawing 19143, the design C value for the subject lands is 0.5. If this value is exceeded, the applicant shall provide alternative on-site SWM which is designed and certified by a Professional Engineer for review and approval by the Environmental Services Department.
- The applicant is required to provide a lot grading and drainage plan that includes, but it is not limited to, minor and 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 applicant and their Consulting Professional Engineer shall ensure that the storm/drainage conveyance from existing external drainage through the subject lands is preserved, all to the satisfaction of the City Engineer.
- The applicant agrees to promote the implementation of SWM Best Management Practices (BMP's) within this development application, all to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan, all to the satisfaction of the City Engineer.
- The applicant 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.

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

Staff response: Site plan is not required for the creation of these lots; however, a holding provision will be applied to ensure any remediation work for the stormwater management ponds is completed prior to development.

Environmental & Parks Planning

Environmental and Parks Planning received the Scoped Environmental Impact Study (EIS) on July 24, 2014. From our review, we generally conclude that the report now meets our requirements. We know that there is a significant amount of history on this file and we appreciate the efforts to update the report to ensure it complies with the City of London's and

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MNR policies. There are only a couple minor comments that need to be addressed. With these issues being resolved, Environmental and Parks Planning can support the Scoped EIS Report. Detailed comments are presented below on specific sections of the EIS Report. Please indicate how you have addressed the comments in either memo or table format when the EIS is finalized and re-submitted for final approval.

Detailed Comments on the Environmental Impact Study

1. Under Section 7.0 – This section on Impacts and Mitigation should include a recommendation to:
 - Conduct all vegetation removals outside of the breeding bird window which is typically from the beginning of April to the end of July.
 - All construction related lighting should be directed away from the wetland/natural areas. Large sources of artificial light (in addition to noise) can disrupt natural processes during critical breeding windows.
2. Under Section 7.0 – Recommendations 4 and 5 needs to clearly identify that re-seeding will include only native species to the London area and a species list or mix should be pre-approved before being applied.
3. Under Section 8.0 “During Construction”, the recommendations should include the bullet point identified in Table 4 that all construction is to be setback 35m from the wetland edge. This line should be clearly marked for construction personnel.

Staff response: the revisions requested above were made and provided to the City. The EIS has now been accepted by the City and the recommendations for construction will be implemented through the consent process as conditions for consent and/or through the building permit process.

Upper Thames River Conservation Authority (UTRCA)

Further to our comments dated January 8, 2014, the Upper Thames River Conservation Authority (UTRCA) has reviewed the June 26, 2014 Scoped Environmental Impact Study Report Longworth Road (Block 202) prepared by BioLogic. Given the sediment and erosion control measures recommended in the Scoped EIS, and that all storm water for this block will be directed to the SWM pond to the east, we do not anticipate any direct effect of the proposed development on the water quality or quantity of the wetland. The Scoped EIS has addressed the Conservation Authority’s requirement that the EIS include recommendations on mitigation measures to eliminate the impacts of the proposed residential development on the Buttonbush Swamp wetland.

However, we do recommend that a more comprehensive monitoring study be undertaken by the City to assess the cumulative impact of past and future development on the provincially significant Buttonbush Swamp. Historically, the regional landscape had a gentle slope from northwest to southeast towards the Buttonbush Swamp and surface water was filtered through a well vegetated landscape prior to reaching the wetland. Currently, the flow pattern has changed as a result of berming for the SWM pond and elevation changes for the development of Longworth Road. The extension of Longworth Road will further impact the natural flow pattern, as will any additional development north and north west of the wetland. Therefore, it is important to determine the water quality and quantity needed to preserve this wetland feature, as well as to analyze whether the SWM facility is meeting these quality and quantity requirements, before any further development occurs. As such, we recommend that the City of London undertake a comprehensive analysis of the water quality and quantity needed to maintain the wetland and develop recommendations that will ensure its continuance into the future.

We also wish to remind the applicant to obtain the necessary Section 28 approvals for the proposed development.

Staff response: the proposed mitigation measures will be implemented through the construction of the homes and through the Section 28 UTRCA permit. Council has previously directed staff to carry out monitoring of the impacts of the sanitary sewer construction on the Buttonbush Swamp.

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Ministry of Natural Resources (MNR)

Wetlands

Based on photo interpretation the site appears to be an unevaluated wetland. The Issues Scoping Report (ISR) does recognize this site is within 35m of a PSW but it does not consider or evaluate the site using the Ontario Wetland Evaluation System (OWES). The ISR should at a minimum have recognized that the polygon is too small to meet the OWES criteria.

Staff response: A review was conducted as part of the Scoped EIS, and it was determined the features and functions within the subject site do not meet the size requirements to trigger a detailed wetland evaluation.

Species At Risk (SAR)

The MNR provided the consultants with an information request on the subject lands. MNR identified a number of potential Species at Risk (SAR) in the area. MNR expects that the qualified biologist retained use the information provided in the information request response to scope and design the field assessments including identifying appropriate survey methodologies and timing windows. The Report does not address MNR's information request comments nor does it adequately discuss each of the SAR mentioned in our comments in regards to both the species and habitat protection each SAR receives under the ESA 2007.

Section 4.2.4 – This flora section does not provide information on how SAR plants were surveyed or details on the surveyor's qualifications to identify SAR plants. Also, MNR's information request response mentioned Butternut are known to occur in the area, which is not a plant species discussed in this Report or listed in Appendix C.

Section 4.2.5 – This fauna section mostly focuses on birds but, again, does not provide information on how SAR fauna were surveyed for or details on the surveyor's qualifications with respect to SAR fauna. Also, MNR's information request response mentioned Chimney Swift are known to occur in the area, which is not a bird species discussed in this Report or in Appendix C. Additionally, the Report fails to discuss the mammals and reptiles also provided in MNR's information request response as occurring in the project area (i.e. American Badger, Blanding's Turtle, Eastern Hog-nosed Snake, Snapping Turtle).

Based on MNR's review of the information provided, they are unable to determine whether there will be impacts to species at risk and/or their habitats.

Staff response: As per MNR's comments, the Scoped EIS looked at and concluded the following:

- *A breeding bird study and floral inventory were completed for the SLSR in 2013, to establish baseline data for analysis and check for Species at Risk. The SLSR (BioLogic, 2013) concluded there were no bird or floral Species At Risk, or species of conservation concern identified within the legal parcel.*
- *Block 202 is comprised of a small, isolated remnant cultural woodland with impounded water and has common and limited species use. The SLSR (BioLogic, 2013) also established the cultural vegetation community of Block 202 is not a significant woodland patch in the City of London.*
- *There is no habitat for SAR including Blanding's Turtle (THR), and Eastern Hog-nosed Snake (THR).*
- *There is no habitat for species of conservation concern including Snapping Turtle (SC), and Eastern Ribbonsake (SC).*
- *There is no significant amphibian breeding habitat.*
- *There is no significant turtle nesting habitat or turtle overwintering habitat on Block 202.*
- *Block 202 is not a significant component of the natural heritage system.*

The ISR states, "The scoped EIS will identify potential indirect impacts and identify mitigation strategies during the construction phase for sediment and erosion control to protect the adjacent feature (wetland) and possible fish habitat (page 15)". Please note the Scoped EIS does not identify any impacts. Also an EIS should identify impacts and mitigation for all stages of a project, not just construction. For example, site preparation (e.g. vegetation removal), construction (e.g. erosion and sedimentation), and the final end use (e.g. human occupation). All stages should be considered in the EIS.

MNR recommends the consultants review Appendix C: Addressing Impacts of Development on Natural Heritage Features (starting on page 188) of the Natural Heritage Reference Manual (2010). This table identifies development activities, types of potential impacts, potential impacts

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on functions and features and possible mitigation measures. MNR recommends that additional detail is needed in both the ISR and the Scoped EIS.

Staff response: mitigation measures have been recommended, which include erosion and sediment control pre and post construction, to the satisfaction of the City and the UTRCA.

Scoped EIS

The Subject Lands Status Report (SLSR) (BioLogic, July 2013), concluded the zoning change could proceed without any additional natural heritage study for the parcel at 960 Longworth Road (Block 202). Is this meant to state 946 Longworth Road?

The Scoped EIS states, "Following the review of the above noted drawings/plans, BioLogic will provide a letter report, which will serve as the Environmental Impact Study (EIS)" (page 1). Please clarify is there another EIS coming?

Conclusion

It is not clear how the test of no negative impact has been met when the ISR and the EIS does not provide that type of conclusion.

Staff response: the Scoped EIS which specifically addressed the outstanding MNR comments was submitted to the MNR, and as of the date of this report, no response has been received, however the UTRCA and City staff are satisfied with the report and recommendations from the EIS.

Ministry of the Environment (MOE)

Monitoring data show high levels of Total Suspended Solids being discharged to the wetland from the SWM system. A remediation plan for the SWM pond is expected from the developer and the City working together but the MOE are not aware of whether progress has been made let alone when/if implementation. So at a bare minimum, it would be prudent to not aggravate the situation any further at the very least until the remediation plan is completed and accepted. Development of these lands will no doubt require the removal of the stand of trees immediately adjacent to the wetland and SWM pond. The trees likely provide a water resource function (shading, minimal runoff, buffer from construction) but this has not been assessed yet. Given the repeated problems with sediment and erosion control in this area and the lack of a remediation plan for the pond, we have little confidence that the proposed additional development can be completed without further impairment leading to an "adverse effect" as defined Environmental Protection Act.

Staff response: as part of the Zoning By-law amendment a holding provision to ensure any remediation works for the stormwater management pond identified in the remediation plan are completed prior to development occurring has been added.

Environmental & Ecological Planning Advisory Committee (EEPAC)

The site consists of a small remnant degraded woodland patch, and was held under indeterminate (OS4) status pending development of Longworth Road block to the west. The site lies immediately adjacent to a pair of storm water retention ponds that feed the Buttonbush Swamp a Provincially Significant Wetland. The lands occupy a relatively steep site (contrary to the Issues Scoping Report (ISR)) received eroding runoff from upslope developments. The site has received further abuse arising from the elevated berm hosting the access road immediately east of the site. This has resulted in ponding of surface water in the lower part of the site. A number of healthy substantial trees including oak, ash and walnut occupy the site- contrary to ISR. The site lies adjacent to an open space and connecting a patch of preserved mature upland forest to the north and a PSW to the south - it clearly provides value as a corridor between these natural areas.

It is also noted that the faunal surveys for the site were completed on May 31, and June 25 which are far too late for early spring frogs. It is anticipated that the adjacent upland area will provide significant early spring breeding habitat for wetland species.

It may also be noted that the erosion control on the Longworth Road site is inadequate resulting in substantial siltation of the adjacent Provincially Significant Wetland. An earlier image captured by Google StreetView shows very poor erosion management immediately adjacent to the subject site.

The site has been badly compromised by existing development, although it has not as yet been

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prepared for construction.

It is of concern that the site has suffered abuse that undermines its ecosystem service. It is the view of EEPAC that this site should be preserved to provide the required buffer adjacent to the PSW, and to serve to sustain the corridor between the PSW and adjacent forest areas.

Development of the site will require placement of 2-3 m of fill with a steep drop off to the SWP feeding the PSW. The saturated conditions arising from the access road preventing drainage will weaken the fill materials. This is unlikely to be a sound foundation for construction.

A guideline for wetland setback is 30m (City of London Environmental Management Guidelines p 122). Figure 3 illustrates approximately 30 m setback overlain on the 27 September 2013 Google Earth Image. It is clear that development has encroached significantly on the wetland although cleared, construction has not yet proceeded on the west side.

1. EEPAC recommends that the site should be retained as OS5 (Woodland) to provide a buffer to the PSW, to prevent risky development so close to a streamway feeding a PSW and to serve as a corridor linking the wetland to the adjacent forest patch.
2. EEPAC recommends that restorative work be undertaken to remediate the erosion upslope of the site and ponding below the site. Some additional work may be required to adequately protect the site and wetland from further degradation.
3. EEPAC recommends that a 30m buffer should be applied to the Buttonwood Wetland wherever possible.
4. UTRCA should be alerted to these concerns.
5. EEPAC recommends that the adjacent OS4 lands and PSW should be upgraded to OS5 and the Civic Administration should initiate a Zoning By-law amendment for this purpose.

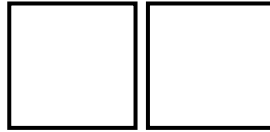
Staff response: The EIS, accepted by both E&PP and UTRCA, has indicated that the subject site is not significant and is not needed to provide an additional buffer to the Buttonbush Swamp.

PUBLIC LIAISON:	On December 3, 2013 the Notice of Application was sent to 27 property owners within 120 m of the subject site. Notice of the application was also published in "The Londoner" on December 12, 2013.	Nineteen (19) responses and one (1) petition with 129 signatures against the zoning by-law amendment.
Nature of Liaison: The purpose and effect of this zoning change is to permit the development of three single detached lots. Change Zoning By-law Z.-1 from an Open Space (OS4) Zone which permits conservation lands and works, golf courses without structures, private and public parks without structures, sports fields without structures, and the cultivation or use of land for agricultural/horticultural purposes, to a Residential R1 (R1-8) Zone which permits single detached dwellings with a minimum lot area of 600 m ² and a minimum lot frontage of 15 m.		
Responses: Do not want to see more loss of open space/loss of mature trees and wildlife habitat; City ecologist recommended not developing this lot, what is the justification for this?; issue with SWM ponds and overflow into Button Bush Wetland – more homes means more breaches to SWM ponds; change in grades requires excessive fill on site.		

ANALYSIS

Subject site

The site, known as Block 202 in registered plan 33M-394, and municipally known as 946 Longworth Road, is currently vegetated with several trees. The subject site is approx. 0.14 ha



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in size and is located on the south side of Longworth Road. The surrounding lands up to the legal boundary of the parcel to the west are currently being graded for construction. To the north and west is residential or future residential development, and to the east is open space including the area’s Stormwater Management ponds.

The site is currently designated Low Density Residential on the City’s Official Plan Schedule A, and contains an “Unevaluated Vegetation Patch” on Schedule B1. A provincially significant wetland, stormwater management ponds and connecting trails are located south/southeast of the subject site, and are currently designated Open Space on Schedule A.

Does the proposed change conform to the Provincial Policy Statement?

As of May 1, 2014, all applications are required to be consistent with the new Provincial Policy Statement. The following commentary applies to the proposed zoning by-law amendment.

1. Building Strong Healthy Communities

The proposed zoning by-law amendment would permit 3 new single detached dwellings directly adjacent to planned single detached dwellings. The subject lands are within the Urban Growth Boundary (settlement area) as identified in the Official Plan and are designated for residential uses. Services are available for the proposed lots.

2. Wise Use and Management of Resources

The subject site is adjacent to a Provincially Significant Wetland (PSW). As per the EIS provided, and accepted by E&PP and the UTRCA, the existing limit of development is satisfactory, and is not within the limits or buffers needed for the PSW. The subject site does not propose development within the significant natural heritage feature and provides adequate buffering to further protect the feature.

There are no Mineral and Petroleum, Mineral Aggregate Resources issues associated with this proposal.

3. Protecting Public Health and Safety

There are no Natural or Human Made Hazards associated with this plan.

Overall, the plan has been reviewed and it has been determined to be “consistent with” the 2014 Provincial Policy Statement.

Does the proposed change conform to the City’s Official Plan?

These lands are currently designated as “Low Density Residential” on Schedule A of the Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

Any change to the zoning by-law requires evaluation using the criteria found under 3.7.2. of the Official Plan - Planning Impact Analysis.

The proposed single detached dwellings are compatible with the existing and proposed single detached dwelling uses in the surrounding area. The R1-8 Zone proposed for this site is also the zone existing on the north and south side of Longworth Road. Once the parcel is combined with lands to the west, the size and shape of the parcel will easily be able to accommodate the three single detached dwelling lots as proposed. There are existing proposed single detached dwellings in the area, and the area is predominately comprised of single detached dwellings. The height, location and spacing of any single detached dwellings will be dictated by the proposed regulations of the R1-8 Zone, and there are no additional requirements or special provisions needed. Although the site currently contains vegetation and some trees, it is unlikely these can be maintained as the subject site will need to be graded in order to match existing lands to the west. There is no issue with possible access points or additional traffic to Longworth Road. Although the design of the homes is not known, the Applicant has indicated that the exterior design will be in keeping with existing homes already built in the area. The EIS provided has indicated the proposed development will not impact the adjacent natural heritage feature and this is accepted by the City and UTRCA. There are no environmental constraints such as adverse effects from landfill sites, sewage treatment plants, methane gas, or contaminated soils that will limit development.

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File No: Z-8293
Planner: N. Pasato

Overall, this application meets the criteria and conforms to the Official Plan.

Issues raised

Loss of animal habitat, vegetation, greenspace

Public comments mainly focused on the overall loss of vegetation and resultant loss of wildlife/habitat. The Scoped EIS reviewed and concluded that the subject site is comprised of a small, isolated remnant cultural woodland with impounded water, which has limited species use, and that there is no habitat for either species at risk or species of conservation concern. The subject site was anticipated to be developed in conjunction with lands to the west since draft approval in 1994. From a natural heritage perspective, these lands are not contiguous to the Provincially Significant Wetland, as the stormwater management pond lands and pathway are directly adjacent to the subject site, and therefore the subject site cannot be considered an extension of the PSW or a buffer to the PSW.

Natural Heritage

As part of the application for Zoning By-law amendment, an Issues Scoping Report (ISR) and a Scoped Environmental Impact Study (EIS) were completed for the application. The ISR provides an overview of existing conditions of the legal parcel and surrounding lands. The EIS identifies existing and potential direct and indirect impacts to natural heritage features and functions and provides recommendations for avoidance, protection, rehabilitation, mitigation or compensation and monitoring if required.

The existing subject site contains a small remnant cultural woodland, approximately 0.14ha in size. A wetland, known as the North Talbot Provincially Significant Wetland (Southwest Area Plan, 2012) and containing the Buttonbush Swamp community, lies approximately 35m south/southeast of the subject site. Through the Subject Land Status Report (SLSR), it was determined the cultural woodland on the subject site is too small and does not meet any criterion for significance based on City of London Guidelines (2007) that were applied. The patch is not connected or does not link two natural heritage features and is intervened by the stormwater management block and trail.

A further scoped EIS was also submitted by the Applicant. When a development proposal requires a Planning Act application the City of London requires an EIS to be completed if the legal parcel is entirely or partially within a specified distance adjacent to the natural heritage components, specifically, within 120m of a Provincially Significant Wetland (PSW) and/or within 30m of an unevaluated woodland. Overall, the EIS confirmed there was no habitat for Species at Risk (SAR) or species of conservation, and that the subject site is not a significant component of the natural heritage system. Recommendations for construction, such as sediment and erosion control, fencing, re-vegetation and site stabilization, and appropriate stormwater management, will be addressed at the consent and building permit stage.

Both the City and the UTRCA are satisfied with the conclusions and recommendations stemming from the EIS. Recommendations for mitigation and construction practices, and any securities required as part of those measures, will be included in any future consent applications for the three lots.

Stormwater Management

In recent years, the existing stormwater management ponds have breached and sent erosion into the adjacent Buttonbush Swamp. The Ministry of the Environment and the City have been in discussions with the developer of the pond and have determined that remediation works are required to ensure the pond can function appropriately and no longer affect the adjacent Button Bush Swamp. Previous correspondence from the City's Ecologist initially indicated that the subject site was functioning as a retention pond for the additional stormwater, and that the subject site may be used in the future for providing additional storage for the undersized SWM ponds, however, it was noted that consultation with the City's SWM Unit would be necessary prior to this occurring. Since that time, a remediation plan has been developed and will be implemented to address the over flow issues. The City has received confirmation from the consulting engineering and SWM Unit that the subject lands are not necessary for the remediation measures required for the pond.

In order to ensure that required remediation works are undertaken prior to development, a holding provision is recommended for the site,

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File No: Z-8293
Planner: N. Pasato

CONCLUSION

The subject lands are designated Low Density Residential and have been identified for single detached residential lots based on consolidation with adjacent lands. The proposed zone change will not have a negative impact on the development of these lands or abutting land uses. The recommended zoning will permit the development of three lots on these lands. The recommended zone meets the criteria of the Official Plan, will not impact the adjacent natural heritage, is appropriate and represents sound land use planning.

RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

September 29, 2014
 NP/
 "Attach."

\\C:\file1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2013\Z-8293 - Longworth Rd 946\PEC Report.docx

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**File No: Z-8293
Planner: N. Pasato**

Bibliography

Request for Approval:

Application - City of London Zoning By-law Amendment Application Form, completed by Craig Linton, submitted November 13, 2013.

Reference Documents:

City of London. Official Plan, June 19, 1989, as amended.

City of London. Zoning By-law No. Z.-1, May 21, 1991 , as amended.

Ministry of Municipal Affairs and Housing. Provincial Policy Statement, 2014.

Province of Ontario. The Planning Act. R.S.O 1990

Correspondence:

*all located in City of London File No. Z-8293 unless otherwise stated and summarized in the report.

Reports submitted with Applications:

Bio Logic. Subject Land Status Report – Longworth Road Block 202. July 26, 2013

Bio Logic. Scoped Environmental Impact Study Report – Longworth Road Block 202, June 26, 2014

*all other reports located in City of London File No. Z-8293 unless otherwise stated.

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**File No: Z-8293
Planner: N. Pasato**

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

Written:

Rev. Paulo Andrade – 929 Longworth Road, N6K 0C9

I would like to share my concern regarding File number OZ–8293 the change of Lot 946 from Open Space to from Urban Reserve C. G.

After living in this area for 4 years (929 Longworth Rd), we have noted, how many animal species dwelling in this forested area (including turkeys, deer and all sorts of smaller animals such as rabbits, squirrels, etc. and many species of birds including Canada geese, blue jays, cardinals, robins, etc.). All these animals thrive behind, beside and across from our house as they travel to the pond located right in front of our house.

1. The area in question includes the most mature trees on this side of the open space and provides protection to the animals gathering at the pond for water.
2. In addition, this area is a marsh, as the ponds usually overflows / seeps into this area (which could cause future issues to the houses built in those proposed lots).
3. This green and fully treed area is adjacent to a nice walkway that continues to the next development’s green space (having a fence / house next to it would deter from its natural setting).
4. Finally, this area is a lot lower than the street level, which would require a high level of modification to the surrounding areas in order to accommodate a lot for a house.

I appreciate your help in representing our concerns. Please feel free to contact me either by email or by phone or drop by for a visit and I would gladly show you the area.

Ray Carvell – 904 Longworth Road

My name is Ray Caravell. I am resident of 904 Longworth Road. I sending this email to outline my concerns regarding the zoning amendment request for 946 Longworth. I strongly request this amendment is not adopted.

Changing the zoning for these lots would be a big mistake and a big disappointment to the neighborhood. There are currently two sewer overflow pools bordering the lots where the zone amendment request has been made. Those overflow pools are barely adequate in managing the overflow of water that occurs now when we experience a rainfall. And this is not even taking into account the additional water flow that will be occurring when the rest of the new homes are constructed in the already approved lots on Longworth. Adopting the amendment will only cause greater challenge to an already strained infrastructure.

Secondly, there is a great deal of wildlife that uses this little wooded area (Block 202) as an access point to the adjacent wetlands now that the rest of the area has been flattened and construction had begun. Having already displaced so much wonderful wildlife with already approved land development, taking anymore natural space would be a tragedy.

We request the City of London ensure this zone amendment is not adopted.

Ray and Susan Roedding – 1021 Gabor Street, N6K 4V5

In regard to the amendment to the city's zoning by-law Z.-1, File Z-8293-946 Longworth Rd.

We think to rezone that section and destroy that area with the little pond is just crazy. This small area has the greatest tree density in the entire wetland. We just cannot fathom sacrificing this spot for the three building lots, as we said before, it would be just crazy.

Michael Vyse – 967 Gabor Court, N6K 4V5

In response to your letter of notification, I am forwarding the following comments.

I do not support the rezoning of Lot 946 Longworth Road for development. It should remain an

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File No: Z-8293
Planner: N. Pasato

Open Space 4.

Attached is a memo from the City's ecologist recommending that the lot should be not be developed. The lot serves as a existing treed wetland functioning as retention pond in support of the 2 storm water management ponds. The 2 storm water management ponds are woefully undersized causing sediment spills into the Button Bush Marsh.

I am surprised at this point in time that the re-zoning application is being brought forward in light of the fact that the capacity of the storm water management ponds has still not been addressed. Secondly the recommendation of the city ecologist must have been dismissed for this application to be brought forward. Furthermore what environmental evaluation process was used to dismiss her recommendations.

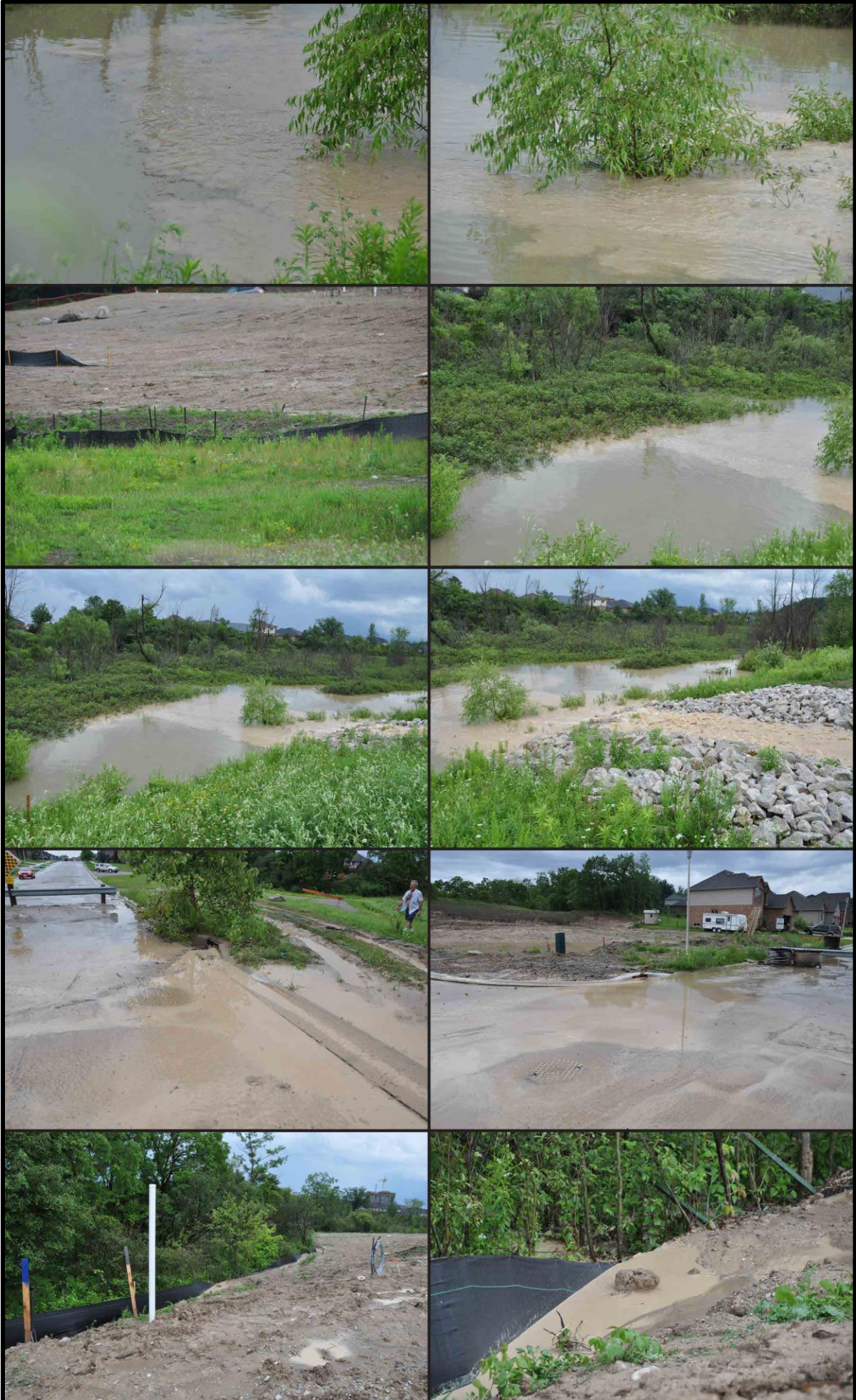
I will forward additional emails showing the environmental damage to the wetlands by this development. I trust these pictures will be included as part of the public record on this issue.



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**File No: Z-8293
Planner: N. Pasato**

Norman Pizzale – 1003 Thistleridge Crescent, N6K 0B8

It has been brought to my attention that someone is attempting to convert a piece of land referred to as 946 Longworth from a pond/greenspace to a building lot. I am writing to voice my objection. I have lived within eyesight of 946 for more than 6 years. I can confirm that every hard rain (and there are several per year) the existing catchment pond gets filled and overflows so that it ceases to act as a preliminary filter before the water works its way into the tributary that feeds Dingman Creek. In my opinion, the catchment pond should be expanded and this should be done earlier rather than later. Further, the wildlife needs more greenspace to survive not less, particularly an area within the vicinity of the tributary. The natural areas were a major attraction to many purchasers in this area and we trusted that the City would stick to its zoning designations. Therefore it makes little sense to convert 946. The developers of this area have made plenty of money off of this development, they don't need to make more. Nature, on the other hand is stretched to the max. The City should stick to its initial zoning designation and not compromise the natural area any further.

Priscilla and John Meyndert – 993 Gabor Street, N6K 4V5

We are against changing the OS 4 listing to a Residential R1 Zone. We strongly urge you to reconsider - check the recommended listing and keep this area the way it should be kept.

Justin Fish – 947 Barclay Road

I would just like to voice my concern that Lot 946 on Longworth Road should not be re-zoned and should remain as Open Space -4.

Steve Lambert - 1012 Gabor St, N6K 4V5

I am writing to register my opposition to Z-8293. I am not in favour of changing the zoning of Lot 947, Longworth Road.

Melanie Watson - 1596 Thornley Street, N6K 0A9

I believe that Lot 946 Longworth Road should not be rezoned and remain as open space 4.

Paul and Jacqueline Barel - 878 Longworth Road, N6K 4V7

Please do not rezone and leave this lot as it is, keep open space.

Phil Dynes - 1154 Thornley Street

I am emailing over my concern of the apparent rezoning of this area. As a local resident, I have seen much green space destroyed in the past 10 years, and often laugh at the sign I still see "zoned for open space"

Open space in this area seems to mean a big pile of dirt that developers leave behind. Just like "future green space or the future walkway or future bus stop" signs that dot this area. Lots of promises, but nothing occurs. However, we can again pave over some marsh land.

How about we finish what is ongoing before we again destroy green space and perhaps start to develop responsibly vs just for the sake of the developer? The local communities voice should also count for something.

Enough is enough.

Deb Aarts – 963 Gabor Court, N6K 4V5

I am asking that you disallow rezoning of lot 946 Longworth Drive. Please keep it as open space 4.

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**File No: Z-8293
Planner: N. Pasato**

I have lived in this neighbourhood for over 10 years and am dismayed at the destruction that has taken place in the past few years. The impact on the trees is devastating. The wetlands used to be filled with trees when I arrived. Drewlo has put in man-made water run-off ponds which just aren't working. These ponds regularly overflow into the wetlands. They do nothing about it.

The impact to the area animals has also been disturbing. I used to see deer regularly. Not anymore. I used to see all kinds of birds. Not anymore. I have seen loads of turtles, fox and herons. Not anymore.

Something needs to be done in this area before Drewlo destroys the wetlands permanently.

Please help.

I would love to know when you have a community meeting.

Thanks for any help you can give to us.

James Stemp – 182 Knightsbridge Road, N6K 4V7

I am writing to protest the development of Lot 946 in the crestwood of westmount neighbourhood. I have seen a lot of wildlife there including turtles, ducks, etc and it would be a shame to lose them.

Kathy van Ginkel – 182 Knightsbridge Road, N6K 4V7

I am writing to protest the rezoning of lot 946 Longworth Rd.

Terry Bailey – 171 Knightsbridge Road, N6K 4V7

I would not like to see this lot be re- zoned and it should remain as Open Space 4.

Derek Verzyl - 1150 Thornley Street

This email is regarding lot 946 on longworth road. It is my opinion that this should not be re-zoned and should remain as open space.

Brian Lawson – 961 Thistleridge Crescent, N6K 0B8

Lot 946 Longworth Road should not be re-zoned and remain as Open Space -4

Natural habitat is rare within our city boundaries, at the very least for our wildlife's sake let's keep the treasures we currently have!

Valerie Hamblin - 961 Thistleridge Crescent, N6K 0B8

Lot 946 Longworth Road should not be re-zoned and remain as Open Space -4.

Rick Krukowski - 978 Barclay Road,

Lot 946 Longworth Rd should not be re-zoned and REMAIN as Open Space -4.

Petition



Re-zoning Lot 946 Longworth Road		
		RECEIVED BY 9351 DEC 20 2013
Development Services City of London		
		CITY OF LONDON DEVELOPMENT SERVICES
As a resident of Longworth Road /Cranbrook Road Area, I the undersigned am against the change to the zoning of Lot 946. I am requesting the City to maintain the existing zoning of Open Space - 4, in hope of preserving the Button Bush Marsh.		
Name	Signature	Address
RAY CARAVELL	<i>[Signature]</i>	904 Longworth Rd
Suzanne Norman	<i>[Signature]</i>	904 Longworth Rd
Kerry King	<i>[Signature]</i>	893 Longworth Rd
Anne Marie Link	<i>[Signature]</i>	884 Longworth Rd
Donna McCann	<i>[Signature]</i>	869 Longworth Rd
Larisa Gstiguy	<i>[Signature]</i>	865 Longworth Rd.
John Perkersoff	<i>[Signature]</i>	917 GABOR ST.
Jennifer Boyle	<i>[Signature]</i>	921 Gabor St.
Gregory Boyle	<i>[Signature]</i>	921 GABOR ST.
Tyson Boyle	<i>[Signature]</i>	921 GABOR ST
Sandra Seager	<i>[Signature]</i>	951 Gabor Court
Charles Seager	<i>[Signature]</i>	951 Gabor Court
Liona Seager	<i>[Signature]</i>	951 Gabor Court
Dave Secord	<i>[Signature]</i>	959 Gabor Court
Nicole Secord	<i>[Signature]</i>	959 Gabor Court
Greg Whaley	<i>[Signature]</i>	925 Gabor St
KEG WHALEY	<i>[Signature]</i>	925 GABOR ST.
PRISCILLA MEYNDERT	<i>[Signature]</i>	993 GABOR ST
JOHN MEYNDERT	<i>[Signature]</i>	993 GABOR ST
RAY ROEDDING	<i>[Signature]</i>	1021 GABOR ST.
SUSAN ROEDDING	<i>[Signature]</i>	1021 Gabor St.
JOHN CURTIS	<i>[Signature]</i>	1031 Gabor St
Brett Mason	<i>[Signature]</i>	1171 Thornley St.
Ruth Mason	<i>[Signature]</i>	1171 Thornley St.
BARRI SCUD	<i>[Signature]</i>	1175 THORNGY
Steve Lambert	<i>[Signature]</i>	1012 Gabor St.
Tara Pollitt	<i>[Signature]</i>	1012 Gabor St.
Michael Vyse	<i>[Signature]</i>	967 Gabor Court
TODD COSENS	<i>[Signature]</i>	997 BARCLAY RD.
RUSHNI ROBERTS	<i>[Signature]</i>	151 KNIGHTS BRIDGE
G. Marghella	<i>[Signature]</i>	155 Knights Bridge
D. Marghella	<i>[Signature]</i>	155 Knights Bridge
Robert Bourdeau	<i>[Signature]</i>	161 Knights Bridge
Andrey Bourdeau	<i>[Signature]</i>	161 Knights Bridge
Ron Apeleau	<i>[Signature]</i>	165 Knights Bridge
Diane Cole	<i>[Signature]</i>	177 Knightsbridge Rd.
Robert Cole	<i>[Signature]</i>	177 Knightsbridge Rd.
Julie Drane	<i>[Signature]</i>	894 Longworth Rd
NEHEW HOLLOWAY	<i>[Signature]</i>	907 LONGWORTH RD.
GOO BANNISTER	<i>[Signature]</i>	913 LONGWORTH RD
PAULO ANDRADE	<i>[Signature]</i>	929 LONGWORTH RD.
Kathy Andrade	<i>[Signature]</i>	929 Longworth Rd.



File No: Z-8293
Planner: N. Pasato

Re-zoning Lot 946 Longworth Road

RECEIVED BY
9357
DEC 20 2013

Development Services City of London

CITY OF LONDON
DEVELOPMENT SERVICES

As a resident of Longworth Road /Cranbrook Road Area, I the undersigned am against the change to the zoning of Lot 946. I am requesting the City to maintain the existing zoning of Open Space - 4, in hope of preserving the Button Bush Marsh.

Name	Signature	Address
Loretta Pellizzari	L. Pellizzari	1003 Longworth Rd
Norman Pizzale	M. Pizzale	1003 Longworth Rd
Grace Kuzubowski	Grace Kuzubowski	1002 Gabor St.
John Gzybowski	J. Gzybowski	1002 Gabor St.
Robert Bennett	ROBERT BENNETT	1008 Gabor St
Kathleen Bennett	KATHLEEN BENNETT	1008 Gabor St.
Troy LeBlanc	TROY LEBLANC	1022 Gabor St.
Artur Szeferank	A. Szeferank	1183 THORNLEY ST.
Shirley Reynolds	S. Reynolds	1193 THORNLEY ST.
Shirley Reynolds	Shirley Reynolds	1193 Thornley St.
J. Paul Nieper	J. Paul Nieper	1184 Thornley St.
Jennifer Nieper	Jennifer Nieper	1184 Thornley St.
Dawn Hudson	Dawn Hudson	1175 Thornley St
Gerard Nadeau	Gerard Nadeau	898 Longworth Rd
Guido Benelli	Guido Benelli	919 Longworth Rd.
Shirley Mitchell	Shirley Mitchell	991 THISTLERIDGE CRES
Brian Taylor	Brian Taylor	987 Longworth Rd
Maria McLean	Maria McLean	869 Longworth Rd.
Dave Pzrey	Dave Pzrey	936 GABOR ST.
George Manuel	George Manuel	986 Gabor St.
Jessica Manuel	Jessica Manuel	986 Gabor St.
George Krieger	George Krieger	998 GABOR ST
Helen Krieger	Helen Krieger	998 GABOR ST
Tom Batin	Tom Batin	955 Gabor Court
Catherine Orzech	C. Orzech	913 Gabor Street
Vic Orzech	Vic Orzech	913 Gabor Street
Debbie Carraro	D. Carraro	908 Gabor St.
Jaqueline Barel	J. Barel	878 Longworth Rd
James Stemp	J. Stemp	182 KNIGHTS BRIDGE RD.
Kathy Van Gunbel	Kathy Van Gunbel	182 Knights Bridge Rd.
Philip Gubb	Philip Gubb	172 Knights Br. Rd
Heather Billard	H. Billard	172 Knights Br Rd
Marilyn Arthur	M. Arthur	166 Knights Bridge Rd.
Anna Arthur	Anna Arthur	166 Knights Bridge Rd.
Tim Oros	T. Oros	146 Knights Bridge Rd.
Michelle Scatcher	M. Scatcher	146 KNIGHTS BRIDGE RD.
Nicki Manuel	Nicki Manuel	987 GABOR ST.
Mike Manuel	Mike Manuel	987 GABOR ST.
Jim Rvine	Jim Rvine	1025 GABOR ST
Paul Connol	Paul Connol	1258 Cranbrook Rd
Sandra Carreras	Sandra Carreras	1240 Cranbrook Rd



Re-zoning Lot 946 Longworth Road		
Development Services City of London		
As a resident of Longworth Road /Cranbrook Road Area, I the undersigned am against the change to the zoning of Lot 946. I am requesting the City to maintain the existing zoning of Open Space - 4, in hope of preserving the Button Bush Marsh.		
Name	Signature	Address
Jeff Pogner		1250 Cranbrook Rd.
Luis Pail		1228 Cranbrook Rd.
BRIAN WILSON		1220 Cranbrook Rd.
Barb Warchol		1212 Cranbrook Rd.
Jason Nasardhoek		1606 Thornley St.
Melanie Watson		1596 Thornley St.
GEOFF WILLIAMS		1584 THORNLEY ST.
HAZEL WILLIAMS		1574 THORNLEY ST.
Susan Faubert		1583 Thornley St.
Doug McCurdy		1165 THORNLEY ST.
ALEXIS YOUNG		1185 THORNLEY ST.
CLAIRE CAPALDI		1200 Thornley St.
BENJAMIN McMANIS		1201 THORNLEY ST.
Phil Lane		1151 Thornley St.
John King		" "
Sim Raffia		923 BARCLAY RD.
CHARLES KONG		931 Barclay Rd.
JUSTIN FISH		947 Barclay Rd.
Gerda Winick		969 Barclay Rd.
Rick (Rukowski)		978 Barclay Rd.
LIRIA NORON		926 Gabor St.
TERRY BAILEY		171 KNIGHTSBRIDGE RD.
Gillian Bailey		171 Knightbridge Rd.
Frank Palatini		947 Longworth
GIL CAMARINHA		888 Longworth Rd.
Deb Arts		903 Gabor Court
LISON FOWER		1138 Thornley St.
Deirdre Veroyl		1150 Thornley St.
Lauren Verzye		1150 Thornley St.
BRUCE WOOD		1197 THORNLEY ST.
Anna Kuklinski		1205 Thornley St.
Lori Thorpe		970 Barclay Rd.
Robert Krpence		991 Barclay Rd.
Sandy Pironaggi		1028 Gabor St.
Courtney Esteves		972 Thistleridge Cres.
Dan Esteves		972 Thistleridge Cres.
Aaron Tripp		967 Thistleridge Cres.
Brian Lawson		961 THISTLERIDGE
Tan Coutts		955 Thistleridge Cres.
LISA COULTS		955 Thistleridge Cres.
Pam FROM		947 Thistleridge Cres.
John ZHANG		968 Thistleridge
BRYAN BICKNELL		932 Thistleridge
Angela Bicknell		932 Thistleridge
Donna MEVICEL		932 Thistleridge Cres.
Bernadette Chianek		907 GABOR CRT.

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**File No: Z-8293
Planner: N. Pasato**

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 946 Longworth Road.

WHEREAS Highland Ridge Land Corporation has applied to rezone an area of land located at 946 Longworth Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 946 Longworth Road, as shown on the attached map, from an Open Space (OS4) Zone to a Holding Residential R1 (h-__*R1-8) Zone.

- 1) Section 3,8 of the Holding (h) Zones to By-law No. Z.-1 is amended by adding the following Holding Provision:
2)_____ h-()

Purpose: To ensure that development will not affect the adjacent significant natural heritage features, the h-___ shall not be deleted until remediation works required for the adjacent stormwater management pond, as identified in the accepted remediation plan, have been implemented, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses

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 subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on October 14, 2014.

Joni Baechler
Mayor

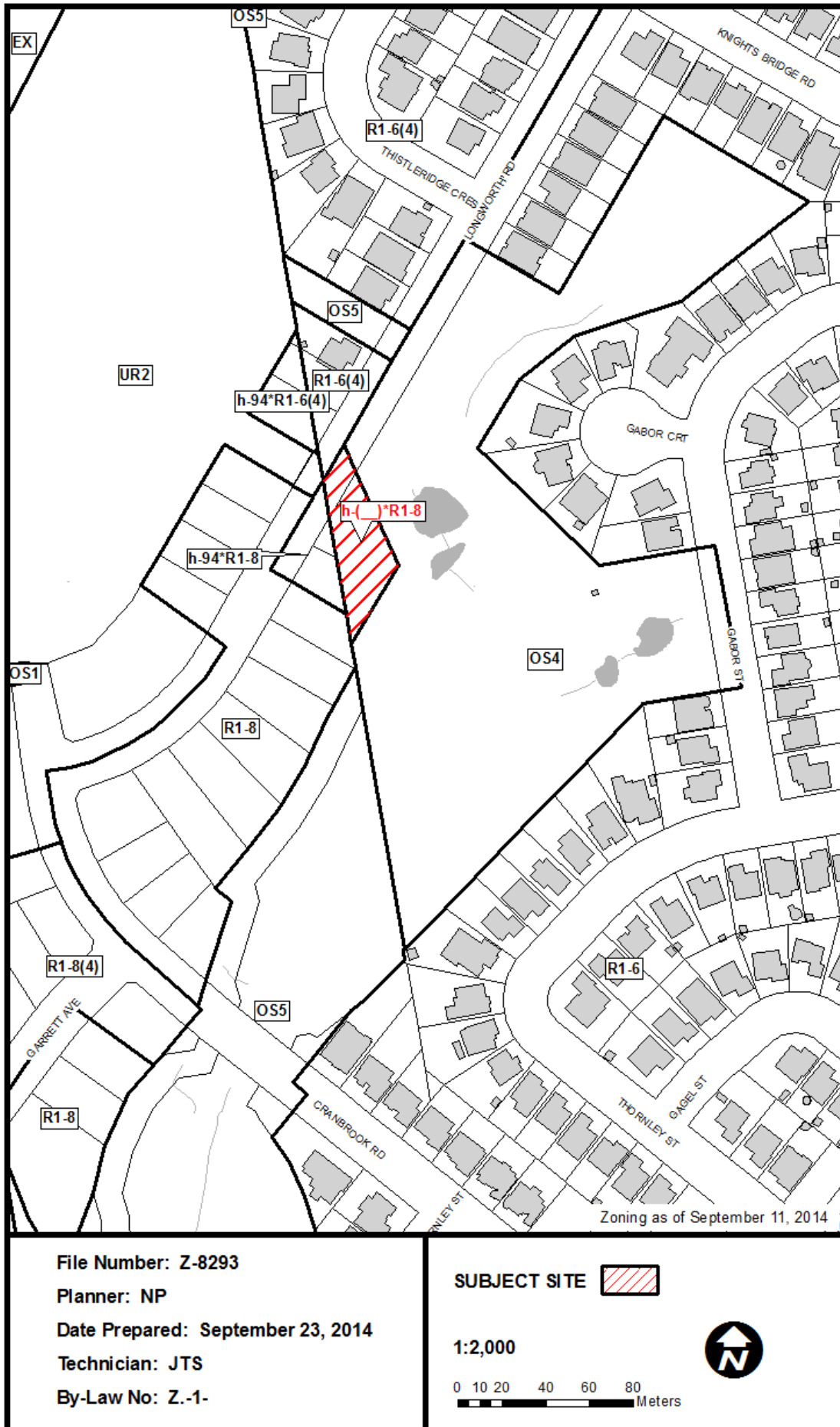
Catharine Saunders
City Clerk

First Reading - October 14, 2014
Second Reading – October 14, 2014
Third Reading - October 14, 2014

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File No: Z-8293
Planner: N. Pasato

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



File Number: Z-8293
 Planner: NP
 Date Prepared: September 23, 2014
 Technician: JTS
 By-Law No: Z.-1-

SUBJECT SITE

1:2,000

0 10 20 40 60 80 Meters

