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File No.  
Planner: G. BARRETT

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN REVIEW CITY OF LONDON COMMENTS MEETING ON MONDAY, JANUARY 19, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, the following report **BE RECEIVED** for information, noting that the proposed Official Plan amendments have not yet been approved by Middlesex County, and a Notice of Decision has not yet been circulated.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>BACKGROUND</b>
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The Municipality of Thames Centre has recently adopted Official Plan Amendment 12 to amend the Municipality's Official Plan as a result of a comprehensive five year review. In addition to several "housekeeping" amendments, the proposed amendments are intended to ensure consistency with the Provincial Policy Statement, 2014, including new policies regarding Source Water Protection, to direct future residential growth to the Urban Settlement Areas of Dorchester and Thorndale, and to provide for new industrial development opportunities adjacent to Highway 401.

The City of London has provided comments to Middlesex County, as the County is the approval authority for this proposed amendment. These comments are attached for reference to this report.

In general, the City's comments are supportive of the proposed amendments, and note that the Municipality has undertaken a review of its land needs, and, as a result, has added lands to the settlement area boundaries of Dorchester and Thorndale, and added policies that would require full municipal services for future development within these settlement areas. Full services are not yet available in Dorchester on the north side of the Thames River, however, all of the proposed amendments to the Dorchester settlement area are south of the Thames River. No new lands were added to the boundaries of the hamlet areas.

In addition to these changes, approximately 149 ha of lands are proposed to be redesignated for "Rural Industrial" to "Agriculture". These lands consist of parcels associated with some of

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the Hamlet areas, and numerous “spot” designations throughout the Municipality. As a result of these amendments, the Municipality proposes to add 140 ha of new industrial lands adjacent to Highway 401 at the Westchester Bourne interchange, immediately east of the City of London boundary. These lands are proposed to be designated “Rural Industrial”, which would permit a wide range of industrial and manufacturing uses, in addition to warehousing and truck terminals. Uses are intended to be “dry” in nature.

While this approach of redesignating lands in more appropriate locations without increasing the actual land supply is similar to the approach being considered by the City of London to expand the Urban Growth Boundary to provide for new industrial lands, there are two significant differences. The first is that the Municipality of Thames Centre policies would permit development on these lands without full municipal services, unlike the requirement in the City of London Official Plan that would require future industrial development to occur on municipally-serviced lands. The second difference is that the calculated industrial land demand for Thames Centre is approximately 2 ha per year, meaning that the addition of these lands would satisfy a 70 year demand. The projected industrial land demand for the City of London is 18 ha per year, and the City is proposing an expansion of up to 300 ha, which would provide for a 16 year demand.

The City has noted these concerns to Middlesex County (the Approval Authority for the Municipality of Thames Centre Official Plan amendment). Municipal Council may wish to consider advising the County of these concerns as have previously been noted by Staff.

<b>PREPARED BY AND SUBMITTED BY:</b>
<b>GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH</b>
<b>RECOMMENDED BY:</b>
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

December 23, 2014  
GB/  
Attachments

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