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March 6, 2015

NOTICE OF PUBLIC MEETING BEFORE THE PLANNING & ENVIRONMENT COMMITTEE for OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION

APPLICANT:	City of London
LOCATION:	<ol style="list-style-type: none">(1) Lands south of Exeter Road, north of Dingman Drive, east of White Oak Road and west of the Marr Drain (White Oak/Dingman study area – Location Map 1); and(2) Lands north and south of Highway 401 near the Veterans Memorial Parkway and lands south and east of the Forest City Industrial Park, including lands south of Wilton Grove Road and east of the current Urban Growth Boundary near the Highbury Avenue interchange and south of Highway 401 east of Cheese Factory Road (possible Urban Growth Boundary expansion – Location Map 2).
PURPOSE AND EFFECT:	<p>The purpose and effect of the requested Official Plan and Zoning amendments are:</p> <ol style="list-style-type: none">(1) to evaluate the existing industrial lands within the White Oaks/Dingman study area to determine if it is appropriate for them to be continued for industrial purposes or whether they should be redesignated to future non-industrial uses (Location Map 1);(2) The possible expansion of the Urban Growth Boundary to add approximately 300 hectares of land for future industrial development in the Veterans Memorial Parkway and Forest City Industrial Park areas from “Agriculture” designation to “Urban Reserve – Industrial Growth” on Schedule “A” – Land Use (Location Map 2);(3) To consider changes to Schedule “A” – Land Use, to redesignate certain “Environmental Review” lands to “Open Space”, and changes to Schedule “B1” – Natural Heritage Features from “Unevaluated Vegetation Patches” to “Significant Woodlands” (Location Map 2);(4) To consider a policy in the Official Plan to distinguish MDS Type “A” and Type “B” land uses for these lands identified for future Industrial uses; and(5) To change Zoning By-law No. Z.-1 from Environmental Review (ER) zone to Open Space (OS5) zone for lands associated with clause 3), above (Location Map 2).
POSSIBLE AMENDMENT:	<p>Change the Official Plan land use designation in the White Oak/Dingman study area from Light Industrial and General Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve – Community Growth, Open Space and Environmental Review on portions of these lands. The Transitional Industrial designation would permit existing industrial uses to continue and provide 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 Commercial Industrial designation would permit commercial uses that do not fit well within the context of our commercial land use designations. These commercial uses will tend to be quasi-industrial, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don’t integrate well within streetscapes and neighbourhoods.</p>

Change the Southwest Area Secondary Plan land use designation from Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve – Community Growth, Open Space and Environmental Review on portions of these lands. The Transitional Industrial designation would permit existing industrial uses to continue and provide 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 Commercial Industrial designation would permit commercial uses that do not fit well within the context of our commercial land use designations. These commercial uses will tend to be quasi-industrial, whereby they may be designed with large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods.

Council will also consider possible expansion of the Urban Growth Boundary for future industrial uses in lands identified as the lands north and south of Veterans Memorial Parkway and lands south and east of Forest City Industrial park (see Location Map 2), and change in designation on Official Plan Schedule "A" from "Agriculture" to "Urban Reserve – Industrial Growth". Council will also consider changes to Schedule "A" to redesignate certain "Environmental Review" lands to "Open Space", change Schedule "B1" from "Unevaluated Vegetation Patches" to "Significant Woodlands", and Zoning By-law Z.-1 from "Environmental Review" (ER) zone to "Open Space" (OS5) zone. Council will also consider amendment to distinguish MDS Type "A" and Type "B" land uses in the location of the possible expansion of the Urban Growth Boundary for future industrial uses.

**PUBLIC
MEETING:**

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Monday, March 23, 2015 no earlier than 4:30 p.m.** Meetings are held in the Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 ext. 4937.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council would be pleased to discuss this application. Your Ward representative for the White Oak/Dingman study area and related amendments is Ward 12 Councillor Harold Usher (519-661-2500 Ext. 4012, husher@london.ca), and your Ward representative for possible amendments to expand the Urban Growth Boundary and related amendments is Ward 14 Councillor Jared Zaifman (Phone: 519-661-2500 Ext. 4014; e-mail: jzaifman@london.ca).

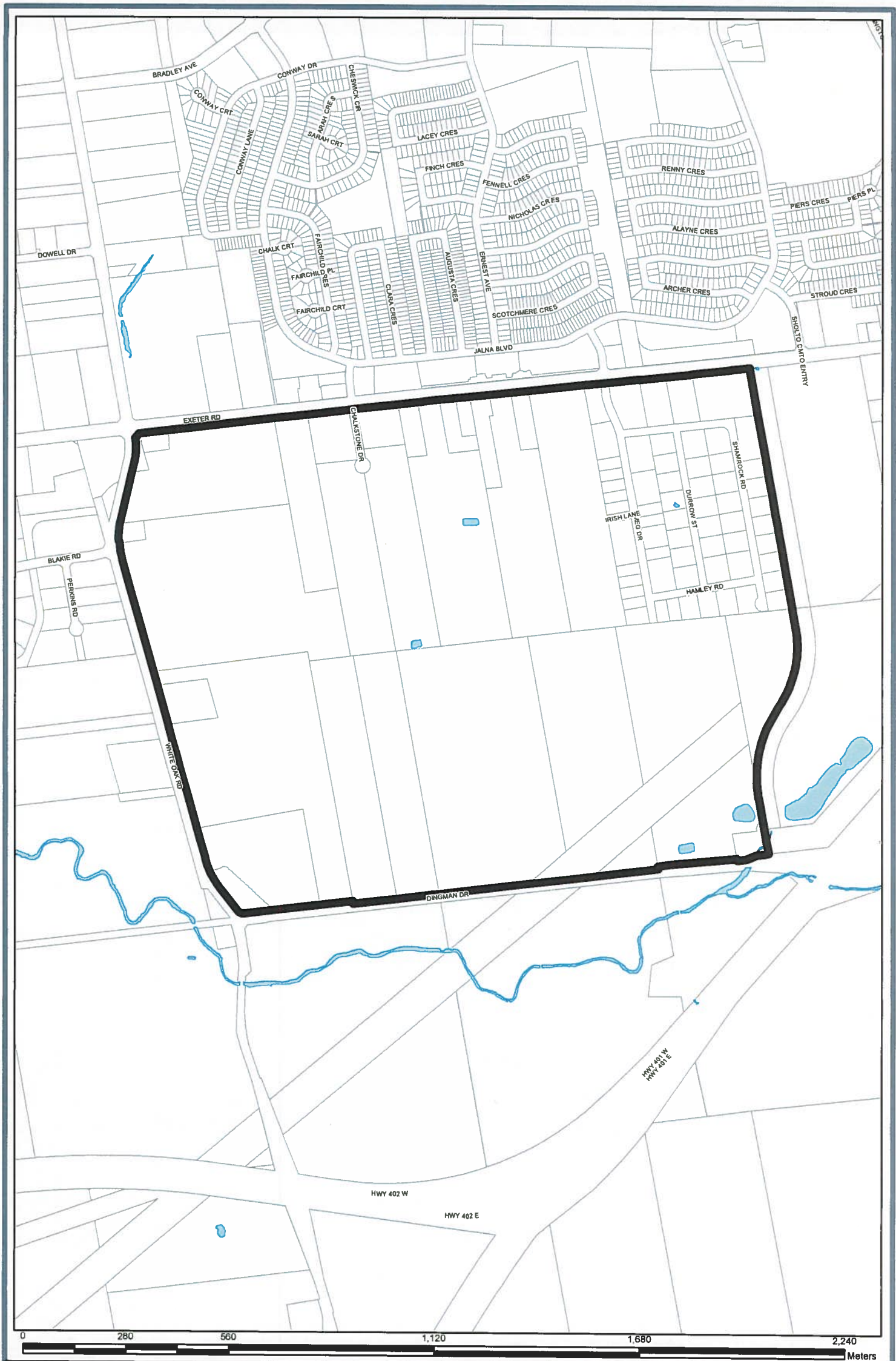
FOR MORE INFORMATION:

Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Official Plan amendment, it is available to the public at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Gregg Barrett at 519-661-2500 ext. 4652, referring to File "O-8362/O-8014".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9. You will also be notified if you address the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP 1

Subject Site : White Oak/Dingman Area

File Number: O-8362

Planner : Mark Johnson

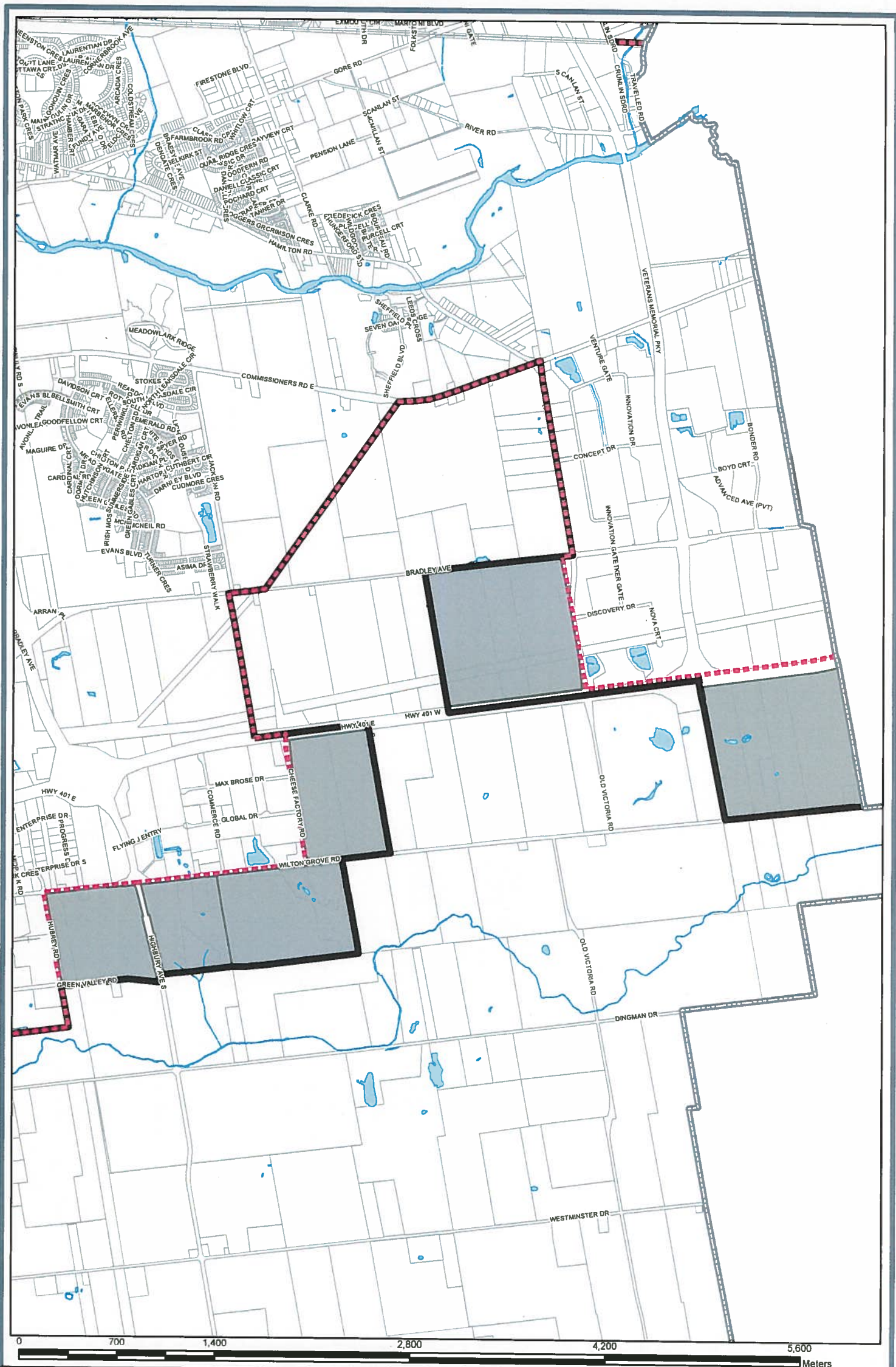
Date : 2015/01/26



Scale : 1:12,500

Legend

-  Subject Site
-  Property Lines



LOCATION MAP 2

Subject Site : Industrial Lands Review - UGB
 File Number: O-8014
 Planner : Travis Macbeth
 Date : 2015/01/26



Legend

- Proposed Urban Growth Boundary- O-8014
- Existing Urban Growth Boundary
- Subject Site/Lands to be added