

Bill No. 126
2015

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 March 31, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – March 31, 2015
Second Reading – March 31, 2015
Third Reading – March 31, 2015

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, Commercial 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.
3. To establish a new Section 7.6 (Commercial 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. It 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. The amendment will also allow commercial uses that could be considered quasi-industrial to continue or be developed, 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. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial context.

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, Commercial Industrial, Urban Reserve Community Growth, Open Space and Environmental Review.
2. Amend Chapter 7 Industrial Land Use Designations to add a new designation as follows:

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. Amend Chapter 7 Industrial Land Use Designations to add a new designation as follows:

Section 7.6 – Commercial Industrial

The Commercial Industrial designation will accommodate 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. They may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial context. The Commercial Industrial designation will be located in automobile and truck dominated environments along arterial roads. These lands will not constitute employment areas for the purposes of the Provincial Policy Statement, and are not included in the City's inventory of industrial lands.

7.6.1 Permitted Uses

Within the designation, the following uses will be permitted:

1. Commercial uses that do not fit well within the context of our commercial land use designations, due to their planning impacts, may be permitted. Such impacts may stem from:
 - a. Large outdoor storage areas.
 - b. Impound areas.
 - c. Large warehouse or components.
 - d. Storage, display, or parking of heavy equipment.
 - e. Noise, vibration or emission impacts that exceed those that are expected within a commercial context.
 - f. Large volumes of regular truck traffic.
 - g. Large structures that may have a negative visual impact, such as domes or large out-buildings.
2. Commercial recreation, places of assembly and places of worship may be permitted where appropriate.
3. Commercial uses intended for the commercial land use designations will not be permitted.
4. Commercial uses that are sensitive to noise, vibration, emissions, the visual impact of outdoor storage, and the other potential impacts that may be generated by uses in this designation will not be permitted.
5. A very limited amount of small-scale retail and service uses may be permitted in these areas to serve those that work in this designation or surrounding employment areas. Such uses will be located on the periphery of the

designation, adjacent to an arterial road.

6. A limited range of light industrial uses may be permitted that are compatible with the commercial uses permitted in this designation.
7. The full range of uses described above will not necessarily be permitted on all sites with the Commercial Industrial designation.

7.6.2 Operation Criteria

Permitted uses in the Commercial 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.

7.6.3. 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.

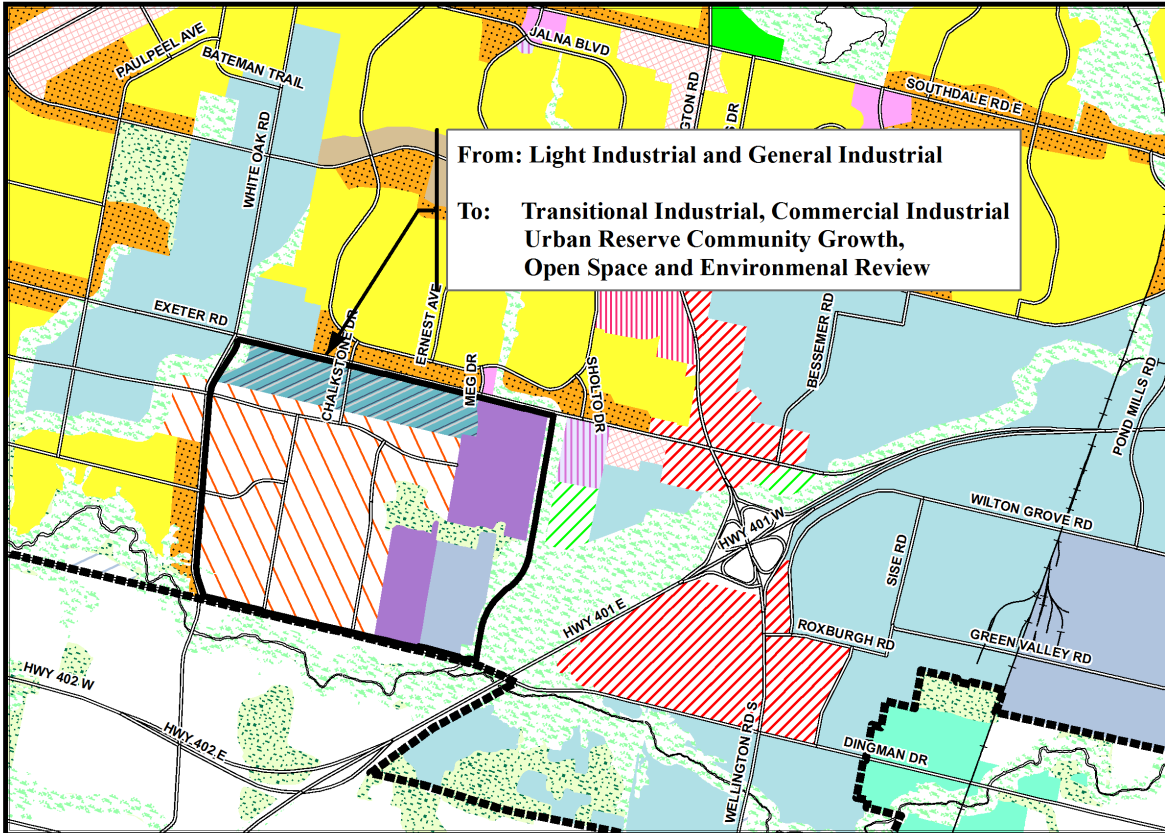
Limited Access

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.

7.6.4. Scale of Development

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

4. Section 7.5 – General Provisions Applicable to all Industrial Uses – of the Official Plan for the City of London is amended by changing the section number to 7.7.
5. Section 7.6 – Planning Impact Analysis – of the Official Plan for the City of London is amended by changing the section number to 7.8.
6. Section 7.7 – Secondary Plan of the Official Plan for the City of London is amended by changing the section number to 7.9.



Legend

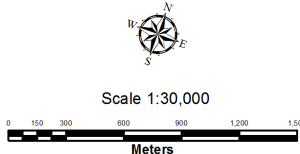
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|---|--|-------------------------|
| Downtown | Multi-Family, Medium Density Residential | Rural Settlement |
| Wonderland Road Community Enterprise Corridor | Low Density Residential | Office Business Park |
| Enclosed Regional Commercial Node | Office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

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-8362

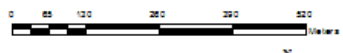
PLANNER: MJ

TECHNICIAN: MB

DATE: 2015/01/29

**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

