

Bill No. 127
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.

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 Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth and Open Space and Environmental Review on Schedule “2”, Multi-Use Pathways and Parks, Schedule “4”, Southwest Area Land Use Plan, Schedule “11”, South Longwoods Residential Neighbourhood Land Use Designations, Schedule “13”, North Longwoods Residential Neighbourhood Land Use Designations, Schedule “15”, Dingman Industrial Land Use Designations, and Schedule “16”, Brockley Industrial Land Use Designations, to the Southwest Area Secondary Plan for the City of London.
2. To establish new policies for “Transitional Industrial”, “Commercial Industrial” and “Urban Reserve Community Growth” in Section 20.5.13 (Dingman Industrial Neighbourhood) of the Southwest Area Secondary Plan for the City of London to guide the future development of the subject area.

B. LOCATION OF THIS AMENDMENT

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 “2”, Multi-Use Pathways and Parks, to the Southwest Area Secondary 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 2” attached hereto from Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
2. Schedule “4”, Southwest Area Land Use Plan, to the Southwest Area Secondary 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 3” attached hereto from Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.

3. Schedule “11”, South Longwoods Residential Neighbourhood Land Use Designations, to the Southwest Area Secondary 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 4” attached hereto from Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
4. Schedule “13”, North Longwoods Residential Neighbourhood Land Use Designations, to the Southwest Area Secondary 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 5” attached hereto from Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
5. Schedule “15”, Dingman Industrial Land Use Designations, to the Southwest Area Secondary 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 6” attached hereto from Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
6. Schedule “16”, Brockley Industrial Land Use Designations, to the Southwest Area Secondary 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 7” attached hereto from Industrial to Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth and Open Space and Environmental Review.
7. Section 20.5.13 (Dingman Industrial Neighbourhood) of the Southwest Area Secondary Plan for the City of London is amended by adding the following:

20.5.13.2 Transitional Industrial

i) Intent

The Transitional Industrial designation is intended to accommodate a potential 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.

The longer term intent for these lands may be considered during the preparation of a Secondary Plan for the area.

ii) Permitted Uses

a) 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.

- b) 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 discouraged. 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.
- c) New industrial uses should be compatible with future non-industrial uses. Applications for new industrial development will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the policies of Section 7.7 - Planning Impact Analysis, of the Official Plan.

iii) Built Form and Intensity

The following policies shall apply to industrial development:

- the Urban Design Policies of Section 20.5.3.9 of this Plan shall apply; and,
- 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.

20.5.13.3 Commercial Industrial

i) Intent

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.

ii) Permitted Uses

- a) 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:
 - Large outdoor storage areas.
 - Impound areas.
 - Large warehouse or components.
 - Storage, display, or parking of heavy equipment.
 - Noise, vibration or emission impacts that exceed those that are expected within a commercial context.
 - Large volumes of regular truck traffic.
 - Large structures that may have a negative visual impact, such as domes or large out-buildings.

- b) Commercial recreation, places of assembly and places of worship may be permitted where appropriate.
- c) Commercial uses intended for the commercial land use designations will not be permitted.
- d) 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.
- e) 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.
- f) A limited range of light industrial uses may be permitted that are compatible with the commercial uses permitted in this designation. Applications for new industrial development will be evaluated on the basis of the potential for an increase in any adverse impacts on adjacent and nearby sensitive land uses, and the policies of Section 7.7 - Planning Impact Analysis, of the Official Plan.
- g) 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 discouraged. 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.
- h) The full range of uses described above will not necessarily be permitted on all sites with the Commercial Industrial designation.

iii) Built Form and Intensity

The following policies shall apply to industrial development:

- the Urban Design Policies of Section 20.5.3.9 of this Plan shall apply; and,
- 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.

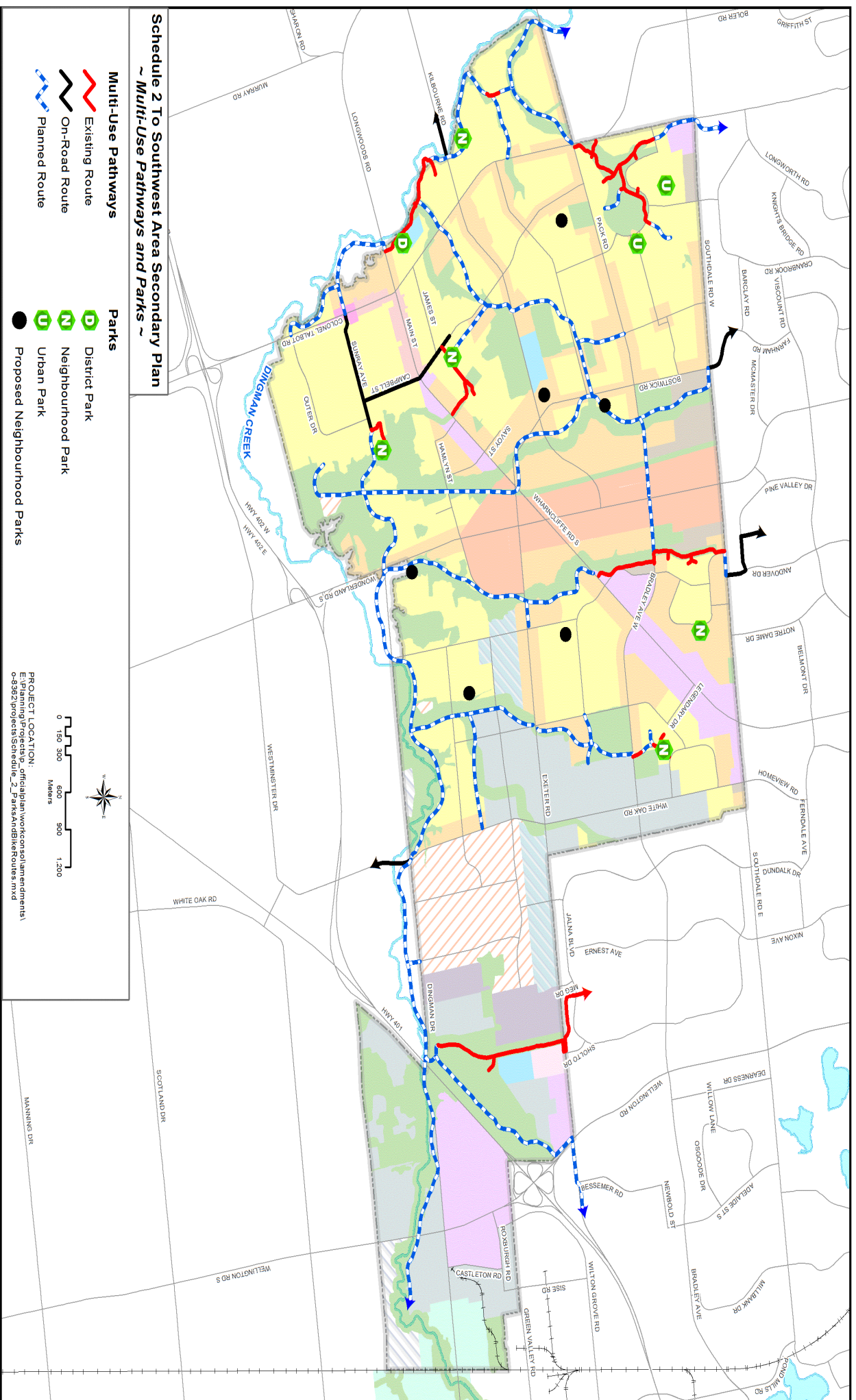
20.5.13.4 Urban Reserve Community Growth

i) Intent

The Urban Reserve Community Growth designation establishes Council's intent for future urban development on the lands to which it is applied. The Urban Reserve Community Growth designation will be applied where there is an expectation that non-industrial designations will be established. While this will likely include Residential designations, it may also support the application of many other designations such as Commercial, Office, Institutional and Open Space. The designation establishes this intent, while ensuring that development does not occur until such time as the necessary background studies are completed and a Secondary Plan is prepared to address all lands within this designation comprehensively.

ii) Permitted Uses

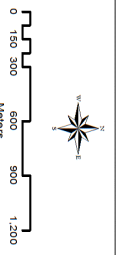
Because of concerns regarding premature development, Urban Reserve Community Growth areas will be zoned to allow for a very limited range of uses. Uses that exist at the time of the adoption of this Plan may be permitted to continue. Subject to all the policies in this section, a very limited range of new uses that are similar to existing uses and would not have an impact on the future comprehensive planning and development of these lands may be permitted.



Schedule 2 To Southwest Area Secondary Plan
 ~ Multi-Use Pathways and Parks ~

- Multi-Use Pathways**
- Existing Route
 - On-Road Route
 - - - Planned Route





















- Parks**
- D District Park
 - N Neighbourhood Park
 - U Urban Park
 - Proposed Neighbourhood Parks

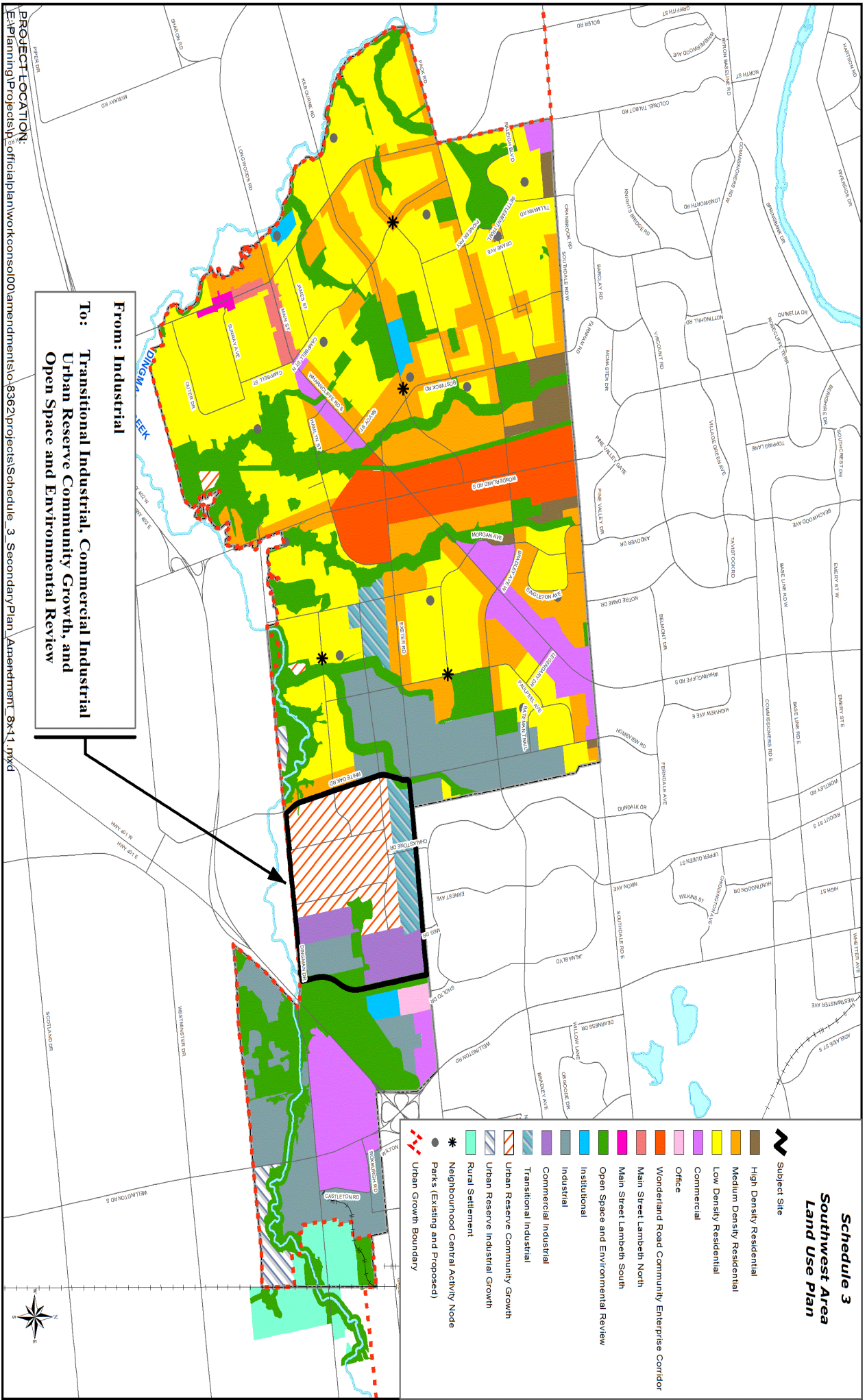


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**Schedule 3
South West Area
Land Use Plan**

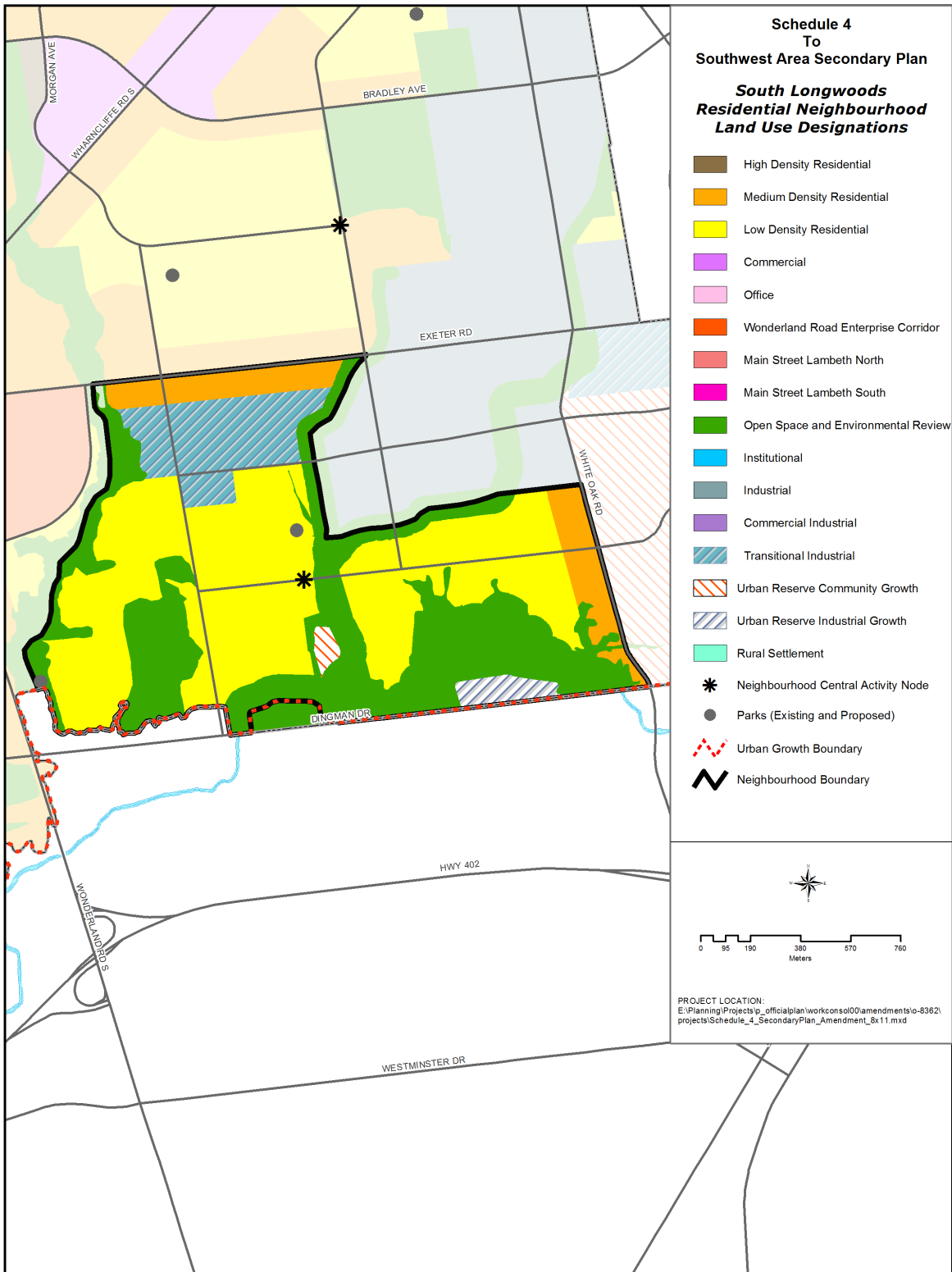
-  Subject Site
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Commercial Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Parks (Existing and Proposed)
-  Neighbourhood Central Activity Node
-  Urban Growth Boundary



From : Industrial
To: Transitional Industrial, Commercial Industrial, Urban Reserve Community Growth, and Open Space and Environmental Review

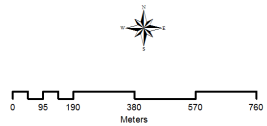
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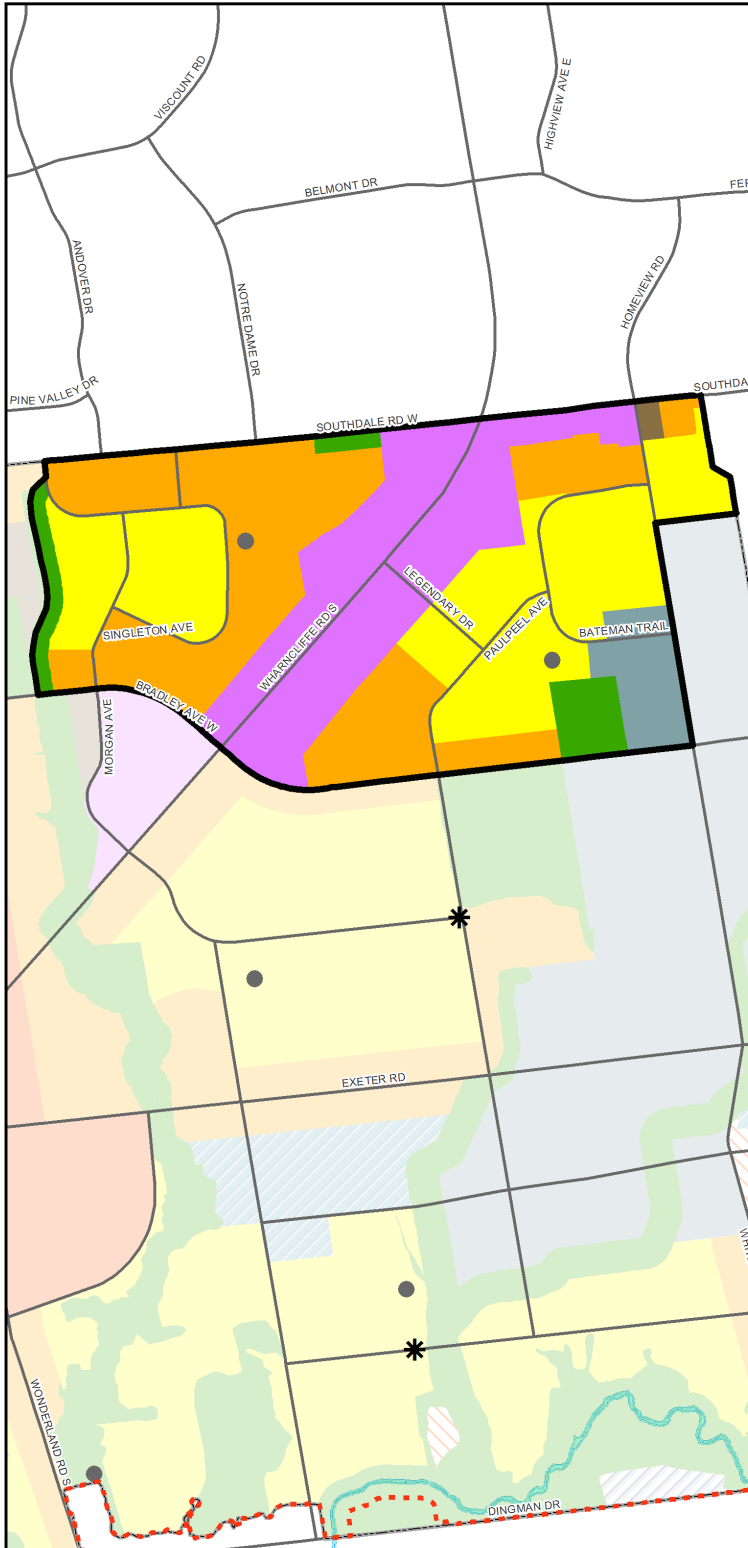
**Schedule 4
To
Southwest Area Secondary Plan
*South Longwoods
Residential Neighbourhood
Land Use Designations***

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Commercial Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- * Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary

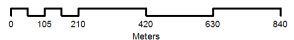


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**Schedule 5
To
Southwest Area Secondary Plan
North Longwoods
Residential Neighbourhood
Land Use Designations**

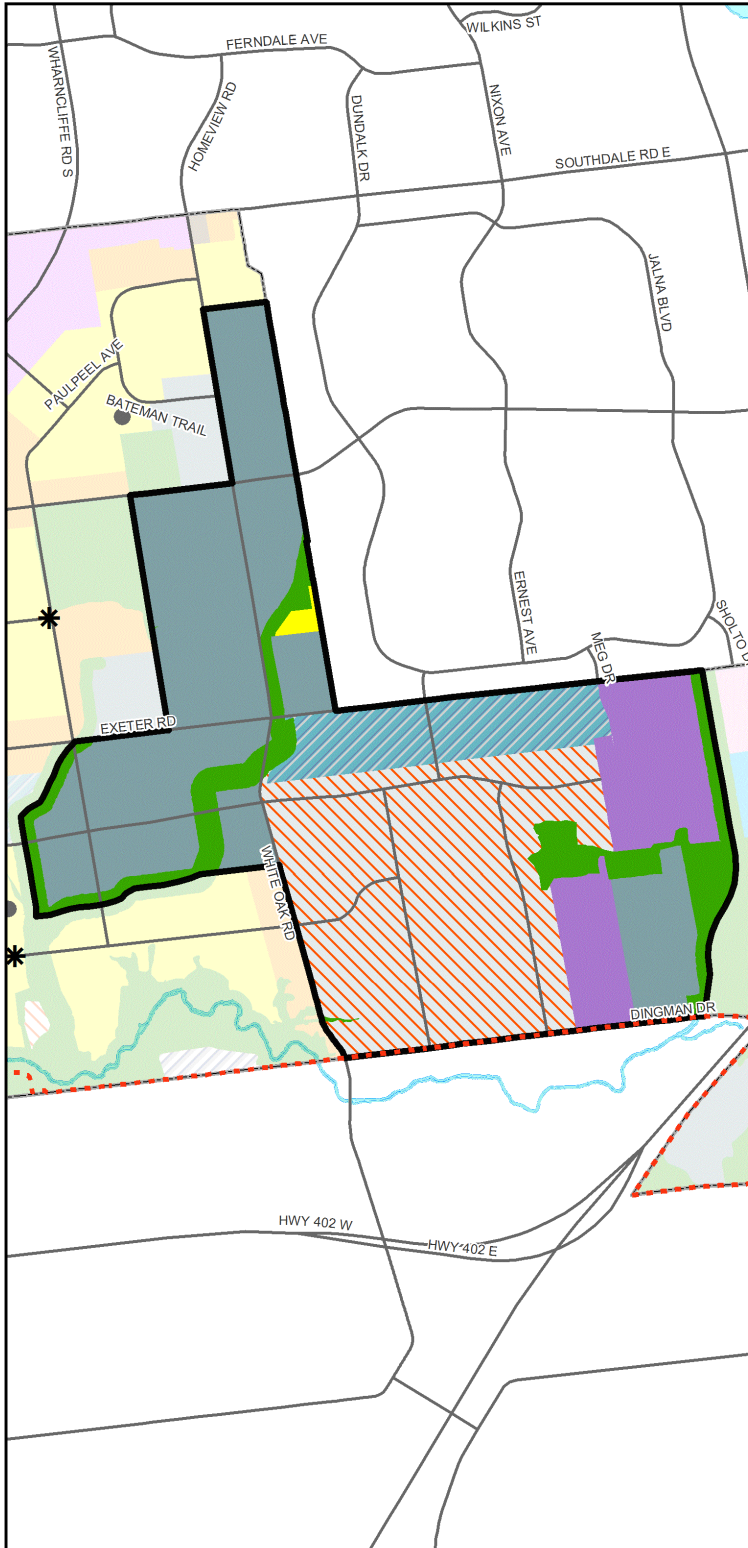










- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Commercial Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary

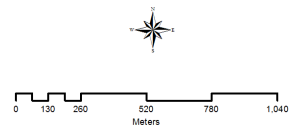


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**Schedule 6
To
Southwest Area Secondary Plan
Dingman Industrial
Land Use Designations**

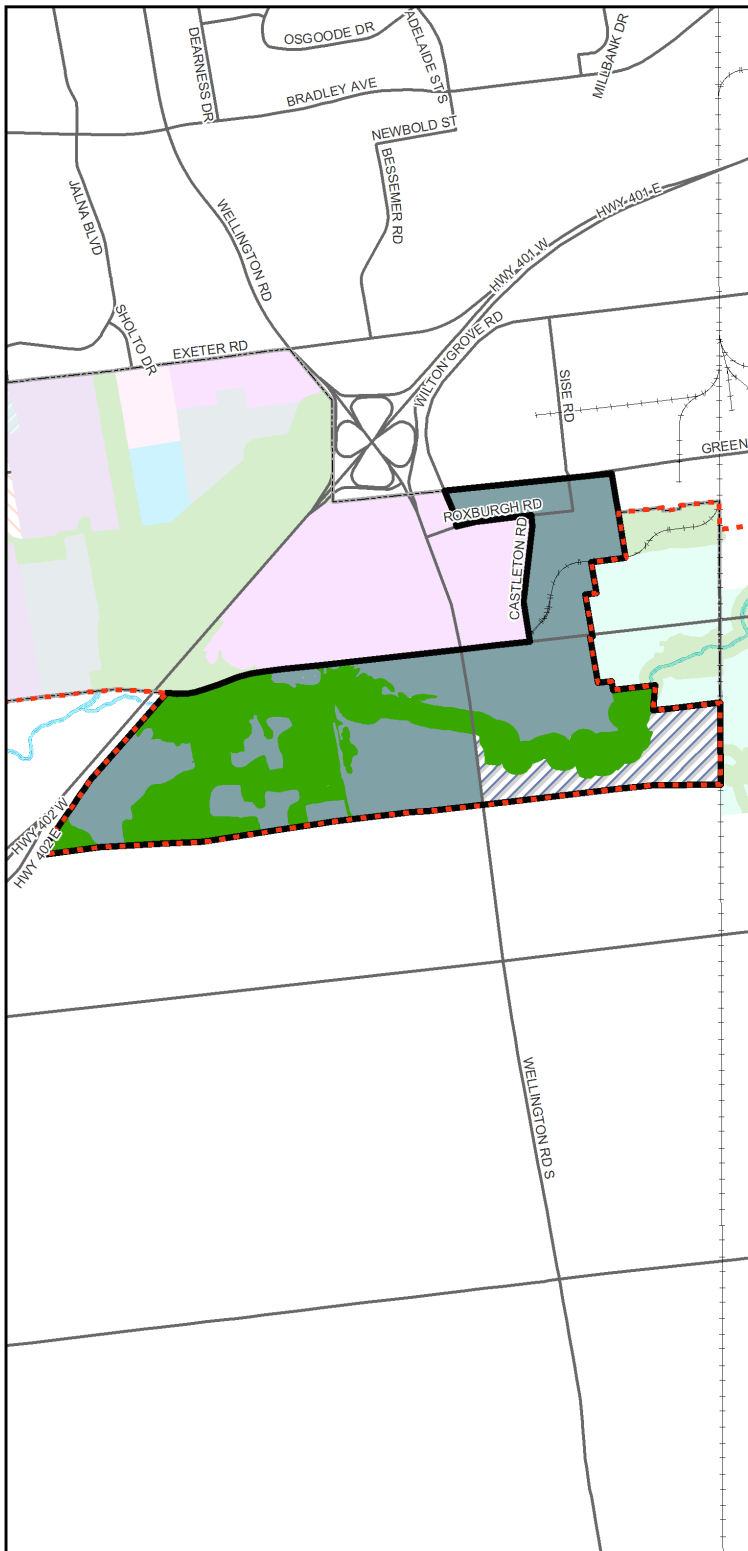






















-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Commercial Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary

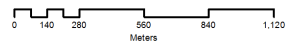


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**Schedule 7
To
Southwest Area Secondary Plan
Brockley Industrial
Land Use Designations**



-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Commercial Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



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**SOUTHWEST AREA PLAN
AMENDMENT No.**

LOCATION MAP



Prepared by:
Geomatics & Information Services
Planning Division
Corporation of the City of London
Based on April 2016 Rights of Light
Plan (Planning) (2016)_CP-10-01-01-001

