

Bill No. 131
2015

By-law No. C.P.-1284(____)-____

A by-law to amend the Official Plan for the City of London, 1989, relating to lands identified as Patches 10180, 10148 and 10172 east of the Veterans Memorial Parkway, located at 3141 Old Victoria Road, 1766 Wilton Grove Road, 1806 Wilton Grove Road, 2316 Wilton Grove Road, 2338 Wilton Grove Road, 2396 Wilton Grove Road, and "Westminster Con S 2 PT Lot 3" generally east of 2396 Wilton Grove Road.

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 amend Schedule "A" – Land Use of the Official Plan for the City of London – 1989, to change the designation of certain lands described herein from "Environmental Review" to "Open Space"; and
2. To amend Schedule "B1" – Natural Heritage Features of the Official Plan for the City of London – 1989, to change the designation of certain lands described herein from "Unevaluated Vegetation Patches" to "Significant Woodlands".

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands assessed in the 2008 Environmental Review Lands Study as Patches 10180, 10148, and Patch 10172 east of the Veterans Memorial Parkway extension, located at 3141 Old Victoria Road, 1766 Wilton Grove Road, 1806 Wilton Grove Road, 2316 Wilton Grove Road, 2338 Wilton Grove Road, 2396 Wilton Grove Road, and "Westminster Con S 2 PT Lot 3" generally located east of 2396 Wilton Grove Road.

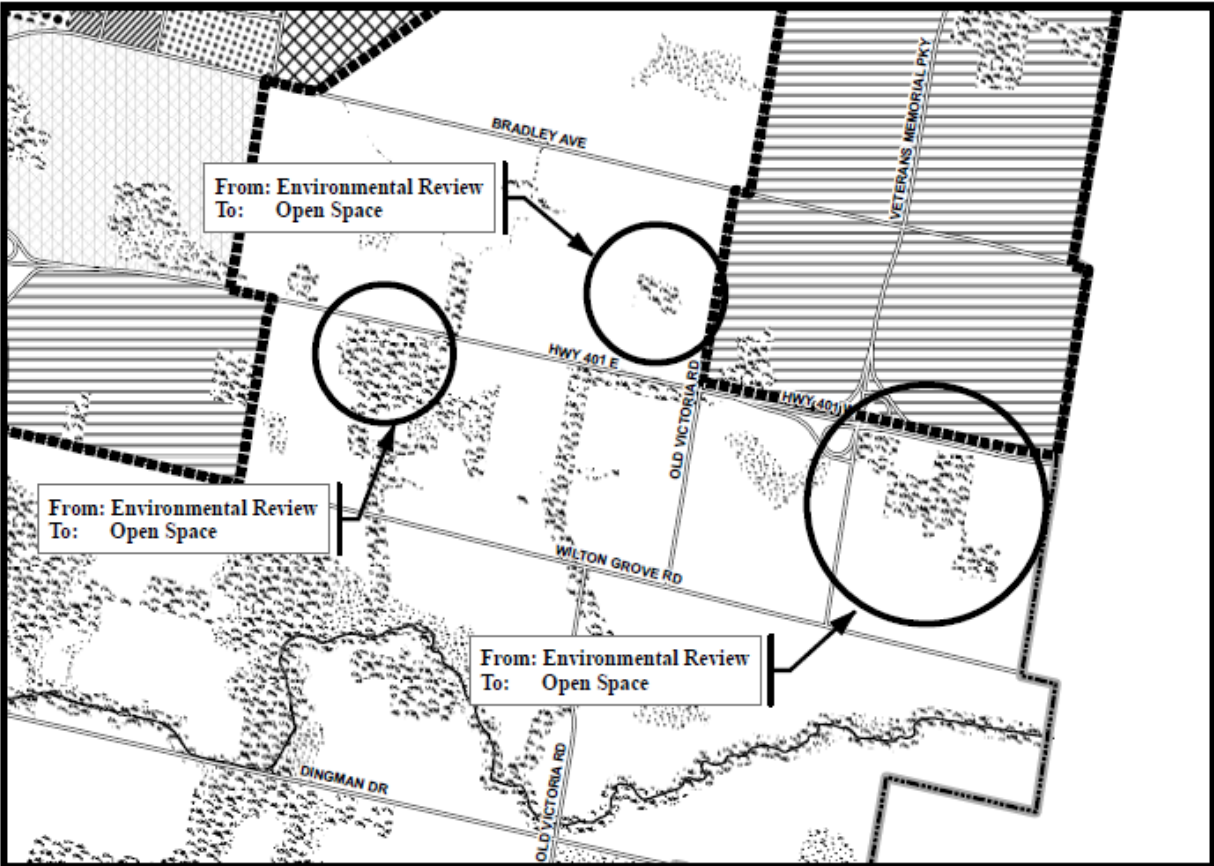
C. BASIS OF THE AMENDMENT

Based on the scientific evaluation system of the Guideline Document for the Evaluation of Ecologically Significant Woodlands, and subsequent inventorying and evaluation of vegetation patches, the 2008 Environmental Review Lands Study determines the above noted Patches to be ecologically significant natural heritage features, and as such recognition is warranted.

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 - 1989, is amended by designating those lands identified in the 2008 Environmental Review Lands Study as Patches 10180, 10148, and Patch 10172 east of the Veterans Memorial Parkway extension, located at 3141 Old Victoria Road, 1766 Wilton Grove Road, 1806 Wilton Grove Road, 2316 Wilton Grove Road, 2338 Wilton Grove Road, 2396 Wilton Grove Road, and "Westminster Con S 2 PT Lot 3" generally located east of 2396 Wilton Grove Road, in the City of London, as indicated on "Schedule 1" attached hereto, from "Environmental Review" designation to "Open Space" designation.
2. Schedule "B1" – Natural Heritage Features, to the Official Plan for the City of London Planning Area - 1989, is amended by designating those lands identified in the 2008 Environmental Review Lands Study as Patches 10180, 10148, and Patch 10172 east of the Veterans Memorial Parkway extension, located at 3141 Old Victoria Road, 1766 Wilton Grove Road, 1806 Wilton Grove Road, 2316 Wilton Grove Road, 2338 Wilton Grove Road, 2396 Wilton Grove Road, and "Westminster Con S 2 PT Lot 3" generally located east of 2396 Wilton Grove Road, in the City of London, as indicated on "Schedule 2" attached hereto, from "Unevaluated Vegetation Patches" to "Significant Woodlands"



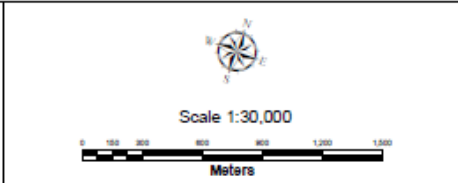
Legend			
	Downtown		Office/Residential
	Wonderland Road Community Enterprise Corridor		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community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

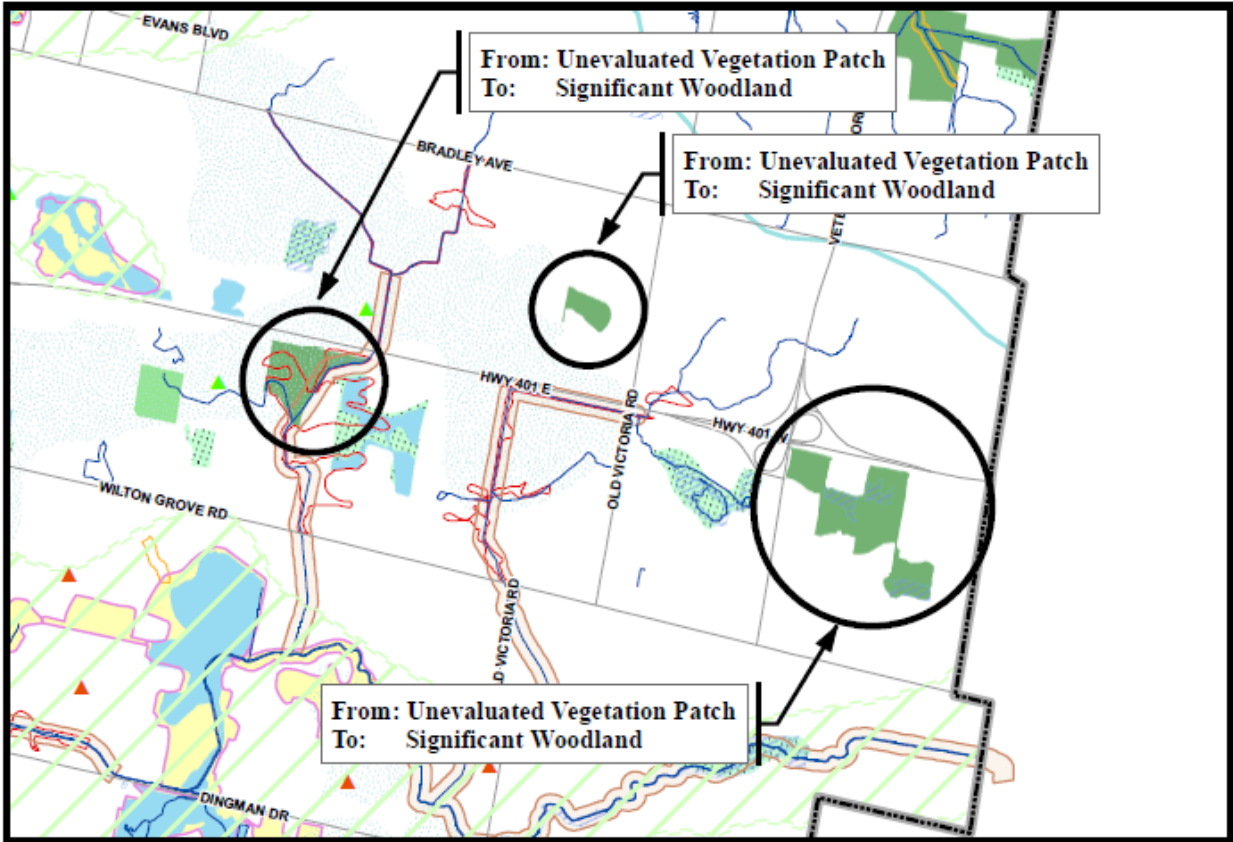


FILE NUMBER: O-8014

PLANNER: TM

TECHNICIAN: MB

DATE: 2015/01/28

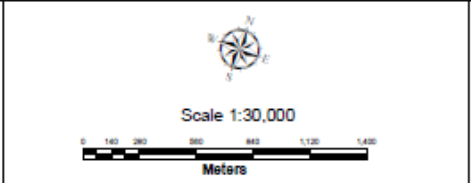


<p>NATURAL HERITAGE SYSTEM</p> <ul style="list-style-type: none"> ESAs Potential ESAs Significant Woodlands Woodlands Unevaluated Vegetation Patches Significant River, Stream, and Ravine Corridors Unevaluated Stream and Ravine Corridors Provincially Significant Wetlands Locally Significant Wetlands Unevaluated 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 Provincial ANSI Boundary <p><small>This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.</small></p>
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**SCHEDULE 2
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: O-8014

PLANNER: TM

TECHNICIAN: MB

DATE: 2015/01/26