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File: Z-8451
Planner: Eric Lalande

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: ALMEHDI ALMUNTATHAR UNION 85 AND 91 MEG DRIVE PUBLIC PARTICIPATION MEETING ON APRIL 20, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Almeahdi Almontathar Union relating to the properties located at 85 and 91 Meg Drive:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 28, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Light Industrial (LI6/LI7) Zone and a Light Industrial (LI3/LI6/LI7) Zone, **TO** a Light Industrial Special Provision (LI3/LI6/LI7(*)) Zone;
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTERPRETED** by Council to conform to the Light Industrial policies of the Official Plan;
- (c) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on April 28, 2015 to deem Lots 4-1 and 5-1 in Plan 33M-227 not to be in a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*;
- (d) the City Clerk **BE DIRECTED** to provide notice of the by-law passing and undertake registration of the Deeming By-law, in accordance with the provisions in subsections 50(28) and 50(29) of the *Planning Act*; and
- (e) the applicant **BE REQUIRED** to pay for any costs incurred to register the deeming by-law at the land registry office.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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"None"

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the recommendation is to add Place of Worship to the list of permitted uses to recognize the existing use at 91 Meg Drive. The amendment will also provide for a zone that will facilitate future expansion of the existing use onto 85 Meg Drive.

Additionally, a recommendation to pass a by-law to deem that the subject lands not be in a registered plan of subdivision to allow the lots to be merged, will facilitate future comprehensive development of the subject lands.

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RATIONALE

The proposed amendment, based on the rationale contained in this report:

1. is consistent with the Provincial Policy Statement, 2014;
2. conforms to the general intent of the Official Plan;
3. conforms to the general intent of the Zoning By-law;
4. is consistent with the direction of City Council, as resolved, exempting the proposed use from policies established to protect industrial areas from new non-industrial uses; and
5. expands upon a currently existing use that has been identified as an acceptable form development through previous Council decision, subject to Site Plan Approval.

BACKGROUND

Date Application Accepted: January 22, 2014	Agent: Ric Knutson, Knutson Development Consultants Inc.
<p>REQUESTED ACTION: Seeking a Zoning amendment on both 85 and 91 Meg Drive that would:</p> <ul style="list-style-type: none"> • Permit the added use of a “Place of Worship” • Require a minimum exterior side yard setback of 7.0 metres • Require a minimum front yard setback of 8.0 metres • Require a minimum parking ratio of 21 parking spaces per 100 congregants. 	
<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Use – <i>85 Meg Drive</i> – Vacant <i>91 Meg Drive</i> – Place of Worship • Frontage - <i>85 Meg Drive</i> – 30.39 metres (99.71 ft.) <i>91 Meg Drive</i> – 30.39 metres (99.71 ft.) • Depth - <i>85 Meg Drive</i> – 63.42 metres (208.10 ft.) <i>91 Meg Drive</i> – 63.42 metres (208.10 ft.) • Area - <i>85 Meg Drive</i> – 0.19 hectares (0.48ac.) <i>91 Meg Drive</i> – Place of Worship • Shape - Rectangular 	
<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - Light Industrial • South - Light Industrial • East - Light Industrial • West - Light Industrial 	
<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Light Industrial 	
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • <i>85 Meg Drive:</i> Light Industrial (LI6/LI7) • <i>91 Meg Drive:</i> Light Industrial (LI3/LI6/LI7) 	

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Planner: Eric Lalande




LOCATION MAP

Subject Site : 85-91 Meg Dr
Applicant: Almehd Almntathar Union
File Number : Z-8451

Planner : EL
Created By : MB
Date : 2015/03/10
Scale : 1:2000

Legend

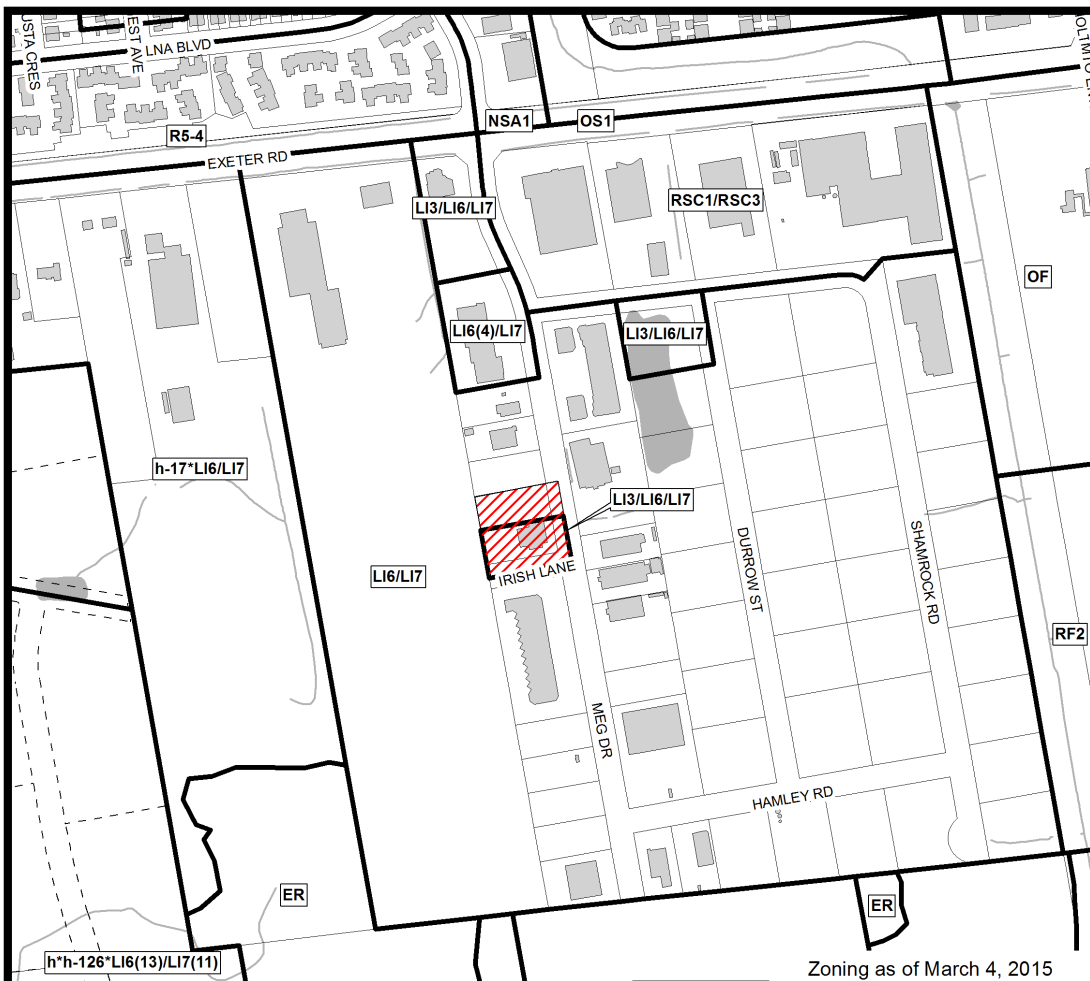
 Subject Site

Prepared by : Graphics & Information Services , Planning Division
Corporation of the City of London
File=planning/projects/p_locationmaps/MXD



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Zoning as of March 4, 2015



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: LI6/LI7 and LI3/LI6/LI7

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "d" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

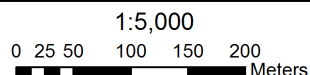
CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

ZONING BY-LAW NO. Z.-1
SCHEDULE A



FILE NO:
Z-8451 EL

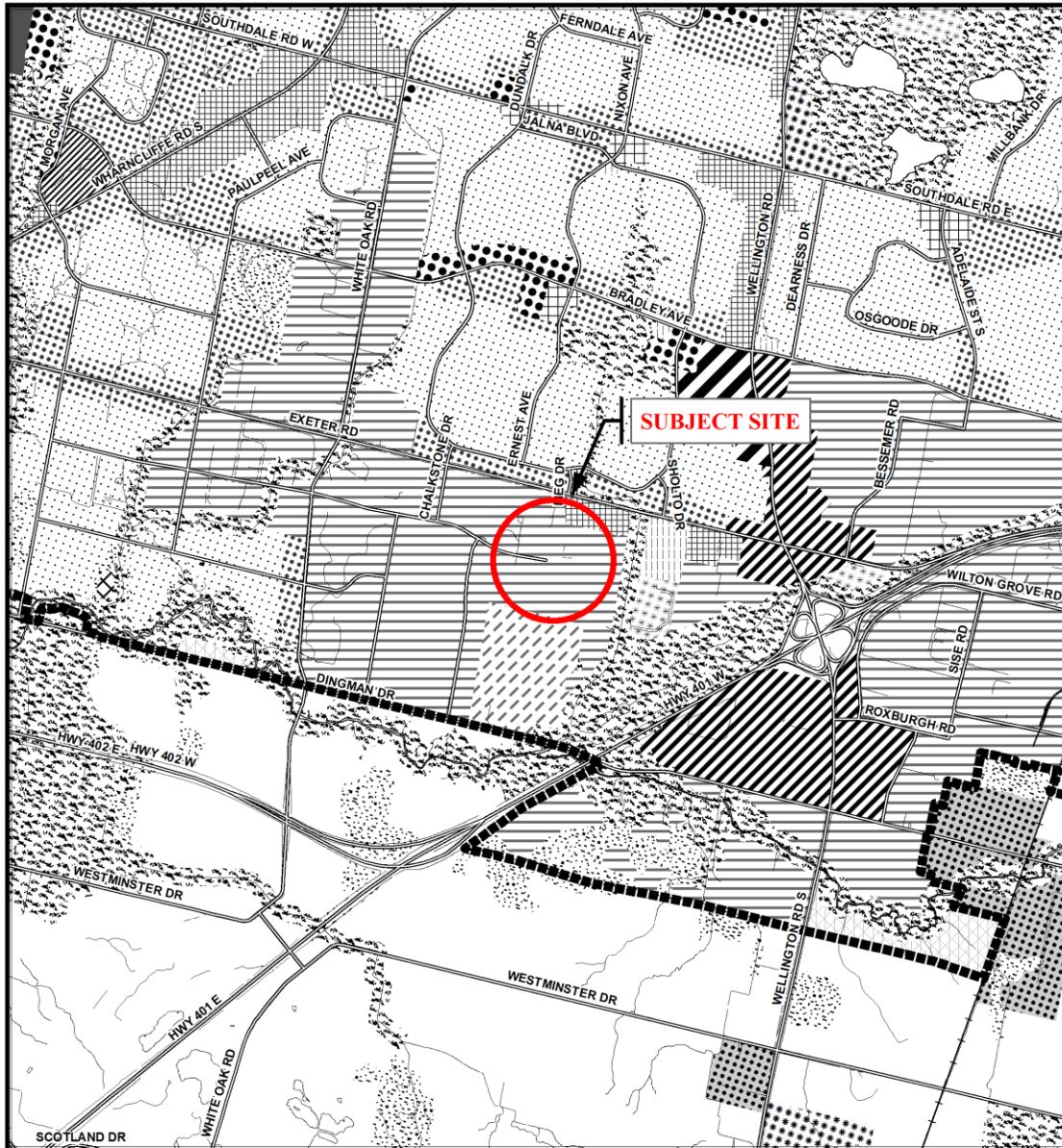
MAP PREPARED:
2015/03/10 MB



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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File: Z-8451
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<p>Legend</p> <ul style="list-style-type: none"> Downtown Wonderland Road Community Enterprise Corridor Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area 	<ul style="list-style-type: none"> Office/Residential Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary 	
<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8451</p> <p>PLANNER: EL</p> <p>TECHNICIAN: MB</p> <p>DATE: 2015/03/10</p>

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PLANNING HISTORY

The subject lands were developed as a “Place of Worship” in 2005. It was permitted as an “Assembly Hall” use, which was interpreted to include a “Place of Worship” as per the zoning definition at that time. This use has continued to operate uninterrupted since that time.

On April 1, 2014, City Council resolved that:

“the Civic Administration BE DIRECTED to consider the properties located at 85 and 91 Meg Drive exempted from the policies noted in a), above, should an application come forward”

The policies noted by Council resolution relate to Sections 7.1.1, 7.2.2, 7.3.2 and 7.6 of the Official Plan related to protecting industrial areas from non-industrial uses by requiring that sensitive non-industrial uses not locate within 300 metres of lands zoned for General Industrial uses or Heavy Industrial Uses.

Through the same resolution, Council amended the Zoning By-law Z.-1, to be in conformity with the Official Plan (see Appendix “C”). This amendment included creating a separate definition for “Place of Worship” under the By-law, thereby distinguishing it from “Assembly Hall” for interpretation and implementation.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Upper Thames River Conservation Authority: *“No Objections”*

Transportation Engineering: *“No Comment”*

Wastewater and Drainage Engineering: *“No objections”*

Development Services: *“No Objections”*

Parks Planning: *“No Comment”*

Urban Forestry: *“No Comment”*

PUBLIC LIAISON:	On January 22, 2015, Notice of Application was sent to 29 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 5, 2015. A “Possible Land Use Change” sign was also posted on the site.	1 replies was received
Nature of Liaison: “The purpose and effect of the requested Zoning By-law amendment is to permit the expansion of an existing Place of Worship.”		
Responses: “Not in favour of changing the zoning by-law”		

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ANALYSIS

NATURE OF APPLICATION:

The application to amend the Zoning By-law has been submitted with the intent to support the expansion of an existing Place of Worship. The existing congregation has grown over the years and subject lands were acquired to accommodate future growth. The request is to establish a consistent zone that provides flexibility for appropriate expansion on the subject lands. The subject lands currently comprise of two lots (85 and 91 Meg Drive) which are intended to be merged to create a single lot.

Special provisions are requested in anticipation of future development plans. While the applicants have provided a conceptual plan, development is not contemplated in the immediate future. The amendments are intended to establish a framework which will direct an appropriate form of development once the congregation is prepared to proceed with future expansion.



Image (above): Vacant portion of the subject lands to be used for the extension to the existing place of worship

USE

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation. Specifically to this application, the PPS provides guidance for development within Employment areas. The municipality is to support an appropriate mix and range of employment and institutional uses to promote economic development (Section 1.3.1.), while protecting employment areas for current and future uses and ensuring infrastructure is provided to support projected needs (Section 1.3.2.1). Council’s direction related to the subject lands supports a mix and range of employment and institutional uses on the subject lands within the context that development has been established.

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The City of London Official Plan designates the subject lands as “Light Industrial”. The Light Industrial designation permits uses that include assembling, fabricating, manufacturing, processing and/or repair activities. The Official plan also permits certain non-industrial uses to be located in Light Industrial areas subject to certain criteria identified in the Planning Impact Analysis. At the time the existing use was established, the Official Plan permitted “private clubs” which were imbedded within the definition of “Assembly Hall”. As previously mentioned, “Assembly Halls” were interpreted to include the now defined Places of Worship.

The use proposed by the current application is to recognize the existing Place of Worship, which was previously permitted by a Zoning By-law at the time. Council has since amended the Zoning By-law and the previous interpretation no longer applies. As a result, the addition of “Place of Worship” to the list of permitted uses is required by way of a Zoning By-law amendment. Additionally, the requested amendment would permit further expansion to the existing use on the lands to the north.

Additionally, Council has identified the subject lands as exempt from current policies, setting the intent that future expansion within the subject lands is considered a desired and permitted use. As this is a specific direction from Council, this expansion does not set precedence for new opportunities that may impact Light Industrial land.

INTENSITY

Measuring intensity of the proposed use is difficult as the time and frequency of activity of the use is significantly different than other uses in the area. A Place of Worship is expected to create peaks of intensity during specific events hosted on-site. It is considered critical that impacts created by the use are contained on the subject lands and, where possible, mitigated. The expected impacts are largely tied to parking demands created by the proposed use.

The existing Place of Worship provides parking at a ratio of 21 spaces per 100 person capacity. The parking requirement was reduced through a minor variance from the 25 spaces per 100 person capacity (1 per 4 persons) to the current rate. The application is seeking that the existing ratio permitted by the minor variance be maintained through the enlargement of the site. This translates to a reduction of 4 parking spaces per 100 person capacity, as indicated through the development proposal. Ultimately, the request is to allow what has been previously approved to extend to the future expansion of the building. Expansions to the parking facilities will be connected through the existing lot and access will be maintained in their current locations.

While the requested amendment applies to two lots (85 Meg Drive and 91 Meg Drive), the applicant has requested that the lots be merged to facilitate orderly development in the future. The properties need to be deemed by by-law to no longer form part of the subdivision for this request to be accomplished. A deeming by-law is attached to this report to facilitate this process.

FORM

The proposed form of future development will be comparable in terms of scale and building materials as the existing place of worship, shown below. The scale and location will be governed by setbacks associated with the zone. The requested amendment is seeking reduce setbacks to match the existing building’s location on the lot. Additionally, any development will require Site Plan Approval which will provide the opportunity to review and ensure that expansion is in keeping with the area and surrounding uses. Staff is satisfied that the building envelope created by the zone and review through the Site Plan Approval process will ensure that development enhances the subject lands to the benefit of the area.

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Image (above): The front façade of the existing place of worship fronting onto Meg Drive

PLANNING IMPACT ANALYSIS

Site specific amendments may be considered by Council where the change is appropriate and is evaluated against specific criteria. The Official Plan policies require that a Planning Impact Analysis be undertaken in addition to the above policy review. Staff has reviewed the following additional criteria related to the proposed amendment (Section 7.6.2. of the Official Plan):

Section 7.6.2.i) of the Official Plan:

- a) *compatibility of proposed uses with surrounding land uses, and the likely impact of the proposed development on present and future land uses;*

The “Place of Worship” has been existing for approximately 10 years. The expansion does not introduce a new use to the existing area, and the proposed use is expected to fit within the context of area not create any new impacts on future development in the area.

- b) *the size and shape of the parcel of land on which a proposal is to be located, and the ability of the site to provide adequate services for industrial development;*

The subject land comprises of two lots within an industrial plan of subdivision. The lots are consistent with the lot fabric in the area. The existing use is serviced. Therefore, no impacts are expected to be created by the proposed use.

- c) *the supply of vacant land in the area which is already designated and/or zoned for the proposed use;*

The proposed amendment is situational to an existing site-specific use that was legally established in 2005, and as a result of a change of definitions in the zoning by-law would no longer be permitted. There are no vacant lands in the area zoned for the proposed use although the area has sufficient vacant land designated and zoned for industrial use. The “Place of Worship” is seeking to expand onto adjacent vacant land to accommodate the

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**File: Z-8451
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needs of the use. There is sufficient vacant land to accommodate the expansion.

- d) the location of any proposal for industrial development where there is good access to arterial roads and/or rail lines;

As the proposed amendment is for non-industrial development, this criteria does not apply.

- e) *impacts of the proposed change on the transportation system, including transit; and*

The proposed amendment will increase vehicular traffic on the local road of Meg Drive, with access onto Irish Line. Transportation Engineering has identified no concerns with the increase in use. Parking requirements are proposed to remain consistent with the rate approved by the Committee of Adjustment.

- f) *For non-industrial uses within industrial designations the potential of the proposed uses to deter future industrial development; and, (OPA 578)*

The proposed use has been established for 10 years and therefore does not represent the introduction of a new use. Furthermore, the proposed amendment is exempted by Council Resolution (Appendix "C"). Therefore, this criteria does not apply to the proposed amendment.

- g) *Secondary uses which may be considered as sensitive land uses are not to be located within 300m of an area designated General Industrial and are located on either a primary collector or arterial road. (OPA 578)*

The proposed use has been established for 10 years and therefore does not represent the introduction of a new use. Furthermore, the proposed amendment is exempted by Council Resolution (Appendix "C"). Therefore, this criteria does not apply to the proposed amendment.

Section 7.6.2.ii) of the Official Plan:

- a) *all of the criteria listed in policy 7.6.1. i) of the Plan;*

See section above for criteria.

- b) *compliance with Ministry of the Environment standards and guidelines and the City's Waste Discharge By-law, relating to the compatibility of the proposed use with existing uses; and the potential impact of any noise, odour or other emissions on surrounding land uses;*

As the existing use and proposed extension are related to a place of worship, there are no expected noise, odour or emissions created on the subject lands. Therefore, no impacts are expected to be created by the proposed use.

- c) *the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;*

The existing use and proposed extension are to remain at 7 metres in height (2 storeys), which is half of the maximum permitted under the existing and proposed zone. This is in character with the surrounding area. Therefore, no impacts are expected to be created by the proposed use.

- d) *the extent to which the proposed development provides for the retention of any desirable vegetation or natural features that contribute to the visual character of the surrounding area;*

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**File: Z-8451
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There are no identified Natural Heritage Features. Landscaping and open space will be maintained through the Site Plan Approval process.

- e) *the location of vehicular access points and their compliance with the City's road access policies and Site Plan Control By-law, and the likely impact of traffic generated by the proposal on City streets, on pedestrian and vehicular safety, and on surrounding properties;*

The existing access on Irish Line is intended to be maintained as the primary access to on-site parking. Transportation has identified no concerns with the proposed future expansion. Additional review will be conducted through the Site Plan Approval process.

- f) *the exterior design in terms of the bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;*

The exiting "Place of Worship" provides a form of development compatible with the area in terms of scale, siting, and form. Any future expansion is anticipated to provide similar features and is expected to be appropriate. The Site Plan Approval process will ensure that future expansion is appropriately reviewed in terms of built form.

- g) *the potential impact of the proposed development on surrounding natural features and heritage resources;*

There are no identified natural or heritage features identified on the subject lands.

- h) *compliance of the proposed development with the provisions of the City's Official Plan and Zoning By-law, Site Plan Control By-law, and Sign Control By-law; and*

The existing development received Site Plan Approval prior to development. An update through the Site Plan Approval process elated to future expansion will also be required. Compliance will be maintained through that process.

- i) *measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.*

As no anticipated impacts have been identified, the proposed development will require Site Plan Approval to ensure development of an extension to the "Place of Worship" is coordinated and in keeping with municipal standards.

DEEMING BY-LAW

The subject property is located at 85 Meg Drive is legally described as Plan M227 Lot 4-1 and 91 Meg Drive is legally described as Plan 33M-227 Lot 5-1.

Each of the original lots in the registered plan measure approximately 30.39 metres (99.71 ft.) in width by 63.42 metres (208.10 ft.) in depth. The southern portion of 91 Meg Drive abuts the public right of way known as Irish Line

The property had been developed as a place of worship since 2005. At the time of the requested amendment discussed in this report, the proposed development is intended to expand across the property line separating 85 and 91 Meg Drive. The underlying lotting pattern must be removed so that the development can proceed in the form of a place of worship on one consolidated lot.

By-laws can be enacted pursuant to Section 50(4) of the Planning Act for the purpose of deeming any plan of subdivision or part thereof, which has been registered for eight (8) years or more, not to be a registered plan of subdivision. The effect of a deeming by-law would be to

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File: Z-8451
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merge two or more lots or blocks within a registered plan of subdivision into one legally conveyable lot. Deeming by-laws are often used to merge lots from old plans of subdivision which no longer meet current development or zoning standards. Plan 33M227 was registered in 1989. Approval of a deeming by-law will provide for expansion to the existing place of worship that is in conformity with the requested amendment to zoning.

No notice or hearing is required prior to the passing of a “deeming” by-law under subsection 50(4) of the Planning Act. Notice of the passing of the by-law must be given within 30 days to the assessed owner of any land to which the by-law applies, and the owner can make representations to Council concerning the by-law within 20 days of issuance of the notice. In this case, the owner requests that Council approve the deeming by-law to facilitate the purpose of the application.

CONCLUSION

Planning staff supports the recommended action as the proposed amendment is based on the rationale contained in this report and is considered good planning. The recommended action is consistent with the Provincial Policy Statement, 2014, conforms to the general intent of the Official Plan and the Zoning By-law. Further, the proposed amendment is consistent with the direction of City Council, by Resolution to exempt the proposed use from policies established to protect industrial areas from new non-industrial uses (see Appendix “C”). The expansion of the Place of Worship will expand upon the currently existing use which has been identified as an acceptable form development through previous Council decision and will be subject to Site Plan Approval.

This proposal is not considered to create limitations on the light industrial area. Any expansion to the existing subject lands does not set precedence for new Place of Worship uses in Light Industrial areas within the City.

PREPARED BY:	SUBMITTED BY:
ERIC LALANDE, PLANNER II, CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

February 22, 2015

EL/el

“attach”

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Planner: Eric Lalande

Responses to Public Liaison Letter and Publication in “The Londoner”

<u>Telephone</u>	<u>Written</u>
N/A	M-I Consultants Inc., 3-60 Meg Drive, London ON.

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File: Z-8451
Planner: Eric Lalande

Bibliography of Information and Materials
Z-8451

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Almehti Almntathar Union, January 12, 2015

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Knutson Development Consultants Inc. *Planning Justification Report*, December 2014.

Correspondence: (all located in City of London File No. Z-8451. unless otherwise stated)

City of London -

Moore, R., City of London Waste Water and Drainage Engineering. Memo to E. Lalande. February 26, 2015.

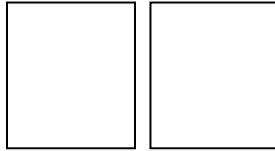
Abushehada, City of London, Development Services, Memo to E. Lalande, March 4, 2015

Departments and Agencies -

Creighton C., UTRCA. Letter to E. Lalande. February 24, 2105.

Other:

Site visit February 12, 2015 and photographs of the same date.



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Planner: Eric Lalonde**

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2015

By-law No. Z.-1-15_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 85 and 91 Meg Drive.

WHEREAS Almehti Almontathar Union has applied to rezone an area of land located at 85 and 91 Meg Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 85 and 91 Meg Drive, as shown on the attached map comprising part of Key Map No. A111, from Light Industrial (LI6/LI7) Zone and a Light Industrial (LI3/LI6/LI7) Zone, to a Light Industrial Special Provision (LI3/LI6/LI7(*)) Zone.
- 2) Section Number 40.4 of the Light Industrial (LI7) Zone is amended by adding the following Special Provision:
 -) LI7(*)
 - a) Additional Permitted Use:
 - i) Place of Worship
 - b) Regulations:
 - i) Exterior Side Yard 7.0 metres (minimum)
 - ii) Front Yard Setback 8.0 metres (minimum)
 - iii) Parking spaces 1 per each 4.7 persons place of worship capacity

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on April 28, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - April 28, 2015
Second Reading – April 28, 2015
Third Reading - April 28, 2015

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File: Z-8451
Planner: Eric Lalonde

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

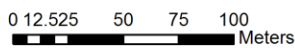


Zoning as of March 4, 2015

File Number: Z-8451
Planner: EL
Date Prepared: 2015/03/10
Technician: MB
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500



Geodatabase

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**File: Z-8451
Planner: Eric Lalande**

Appendix “B”

Bill No.
2015

By-law No.

A by-law to deem a portion of Registered Plan 33M-227 not to be a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act, R.S.O. 1990, c. P13.

WHEREAS subsection 50(4) of the Planning Act provides that the council of a local municipality may by by-law designate any plan of subdivision or part thereof that has been registered for eight years or more, and deem it not to be a registered plan of subdivision for the purposes of subsection 50(3) of the Planning Act.

AND WHEREAS Lots 4-1 and 5-1 are currently separate lots within the registered plan.

AND WHEREAS Registered Plan 33M-227 has been registered for more than eight years.

THEREFORE The Municipal Council of The Corporation of the City of London enacts as follows:

1) That the following lots on Registered Plan 33M-227 shall be deemed not to be a registered plan of subdivision for the purposes of Section 50(3) of the *Planning Act*:

(a) 4-1, 33M-227; City of London, County of Middlesex

PIN: 08204-0156 LT

(b) 5-1, 33M-227; City of London, County of Middlesex

PIN: 08204-0156 LT

2) This by-law comes into force on the day it is enacted by the Council of the Corporation of the City of London, subject to the provisions of subsection 50(27) of the *Planning Act*.

PASSED in Open Council on April 28, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - April 28, 2015
Second Reading – April 28, 2015
Third Reading - April 28, 2015

Two empty rectangular boxes for agenda item and page numbers.

File: Z-8451
Planner: Eric Lalonde

Appendix "C"



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

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PLANNING DIVISION

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FOR ACTION
FOR INFORMATION
FOR REPORT
 SEQUENT REFERRALS
 FILE
 B.F.
 OTHER

April 2, 2014

J.M. Fleming
Managing Director, Planning and City Planner

I hereby certify that the Municipal Council, at its session held on April 1, 2014 resolved:

13. That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken as a result of the City-wide Official Plan/Zoning By-law review of the non-industrial uses in industrial areas in the City of London:

- a) the proposed by-law, as appended to the staff report dated March 25, 2014, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend the Official Plan to:
 - i) add a policy to restrict non-supportive, non-industrial uses under Section 7.1.1 of the Industrial Objectives;
 - ii) remove private clubs and commercial recreation establishments as permitted uses from Section 7.2.2 of the General Industrial designation;
 - iii) add restrictions to the location of secondary uses in Section 7.3.2 of the Light Industrial designation; and,
 - iv) add policies to Section 7.6 of the Planning Impact Analysis to require the consideration of the impact of non-industrial uses on the potential of industrial development and to limit the location of sensitive land uses in industrial areas;
- b) the attached revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to:
 - i) amend Section 2 (Definitions) to replace the existing definition for "Church" with a new definition for "Place of Worship";
 - ii) amend Section 2 (Definitions), Section 3 (Zones and Symbols), Section 4 (General Provisions), Section 12 (Residential R8 Zone), Section 20 (Downtown Area (DA) Zone), Section 25 (Business District Commercial (BDC) Zone), Section 26 (Arterial Commercial (AC) Zone), Section 31 (Regional Facility (RF) Zone), Section 32 (Community Facility (CF) Zone), and Section 33 (Neighbourhood Facility (NF) Zone) to replace "Church" with "Place of Worship";
 - iii) add new regulations to the Light Industrial (LI) and General Industrial (GI) zones to restrict the location of non-industrial uses;
 - iv) add new regulations to limit the size of ancillary retail uses and determine access points in the Light Industrial (LI) and General Industrial (GI) zones; and,
 - v) remove private clubs and commercial recreation establishments as permitted uses in the GI1 zone variation;
- c) the Civic Administration BE DIRECTED to initiate a Zoning By-law amendment to add the Light Industrial (LI3) zone variation to the property located at 1565 North Routledge Park;
- d) the Civic Administration BE DIRECTED to consider the properties located at 85 and 91 Meg Drive exempted from the policy noted in a), above, should an application come forward;

it being noted that 1565 North Routledge Park, 1920 Blue Heron Drive and 1930 Blue Heron Drive have been added to the list of exempted properties previously identified; and,

The Corporation of the City of London
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File: Z-8451
Planner: Eric Lalande

it being further noted that the property located at 457 Southdale Road West is being addressed as part of a site-specific Zoning By-law Amendment (Z-8314);

it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2014-D14) (AS AMENDED) (13/6/PEC)



C. Saunders
City Clerk
/jb

cc: G. Barrett, Manager, Policy Planning and Programs
L. Maitland, Planner I
J. Nethercott, Documentation Services Representative