

Bill No. 171
2015

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

A by-law to amend the Official Plan for the City of London - 1989 relating to 1959 Wharncliffe Road South.

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 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

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 Low Density Residential to Open Space, and from Open Space to Low Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To change the delineation on Schedule "B" – Flood Plain & Environmental Features to remove a portion of an Unevaluated Vegetation Patch and a Potential Naturalization Corridor.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located 1659 Wharncliffe Road South in the City of London.

C. BASIS OF THE AMENDMENT

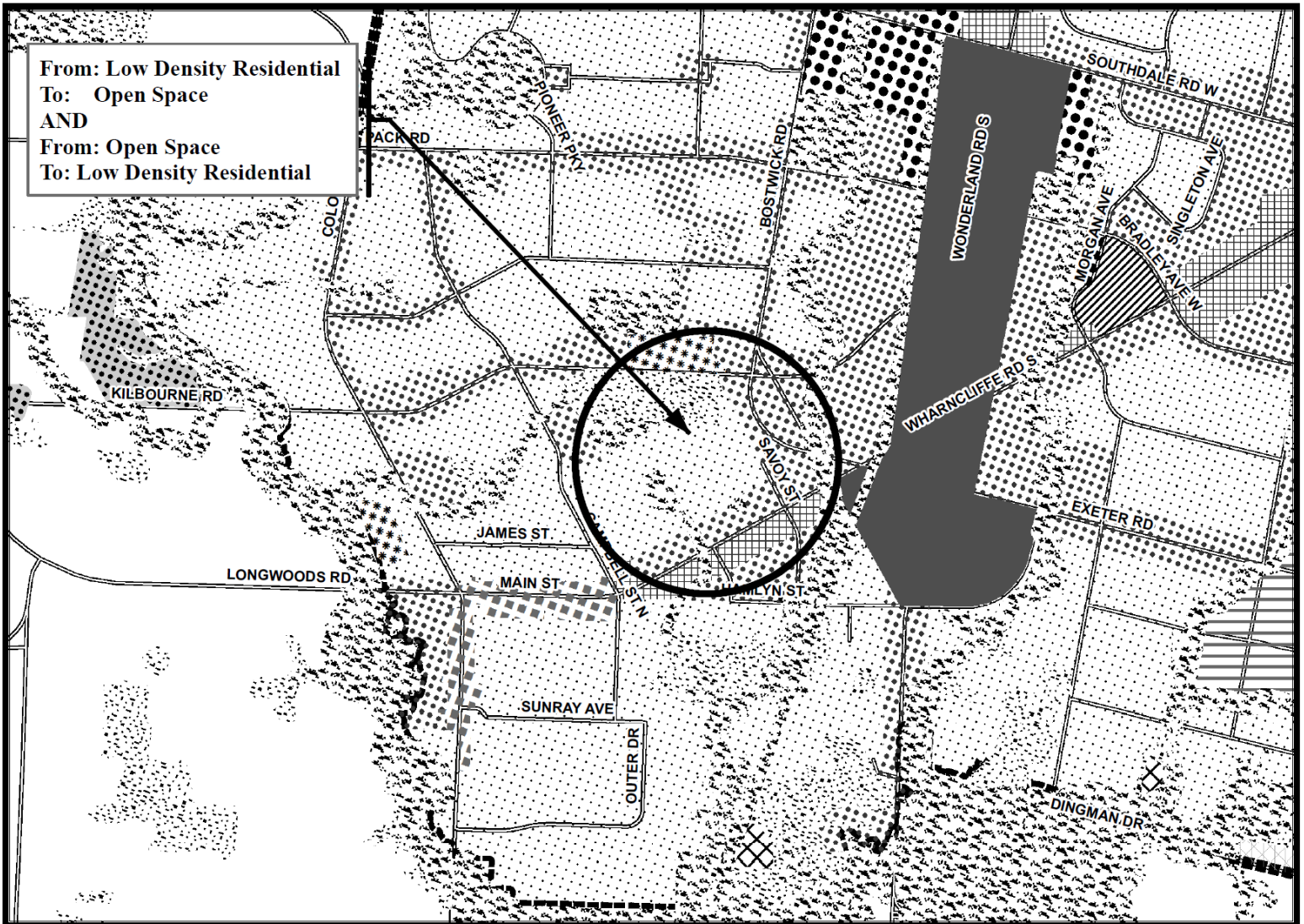
The proposed Open Space designation and Low Density Residential designation amendments reflect the outcome of the EIS and also an agreement between staff and the applicant to realign Open Space and Low Density Residential lands. Development on a small area of the southerly portion of the woodlot is appropriate given the applicants agreement to compensate provide a compensation block.

The proposed amendment to remove a portion of an Unevaluated Vegetation Patch and a Potential Naturalization Corridor is appropriate in order to align Schedules 'A' and 'B1' with the proposed Draft Plan.

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 at 1959 Wharncliffe Road South in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Open Space, and Open Space to Low Density Residential.
2. Schedule "B" – Flood Plain & Environmental Features, to the Official Plan for the City of London Planning Area is amended to remove a portion of an Unevaluated Vegetation Patch and a Potential Naturalization Corridor on "Schedule B1" attached hereto.



From: Low Density Residential
 To: Open Space
 AND
 From: Open Space
 To: Low Density Residential

Legend

- 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

- 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

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

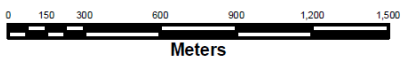
**SCHEDULE 1
 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 39T-14502 / OZ 8393

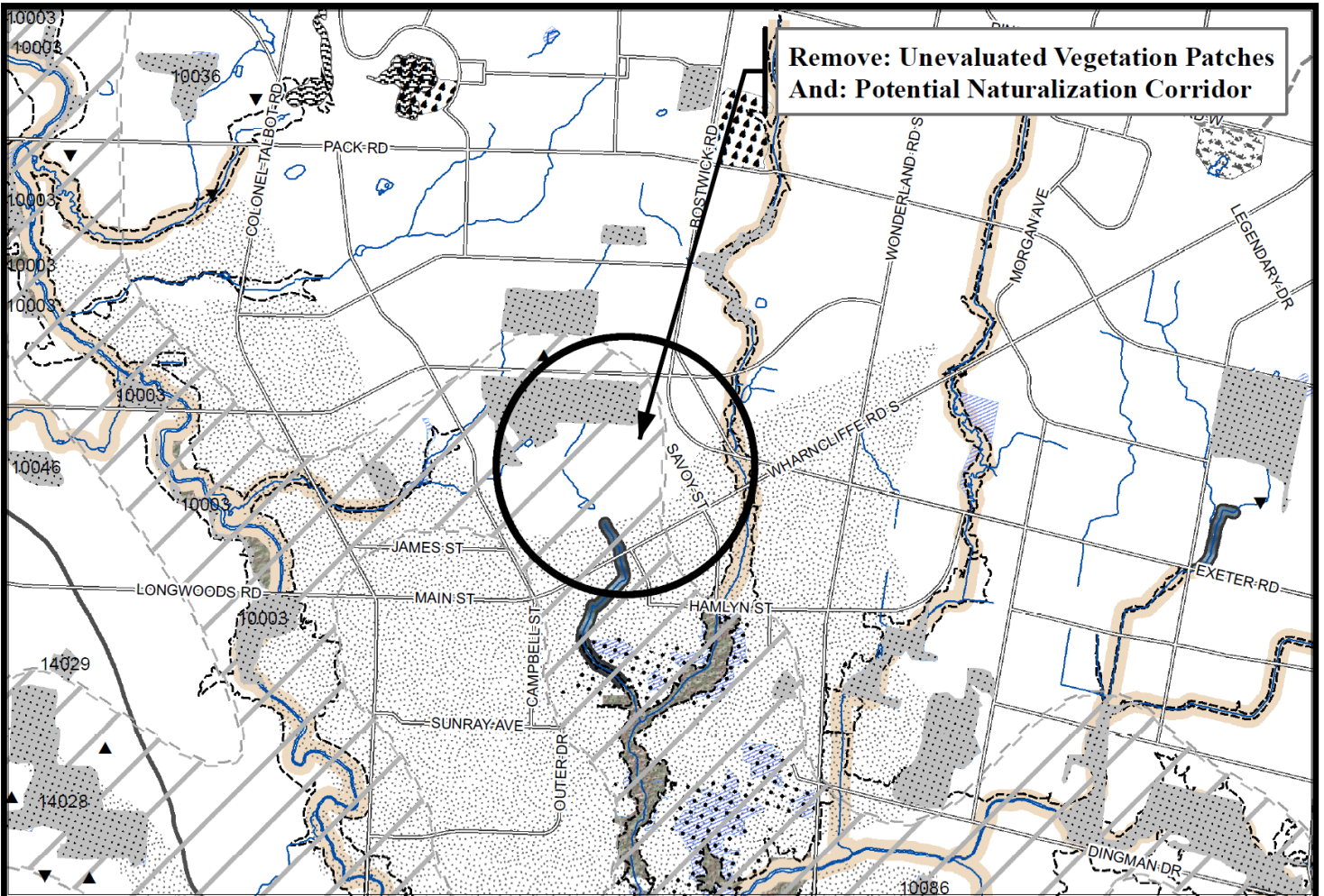
PLANNER: AR

TECHNICIAN: JTS

DATE: April 10, 2015

AMENDMENT NO:

**Remove: Unevaluated Vegetation Patches
And: Potential Naturalization Corridor**



NATURAL HERITAGE SYSTEM

- 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

NATURAL HAZARDS

- Maximum Hazard Line
- NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

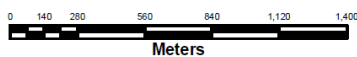
**SCHEDULE B1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: 39T-14502 / OZ 8393

PLANNER: AR

TECHNICIAN: JTS

DATE: April 10, 2015