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File: OZ-8488
Planner: G. Barrett/E. Lalande

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: LAFARGE CANADA, INC 2760 SUNNINGDALE ROAD EAST PUBLIC PARTICIPATION MEETING ON TUESDAY, SEPTEMBER 8, 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 Lafarge Canada Inc. relating to the property located at 2760 Sunningdale Road East:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on Tuesday, September 15, 2015 to amend Schedule "B-2" – Natural Resources and Natural Hazards of the Official Plan to change the designation of the subject lands **FROM** an "Aggregate Resource Area" designation, **TO** an "Extractive Industrial" designation; and,
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on Tuesday, September 15, 2015 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Agriculture (AG4) Zone, **TO** a special provision Resource Extraction (EX(__)) Zone.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the proposed Official Plan and Zoning By-law Amendment is to permit the expansion of an aggregate extraction operation to the subject lands. The purpose of the special provision is to permit a 0 (zero) metre setback along the west and north property lines to permit the expansion of the adjacent aggregate operation to this parcel.

RATIONALE

1. The recommended Official Plan and Zoning By-law Amendments are appropriate as the subject lands are in an area identified as containing an aggregate resource.
2. Licensed pit operations (Stead-Day Pit) exist in the adjacent property to the west and north of this property. The recommended Official Plan and Zoning By-law Amendments would permit uses that are appropriate with the surrounding aggregate extraction and recreation uses.

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3. The proposed aggregate resource extraction is consistent with the Policies of Section 2.5 Mineral Aggregate Resources of the Provincial Policy Statement, 2014, specifically sections 2.5.2.1 to provide opportunities for aggregate resource extraction as close to market as possible, and section 2.5.2.2, to minimize social, economic and environmental impacts associated with aggregate extraction.
4. The proposed aggregate resource extraction is consistent with the policies of the Official Plan.
5. The proposed zoning will permit the expansion of the current aggregate operation to this parcel.

BACKGROUND

Date Application Accepted: May 7, 2015	Agent: Nick Bogaert, MHBC Planning
REQUESTED ACTION: Official Plan and zoning by-law amendments to permit aggregate extraction on the site.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – farmland/pasture • Frontage – 311 m • Depth – 149 m • Area – 4.63 ha • Shape - rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Active pit/aggregate extraction • South - Golf course • East - Open space/conservation lands • West - Active pit/aggregate extraction

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Agriculture (Schedule “A”-Land Use) The primary permitted uses in lands designated Agriculture include the cultivation of land and the raising of livestock and farm-related uses. • Groundwater Recharge Area (Schedule “B-1”-Natural Heritage Features) • Aggregate Resource Area (Schedule “B-2”-Natural Resources and Natural Hazards)
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • Agriculture (AG4)

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PLANNING HISTORY

The property has existed as an agricultural parcel adjacent to an active aggregate operation for a number of years. The lands are outside the Urban Growth Boundary, but have been the subject of a number of inquiries over the past years. These inquiries were generally related to possible consents to create additional rural residential development on these lands. Staff noted the potential conflicts with the adjacent aggregate operations as reasons to not support residential development on these lands.

In October, 2005, an application for a zoning by-law amendment to change the zoning on the lands from an Agricultural (AG4) Zone to a new Agricultural Special Provision Zone to apply to the lands containing the two existing residential dwellings and a holding Resource Extraction (EX) Zone for the remainder of the lands. The Agricultural Special Provision Zone was intended to permit a consent application to create two residential lots, and the holding Resource Extraction Zone would prohibit the expansion of the adjacent aggregate operation until the residential dwellings were sold or removed.

In May 2006, Staff brought forward a report recommending refusal of the application, and the matter was referred back at the applicant's request.

In December, 2006, Staff brought back another report recommending refusal of the applicant's request, and recommending that Schedule B of the Official Plan be amended from Aggregate Resource Area to Extractive Industrial, and that the zoning be changed from Agricultural to holding Resource Extraction. The purpose of the holding zone was to ensure that aggregate resource extraction did not take place in advance of the municipal review and approval of an aggregate extraction license application by the Ministry of Natural Resources.

The matter was again referred back at the applicant's request.

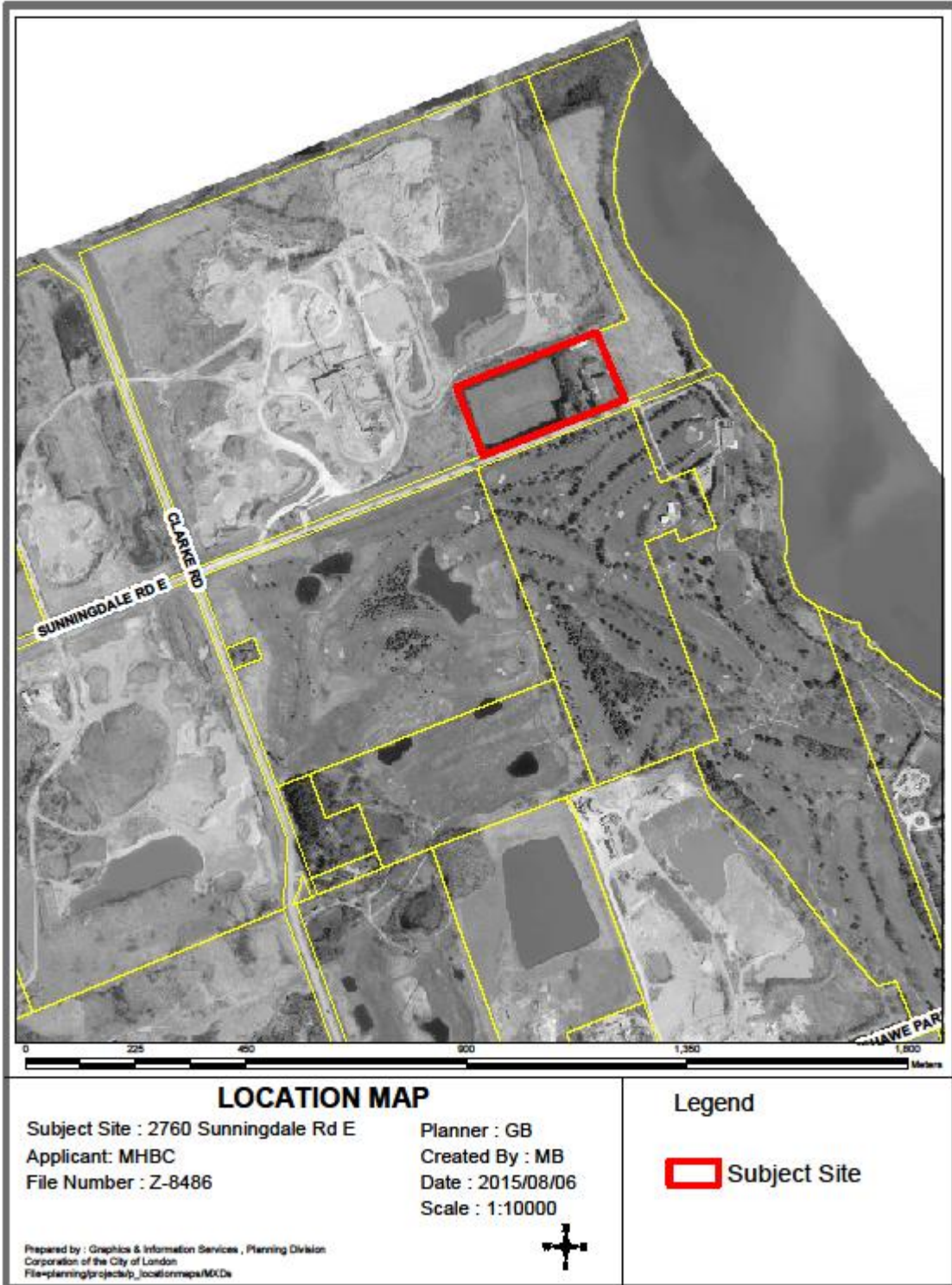
In June, 2008, Staff brought back a report recommending refusal of an application to change the zoning on the lands from an Agricultural (AG4) Zone to an Agricultural Special Provision/holding Resource Extraction (AG4(_)/h-_*EX1) Zone to permit the severance of the existing single detached dwellings subject to a holding provision preventing the expansion of the aggregate operations until the existing dwelling units were removed or acquired.

On June 23, 2008, Municipal Council resolved to refuse the application.

Agenda Item # Page #

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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

June 12, 2015: Upper Thames River Conservation Authority

The UTRCA noted the following:

AREA OF VULNERABILITY	VULNERABILITY SCORE	THREATS & CIRCUMSTANCES
Highly Vulnerable Aquifer (HVA)	6	Moderate & Low Threats
Significant Groundwater Recharge Area (SGRA)	6	Moderate & Low Threats

NOTE: At this time, certain activities on this property may be considered *Moderate or Low* threats to drinking water.

Under the CWA, the Source Protection Committee has the authority to include policies in the *Amended Proposed Source Protection Plan* that may prohibit or restrict activities identified as posing a *significant* threat to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponent considering land use changes, site alteration or construction in these areas need to be aware of this possibility.

Provincial Policy Statement (PPS 2014)

Section 2.2.1 requires that:

“Planning authorities shall protect, improve or restore the quality of water by: e) implementing necessary restrictions on development and site alteration to:

1. *Protect all municipal drinking water supplies and designated vulnerable areas; and,*
2. *Protect, improve or restore vulnerable surface and ground water features, and their hydrological functions.”*

Section 2.2.2 requires that:

“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrological functions will be protected, restored or improved.”

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development. This site contains Highly Vulnerable Aquifer and Significant Groundwater Recharge Areas which are considered designated vulnerable areas under the PPS.

Staff response:

There is an existing municipal emergency water well field located approximately 800m to 1,000m southwest of the site on the grounds of the Fanshawe Golf Course. The Wellhead Protection Area for the well field extends north to within approximately 300 metres of the site. The area that would be permitted for aggregate resource extraction is beyond the limits of the identified wellhead protection area.

The site lies within the areas identified as both significant groundwater recharge area and highly vulnerable aquifer. As noted by the UTRCA, the lands lie within a Low to Moderate threat area. In support of this application, a Level 1 and Level 2 Hydrogeological Assessment was undertaken by Golder Associates. The report, dated November 2014 notes that the parcel is located within both a Significant Groundwater Recharge Area (SGRA) and a Highly Vulnerable Aquifer (HVA).

The Golder Report examined the groundwater conditions on the site through a review of data and published information regarding the site, an evaluation of the local groundwater users and information from the Ministry of Environment and Climate Change (MOECC),

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site reconnaissance, borehole drilling and monitoring wells, water testing and groundwater monitoring and groundwater water quality sampling. The results of the review concluded that the general groundwater flow conditions in the vicinity of the site will be maintained following development, that there would be no impact on the quality or quantity of groundwater available for the nearby domestic water wells, that the site was beyond the limits of the wellhead protection area for the Fanshawe back-up well field, and that the reduction in the total net water surplus after site rehabilitation would be negligible.

In July 16, 2015 correspondence to Golder Associates, the MOECC noted that "...the proposed aggregate development will not result in any unacceptable impacts to the groundwater and the nearby surface water features. I have no further concerns with respect to the proposed aggregate development."

The existing monitoring wells are to remain through the period of extraction, and for one year following rehabilitation so that the groundwater characteristics will be able to be monitored through the period of operation. In addition, Best Management Practices (BMPs) related to fuel handling will be incorporated into the approved site plans that are part of the operator's license.

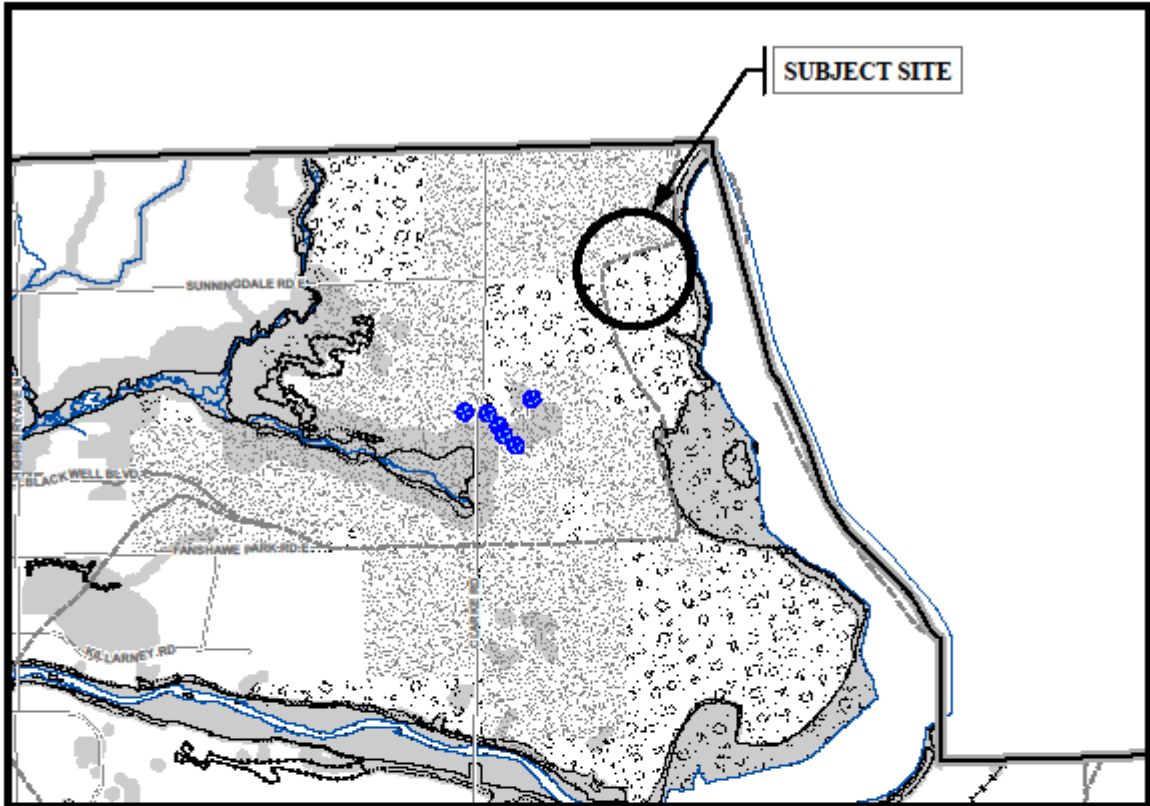
July 9, 2015: City of London, Transportation – No comments.

July 24, 2015: London Hydro – No objection.

PUBLIC LIAISON:	On May 21, 2015, Notice of Application was sent to two 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 May 21, 2015. A "Possible Land Use Change" sign was also posted on the site.	No replies were received
<p>Nature of Liaison: Possible Official Plan and Zoning By-law change to permit the expansion of an adjacent aggregate operation to the subject lands. Possible change to Schedule "B-2"-Natural Resources and Natural Hazards of the Official Plan from Aggregate Resource Area to Extractive Industrial. Possible change to Zoning By-law No. Z.-1 from an Agricultural (AG4) Zone that permits existing single detached dwellings to a special provision Resource Extraction (EX(_)) Zone which permits resource extraction operations, farms, wayside pits and forestry uses, with a special provision to allow a 0 (zero) metre rear yard and west interior side yard setback from the adjacent aggregate extraction operation.</p>		
<p>Responses: None</p>		

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NATURAL RESOURCES

-  Aggregate Resource Areas
-  Extractive Industrial
-  Emergency Municipal Water Wells

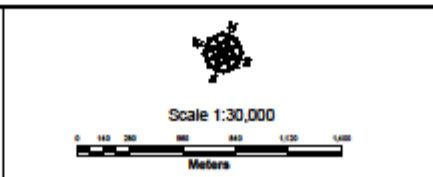
Base Map Features

-  Railways
-  Water Courses/Ponds
-  Streets (refer to Schedule "C")
-  Conservation Authority Boundary
-  Subwatershed Boundary
-  Potential Special Policy Areas
-  Special Policy Area

NATURAL HAZARDS

-  Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is 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.
-  Riverine Erosion Hazard Limit For Confined Systems
-  Riverine Erosion Hazard Limit For Unconfined Systems
-  Steep Slopes Outside of the Riverine Erosion Hazard Limit
-  Abandoned Oil/Gas Wells
-  Conservation Authority Regulation Limit

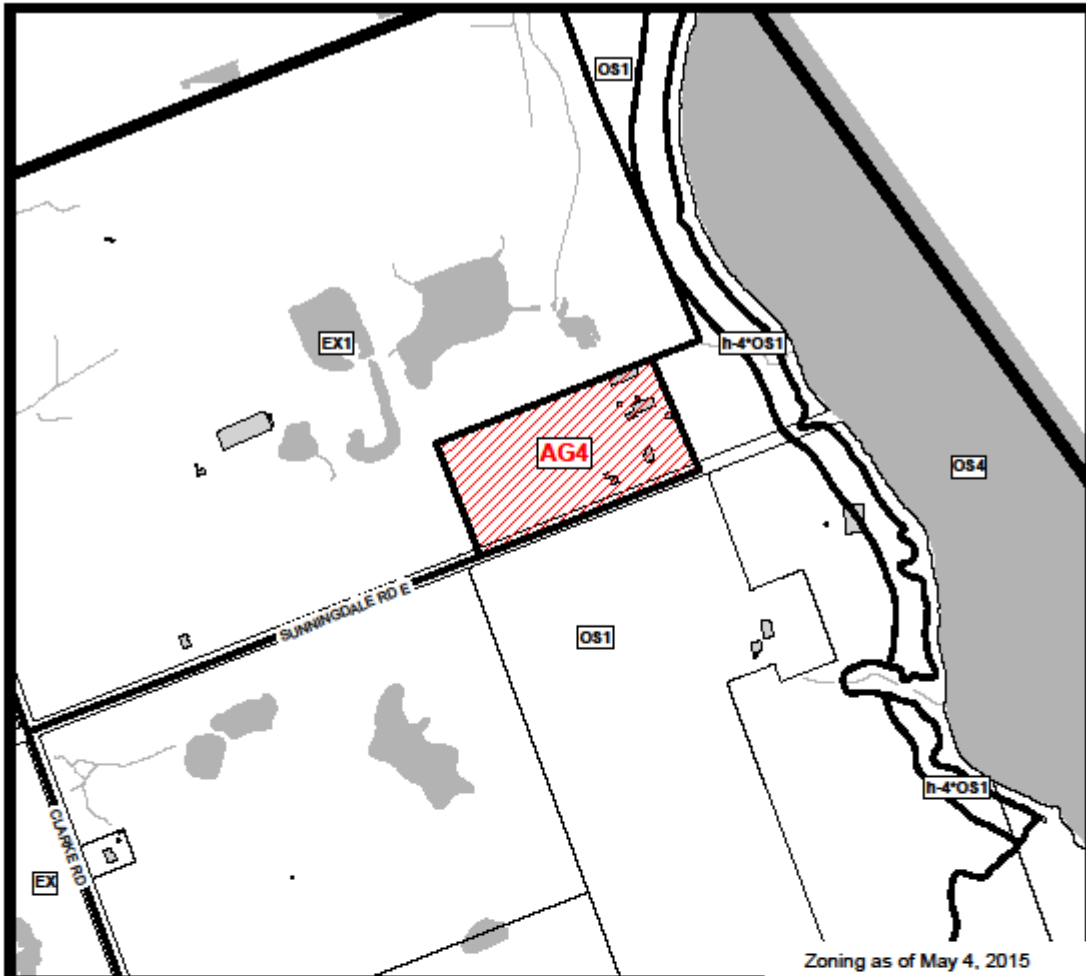
CITY OF LONDON
 Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B2
NATURAL RESOURCES
AND
NATURAL HAZARDS
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8464
 PLANNER: GB
 TECHNICIAN: MB
 DATE: 2015/08/05

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: AG4

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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:
 OZ-8486 GB

MAP PREPARED:
 2015/08/06 MB

1:7,500
 0 37.575 150 225 300 Meters

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

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ANALYSIS

Subject Site Description

The subject site is located at 2760 Sunningdale Road East, and is currently occupied by two vacant residential dwellings, a barn and some small farm outbuildings. The site area is 4.6 ha/11.4 ac. The land has been farmed, and includes an agricultural field, a small deciduous plantation and a small coniferous plantation, and a coniferous hedgerow along the southerly, westerly and northerly boundary. The site plans and phasing plans submitted with the application indicate that the hedgerow will be maintained along the southern boundary adjacent to Sunningdale Road. The western and northern hedgerows would be removed as part of the future aggregate extraction.

Abutting land uses include an active aggregate extraction operation (the Stead-Day Pit) to the west and north, open space and conservation lands to the east, and the Fanshawe Golf Course to the south. The entrance and parking area for the golf course is located just east of the site at the end of Sunningdale Road.



Sunningdale Road frontage, looking east

Nature of the Application

The proposed Official Plan and Zoning by-law amendments are to permit the expansion of the adjacent Stead-Day Pit to these lands. The requested Official Plan amendment is to change the Aggregate Resource Area designation to Extractive Industrial on Schedule “B-2”, Natural Resources and Natural Hazards. The lands are designated Agriculture on Schedule “A”, Land Use, and there would be no change to that designation as part of this application.

The proposed Zoning By-law amendment would change the zoning from an Agriculture (AG4) Zone that permits existing single detached dwellings to a special provision Resource Extraction (EX(_)) Zone that would permit resource extraction operations, farms, wayside pits and forestry uses, with a special provision to allow a 0 (zero) metre rear yard and west interior side yard setback from the adjacent aggregate extraction operation.

The effect of these amendments would permit the expansion of the adjacent aggregate

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resource extraction operation to these lands to allow the removal of the aggregate resource.

There is a license application to the Ministry of Natural Resources and Forestry for a Category 1 Class A Pit Below Water for the site. The licensed area would include the entire 4.6 ha site, of which 3.5 ha has been identified for extraction.

Use

Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of Provincial interest related to and use planning and development. The proposed development promotes efficient development and land use patterns, is separated from sensitive land uses and is designed to mitigate possible adverse impacts on adjacent lands, and is not located within or adjacent to a significant natural heritage feature or area. The habitat of an endangered or threatened species (barn swallow) has been identified, and the habitat removal and compensation plan has been authorized by the Ministry of Natural Resources and Forestry.

There are no threats to municipal drinking water supplies, and vulnerable surface water and ground water features and hydrologic functions will be protected and restored. Extraction of mineral aggregate resources in prime agricultural areas is permitted, the resources are to be made available close to market, extraction will be undertaken in a manner that minimizes social, economic and environmental impacts, and the site shall be rehabilitated.

PPS, 2014, 1.1.1 a), 1.2.6.1, 2.1.4, 2.1.5, 2.1.7, 2.2.1 e), 2.3.6.1 a), 2.5.2.1 and 2.5.2.3

Official Plan

The Official Plan outlines Council's policies to guide the short-term and long-term growth and development of the City. The Official Plan provides for orderly growth and development, the protection of built and natural heritage, and compatibility among land uses.

Section 15.10 of the Official Plan contains Council's policies regarding aggregate resources. This section also contains policies to be considered in the expansion of pits or quarries, and requires that an Official Plan Amendment to expand a pit or quarry beyond the area indicated as on Schedule "B-2", Natural resources and Natural Hazards.

Policy 15.10.3 i) states that proposals will be reviewed in terms of their potential impact on surrounding land uses. The site is located outside the Urban Growth Boundary in northeast London, and is designated Agriculture on Schedule "A"-Land Use in the Official Plan. The site is bounded immediately to the north and west by the Stead-Day Pit, a licensed aggregate extraction facility. The Fanshawe Golf Course is located opposite the site on the south side of Sunningdale Road East, and open space lands owned by the Upper Thames River Conservation Authority are located to the east of the site. The Sun-Canadian pipeline is located west of the site within the adjacent pit area. The closest residential use is approximately 630 metres southwest of the site on Clarke Road.

Policy 15.10.3 ii) identifies the information that Council may request in order to evaluate a request to expand a pit or quarry. As part of the submission for this application, the Applicant has provided an Application Package, dated November 2014, and updated in January, 2015. This package contains a Planning Report, Level 1 and 2 Hydrogeological Assessment, Natural Environment Level 1 and 2 Technical Report, Archeological Stage 1/Stage 2 Report and Stage 3 Report, and *Aggregate Resources Act* (ARA) Site Plans. This information addresses the criteria described in Policy 15.10.3 ii), and is summarized below.

The aggregate resource to be extracted is located on-site, and has been identified by the Province as a resource of primary significance. There are approximately 750,000 tonnes of aggregate resources available for extraction on-site. Of the 4.6 ha site area proposed to be licensed, 3.5 ha are proposed for extraction. The adjacent 62.7 ha pit operation is licensed for

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an annual production limit of 362,000 tonnes.

As previously noted, the site has been used for agricultural purposes, and consists of agricultural field/pasture land, deciduous and coniferous tree plantations, two vacant residential dwelling units, and three farm out-buildings. The lands are Class 2 agricultural lands in the Canada Land Inventory, and have moderate limitations related to agricultural crops. The lands are located within a Significant Groundwater Recharge Area. The proposed pit license would permit the extraction of aggregate below the groundwater table. A Level 1 and Level 2 Hydrogeological Assessment has been provided, and concludes that there will be no unacceptable impacts on the groundwater of nearby surface water features. The report has been submitted to and accepted by the Ministry of Natural Resources and Forestry.

Policy 19.9.5 requires consideration of potential noise and vibration impacts on surrounding sensitive land uses. The Official Plan requires a vibration study for development proposals within 120 metres of an industrial use. Ministry guidelines would require a noise study for development within 150 metres of an industrial use. There are no adjacent sensitive land uses, and the nearest potential sensitive use is a residential property located approximately 600 metres from the southwest corner of the parcel.

A site plan as required by the *Aggregate Resources Act* has been provided. The site plan indicates the pre- and post- development conditions, as well as a phasing plan showing how the aggregate resource is to be extracted. The site will be extracted from west to east, and all aggregate resource above the water table will be removed. Extraction below the water table when then proceed from east to west. The aggregate will be removed and processing will occur at the main processing plant at the adjacent Stead-Day Pit.

No new roads or access to the site will be created. The operation will be a continuation of the adjacent aggregate extraction operations. Access to the site will be from the adjacent pit operations, and traffic will use the existing Stead-Day Pit entrance on Sunningdale Road west of the site near the Clarke Road intersection.

The final site Rehabilitation Plan shows a water feature with both shallow shoreline restoration and the creation of shoreline wetland features. The side slopes will be seeded, with nodal plantings. Progressive site rehabilitation is contemplated, and the side slopes of the areas not intended for below water extraction will be rehabilitated as the aggregate resource is removed. Five new nesting structures will be provided along the eastern boundary as mitigation for the removal of the barn swallow habitat identified in an existing on-site building.

In summary, the proposed application meets the intent of the policies of the Official Plan, and will result in the extraction of a significant aggregate resource close to market, consistent with the Provincial Policy Statement

Zoning By-law

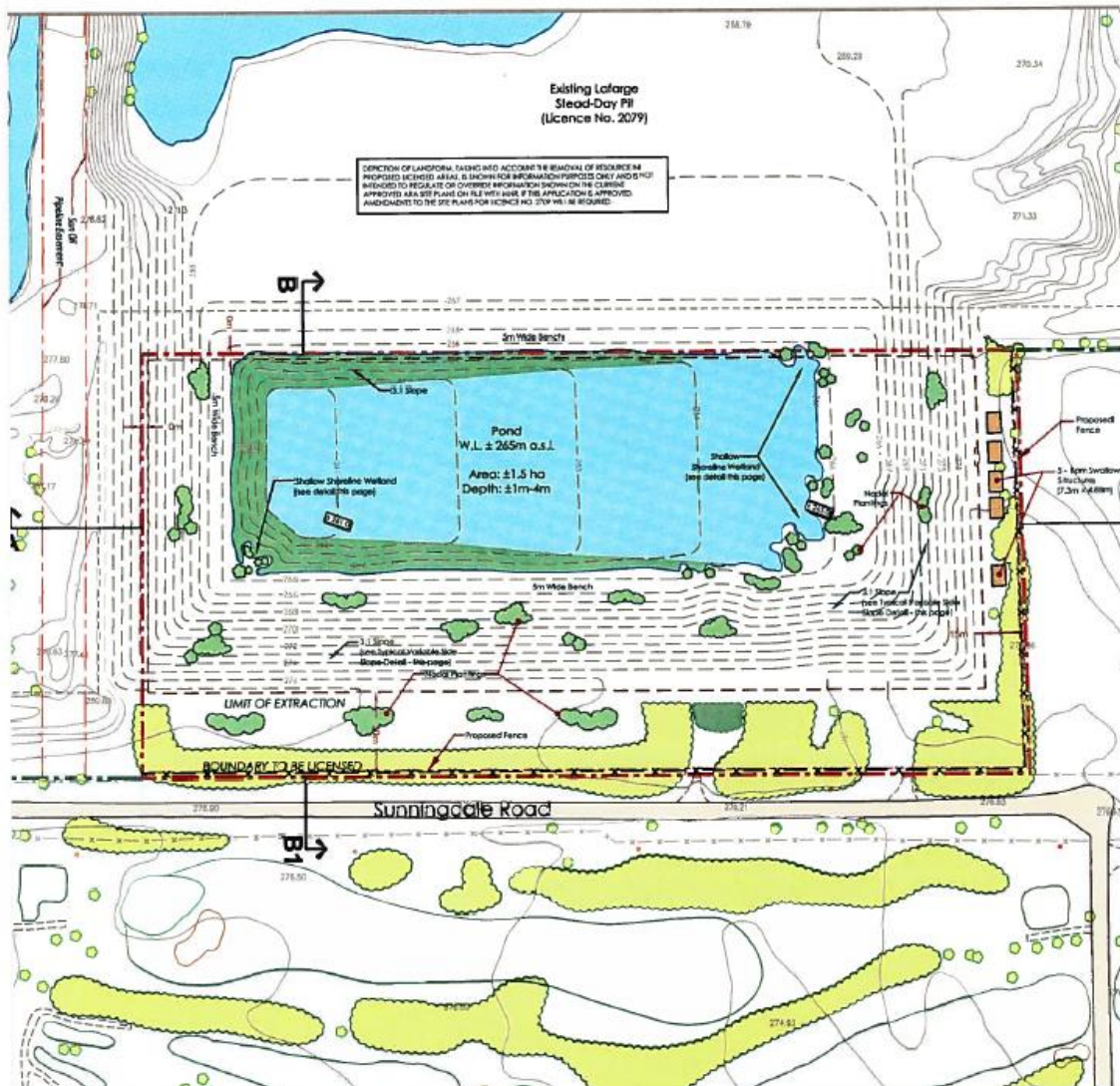
The current zone, Agriculture (AG4), permits existing single detached dwellings. The requested zoning by-law amendment is to apply a Resource Extraction (EX) Zone. The Resource Extraction zone permits resource extraction operations, farms, wayside pits and forestry uses.

Special provisions are proposed to permit a zero (0) metre rear yard and west interior side yard setback, which would allow the continued aggregate resource extraction from the adjacent lands to this parcel. The yard setbacks of the Resource Extraction (EX) Zone require a 15 metre setback from the pitface or excavation from any property boundary, with an additional requirement that no building, structure or product processing occur within 30 metres of any Residential or Urban reserve Zone. This requirement would not apply to this application, as the site does not abut a Residential or Urban Reserve Zone.

The requested zoning would implement the policies of the Official Plan, and would permit the extraction of the aggregate resources from these lands.

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**Figure 3
 Rehabilitation Plan**

LEGEND
 License Boundary

DATE: Nov. 24, 2014

SCALE 1:2,000

DRN: CAC

FILE: 9526DU



PLANNING DIVISION
 SCANNED

**Proposed Stead-Day Extension
 (Proposed Sunningdale Pit)**
 Part Lot 3, Concession 6
 (2760 Sunningdale Road)
 City of London

Source:
 Base Information - City of London, 2011



Site Rehabilitation Plan

Issues

No issues were raised though the public consultation. In the submission to the Ministry of Natural Resources and Forestry under the *Aggregate Resources Act*, two natural heritage issues were identified.

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Barn swallow nests were observed in all three of the farm out-buildings, with active nests observed in one of the buildings. Approximately 30 barn swallows were seen entering and leaving the barn, but not the other two out-buildings. Barn swallows are an identified Threatened Species under the *Endangered Species Act*.

The Ministry of Natural Resources and Forestry has signed off on the recommended habitat mitigation measures proposed. The Rehabilitation Plan requires the construction of five structures with nest cups and ledges along the east property boundary of the site adjacent to the UTRCA lands as compensation habitat for the removal of the barns.

The other natural heritage issue is the location of the parcel within a Significant Groundwater Recharge Area. During the extraction of the aggregate below the water table, there will be no de-watering of the site, and infiltration will be able to occur as stock-piled material is stored on site prior to removal. In addition, no washing will occur on site, and no off-site discharge of water will occur. The site Rehabilitation Plan also requires the construction of a water feature with shallow shoreline and shoreline wetland features. A Level 1 and Level 2 Hydrogeological Assessment was prepared, and submitted for Ministry review under the *Aggregate Resources Act*. The results of the review concluded that the general groundwater flow conditions in the vicinity of the site will be maintained following development, that there would be no impact on the quality or quantity of groundwater available for the nearby domestic water wells, that the site was beyond the limits of the wellhead protection area for the Fanshawe back-up well field, and that the reduction in the total net water surplus after site rehabilitation would be negligible

CONCLUSION

The recommended Official Plan amendment is consistent with the policies of the Provincial Policy Statement (2014) and the City of London Official Plan. The Official Plan amendment would redesignate the lands from Aggregate Resource Area to Extractive Industrial on Schedule "B-2", Natural Hazards and Natural Resources. The recommended Zoning By-law amendment is consistent with the Official Plan, and would permit the extraction of the aggregate resources present on the site.

PREPARED BY:	SUBMITTED BY:
GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

August 4, 2015
GB/gb
"Attach"

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File: OZ-8488
Planner: G. Barrett/E. Lalande

**Bibliography of Information and Materials
OZ-8843**

Request for Approval:

City of London Combined Official Plan and Zoning By-law Amendment Application Form, completed by MHBC Planning on behalf of Lafarge Canada Inc. on March 31, 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.

Planning Justification Report and *Aggregate Resources Act* Summary Statement, MHBC, November, 2014

Level 1 and Level 2 Hydrogeological Assessment, Golder Associates, November, 2014

Natural Environment Level 1 and Level 2 Technical Report, Golder Associates, November, 2014

Stage 1 and 2 Archaeological Assessment, Golder Associates, 27 June, 2013

Stage 3 Archaeological Assessment, Golder Associates, 15 January 2014, Revised 25 March, 2014

Aggregate Resource Act Site Plans (Existing Features, Operational Plan, Rehabilitation Plan, Cross Section Plan), MHBC, November, 2104

Phase II Environmental Site Assessment, Environ, January, 2010

Correspondence: (all located in City of London File No. OZ-8488 unless otherwise stated)

Departments and Agencies -

Creighton, C., UTRCA. Letter to E. Lalande. June 12, 2015.

MacRae, D., City of London, Transportation July 9, 2015

Bezzina, J., London Hydro. Memo to E. Lalande, July 24, 2015

Bogaert, N., MHBC. E-mail, with attachments, to G. Barrett, August 5, 2015

Bogaert, N., MHBC. Letter to G. Barrett, August 10, 2015

Other:

Site visit July 6, 2015 and photographs of the same date.

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Appendix "A"

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

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 2760 Sunningdale Road East.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 September 15, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

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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 “Aggregate Resource Area” to “Extractive Industrial” on Schedule “B-2”, Natural Hazards and Natural Resources, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 2760 Sunningdale Road East in the City of London.

C. BASIS OF THE AMENDMENT

1. The recommended Official Plan Amendment is appropriate as the subject lands are in an area identified as containing an aggregate resource.
2. Licensed pit operations (Stead-Day Pit) exist in the adjacent property to the west and north of this property. The recommended Official Plan Amendment would permit uses that are appropriate with the surrounding aggregate extraction and recreation uses.
3. The proposed aggregate resource extraction is consistent with the Policies of Section 2.5 Mineral Aggregate Resources of the Provincial Policy Statement, 2014, specifically sections 2.5.2.1 to provide opportunities for aggregate resource extraction as close to market as possible, and section 2.5.2.2, to minimize social, economic and environmental impacts associated with aggregate extraction.
4. The proposed aggregate resource extraction is consistent with the policies of the Official Plan.

D. THE AMENDMENT

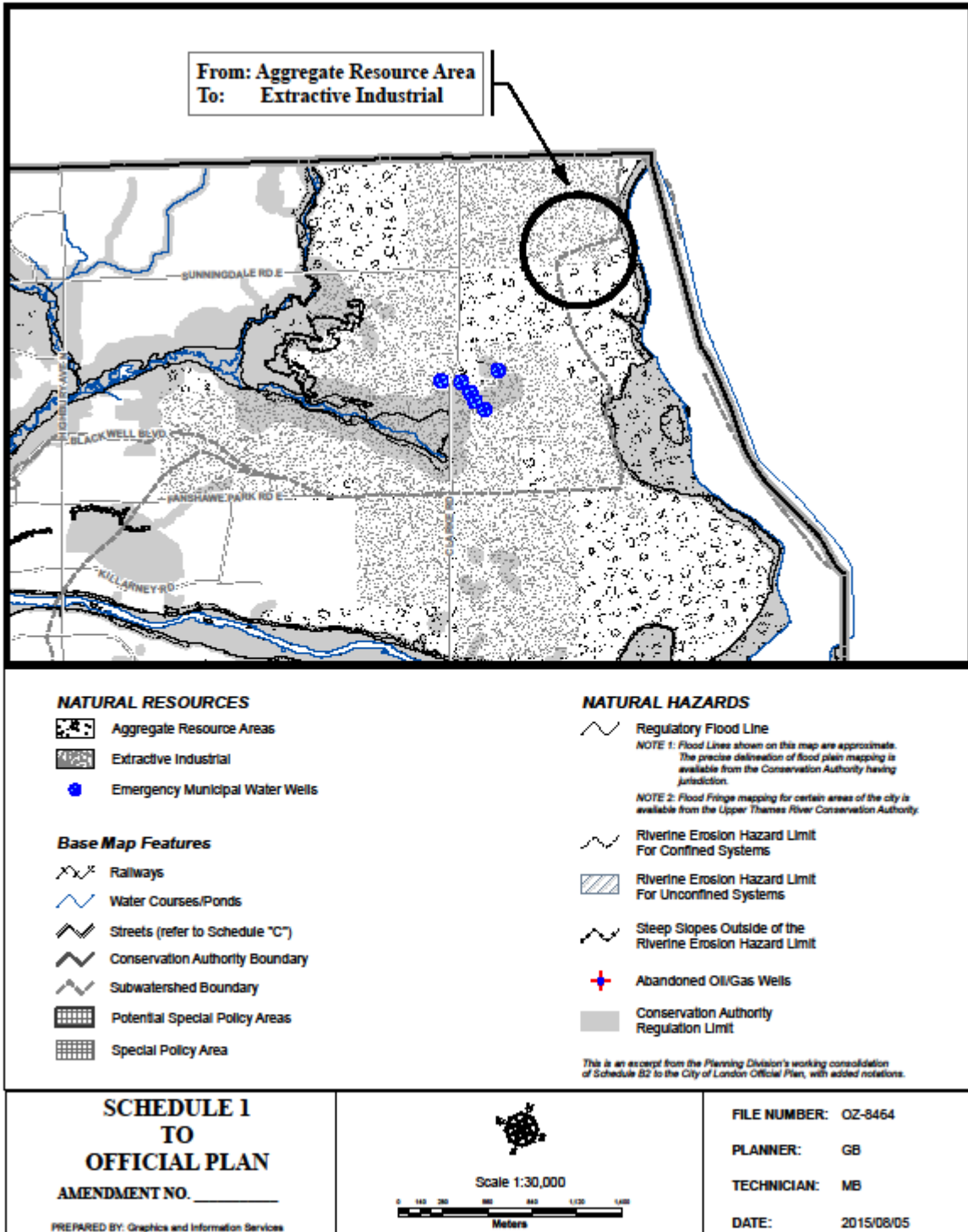
The Official Plan for the City of London is hereby amended as follows:

1. Schedule “B-2”, Natural Hazards and Natural Resources, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 2760 Sunningdale Road East in the City of London, as indicated on “Schedule 1” attached hereto from “Aggregate Resource Area” to “Extractive Industrial”.

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File: OZ-8488
 Planner: G. Barrett/E. Lalande

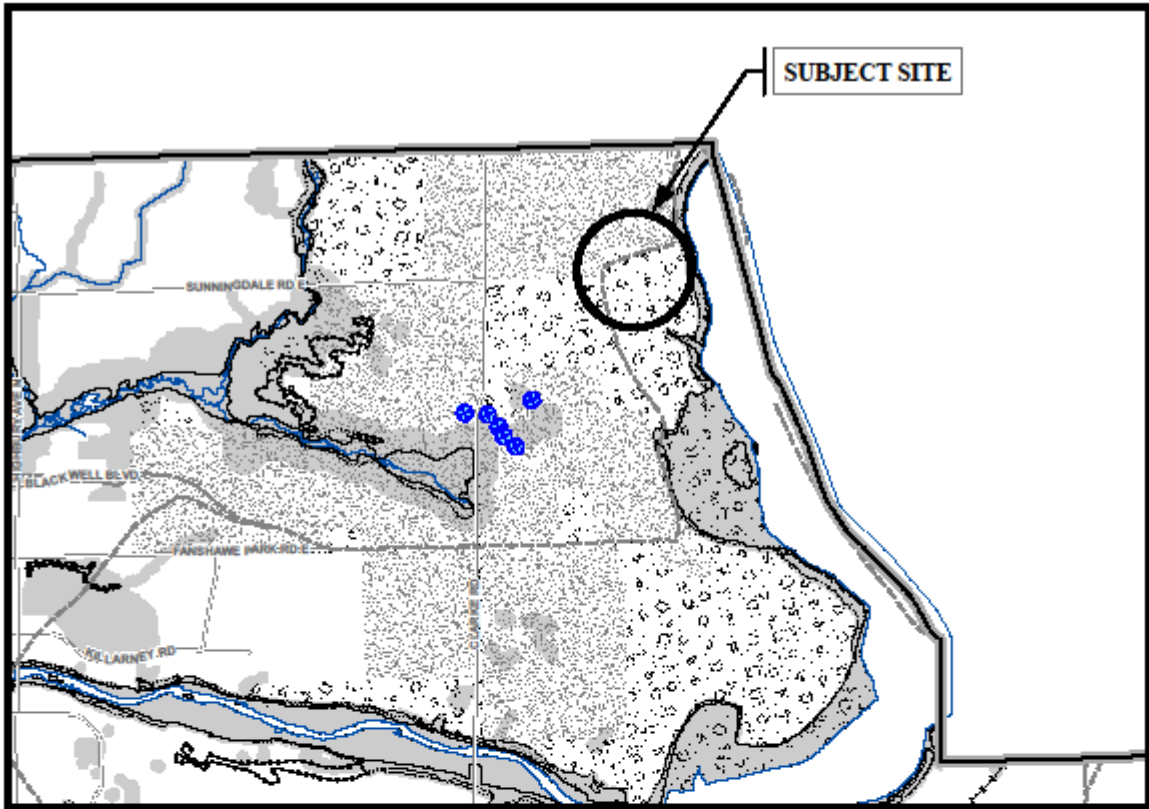
AMENDMENT NO:



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 Planner: G. Barrett/E. Lalande



NATURAL RESOURCES

- Aggregate Resource Areas
- Extractive Industrial
- Emergency Municipal Water Wells

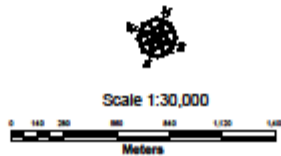
Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Potential Special Policy Areas
- Special Policy Area

NATURAL HAZARDS

- Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is 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.
- Riverine Erosion Hazard Limit For Confined Systems
- Riverine Erosion Hazard Limit For Unconfined Systems
- Steep Slopes Outside of the Riverine Erosion Hazard Limit
- Abandoned Oil/Gas Wells
- Conservation Authority Regulation Limit

CITY OF LONDON
 Department of
Planning and Development
 OFFICIAL PLAN SCHEDULE B2
 NATURAL RESOURCES
 AND
 NATURAL HAZARDS
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8464
 PLANNER: GB
 TECHNICIAN: MB
 DATE: 2015/08/05

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\conso\0\0\excerpts\mxds_templates\schedule_b\scheduleB2_b&w_8x11_with_SWAP.mxd

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File: OZ-8488
Planner: G. Barrett/E. Lalande

Appendix "B"

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 2760 Sunningdale Road East.

WHEREAS Lafarge Canada Inc. has applied to rezone an area of land located at 2760 Sunningdale Road East, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 2760 Sunningdale Road East, as shown on the attached map comprising part of Key Map No. 7, from an Agriculture (AG4) Zone to a special provision Extractive Industrial (EX(_)) Zone.
- 2) Section Number 43.4 of the Resource Extraction (EX) Zone is amended by adding the following Special Provision:

EX(_)	2760 Sunningdale Road East	
a)	Regulations	
	i) Rear Yard Depth	0.0m (0 ft.)
	ii) Interior Side Yard Depth (West)	0.0m (0 ft.)

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 September 15, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

Agenda Item # Page #

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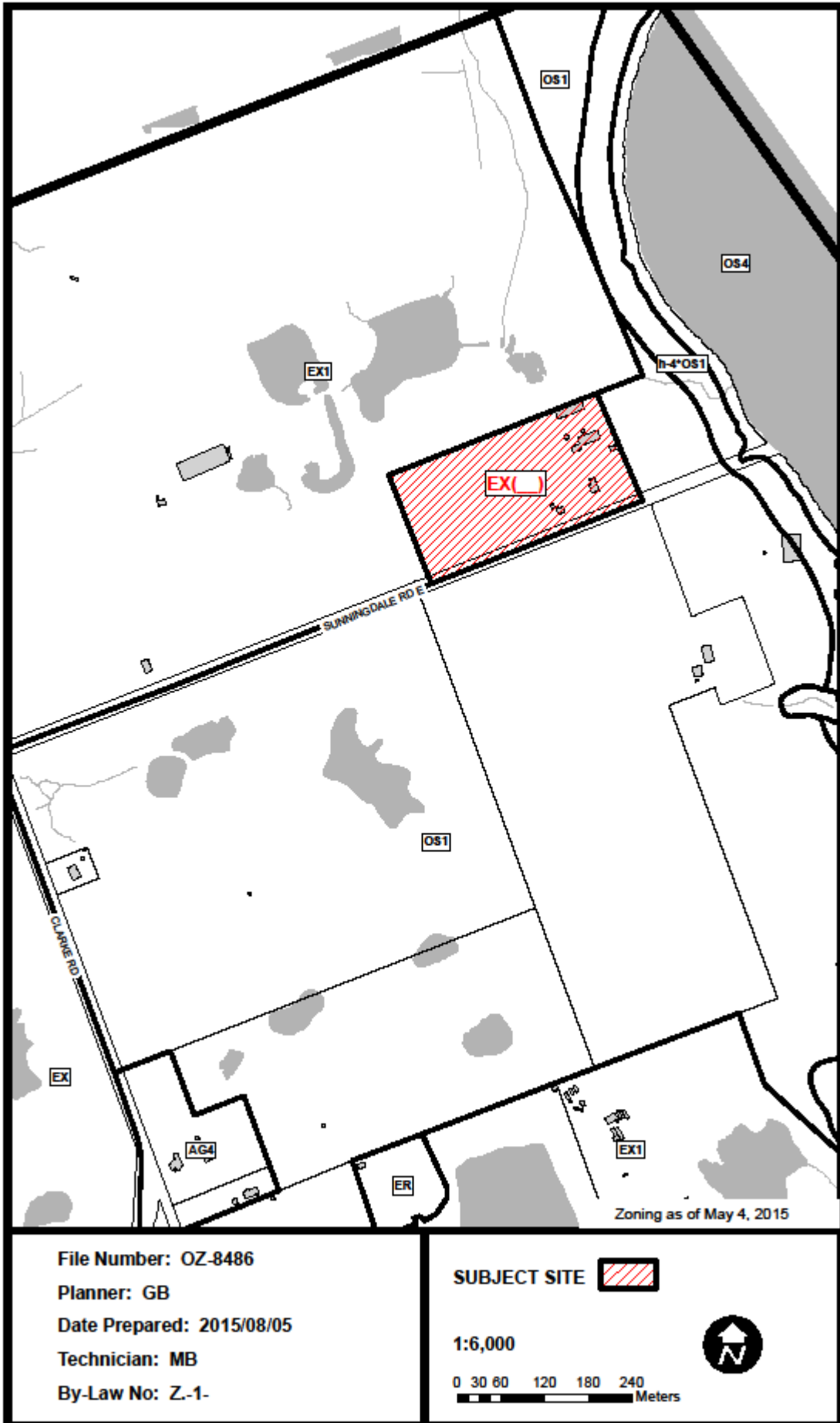
File: OZ-8488
Planner: G. Barrett/E. Lalande

First Reading - September 15, 2015
Second Reading – September 15, 2015
Third Reading - September 15, 2015


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File: OZ-8488
Planner: G. Barrett/E. Lalande

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



File Number: OZ-8486
 Planner: GB
 Date Prepared: 2015/08/05
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:6,000

0 30 60 120 180 240 Meters

