Bill No. 346
2015

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 2150 Oxford Street East.

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 <u>attached</u> 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 October 13, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – October 13, 2015
Second Reading – October 13, 2015
Third Reading – October 13, 2015

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A.   PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the "Maximum Hazard Line" on Schedule "B-1", Natural Heritage Features, to the Official Plan for the City of London.

B.   LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 2150 Oxford Street East in the City of London.
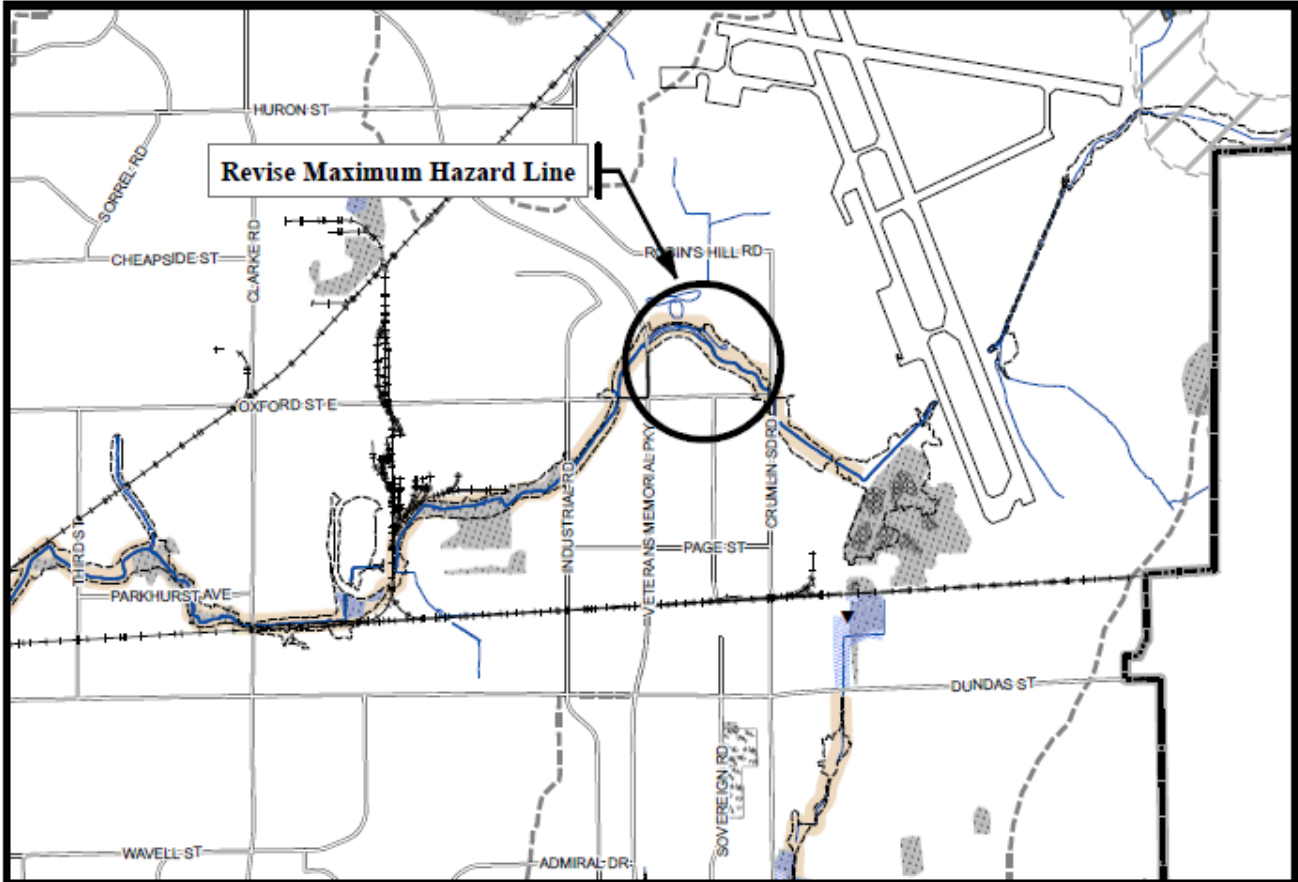
C.   BASIS OF THE AMENDMENT

Works associated with the Pottersburg Creek subwatershed study and Municipal Class Environmental Assessment have improved servicing, including storm drainage and channel remediation, in the Pottersburg Creek and Skyway Industrial Park area. It is for these reasons that the impact of floods and the flood plain line is to be reduced. Consequently, the purpose of the application is to adjust the regulatory flood plain mapping and thus increase the supply of developable industrial land on the subject property at 2150 Oxford Street East.

D.   THE AMENDMENT

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

1. Schedule "B1", Natural Heritage Features, to the Official Plan for the City of London Planning Area is amended by changing the "Maximum Hazard Line" at 2150 Oxford Street East in the City of London, as indicated on "Schedule 1" attached hereto.

Revise Maximum Hazard Line

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.
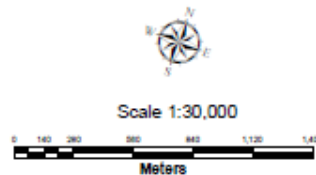
Base Map Features

⋀⋁	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 1
TO
OFFICIAL PLAN
AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services

Scale 1:30,000

0   140   280   560   840   1,120   1,400

Meters

FILE NUMBER:	OZ-8510
PLANNER:	TM
TECHNICIAN:	MB
DATE:	2015/09/01

PROJECT LOCATION: e:\planning\projects\p_officialplan\workconsol00\amendments\oz-8510\projects\ScheduleB1_Amendment.mxd