

Bill No. 65
2016

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

A by-law to amend the Official Plan for the
City of London - 1989, relating to 3493
Colonel Talbot 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 January 26, 2016

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – January 26, 2016
Second Reading – January 26, 2016
Third Reading – January 26, 2016

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 for a portion of the subject site from Open Space to Low Density Residential and Multi-Family Medium Density Residential; from Environmental Review to Low Density Residential and Multi-Family Medium Density Residential; and from Open Space to Low Density Residential in order to more accurately reflect the boundary for the main drainage channel on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To change the boundaries of the Significant River, Stream and Ravine Corridors delineation and to remove the Potential Upland Corridors Schedule "B" – Flood Plain & Environmental Features to the Official Plan for the City of London.
3. To change a portion of the subject site from Open Space and Environmental Review to Low Density Residential and Multi-Family Medium Residential to more accurately reflect the boundary of the main drainage channel on Schedule "4", Schedule "6", Schedule "9", and Schedule "12", to the Southwest Area Plan.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located 3493 Colonel Talbot Road in the City of London.

C. BASIS OF THE AMENDMENT

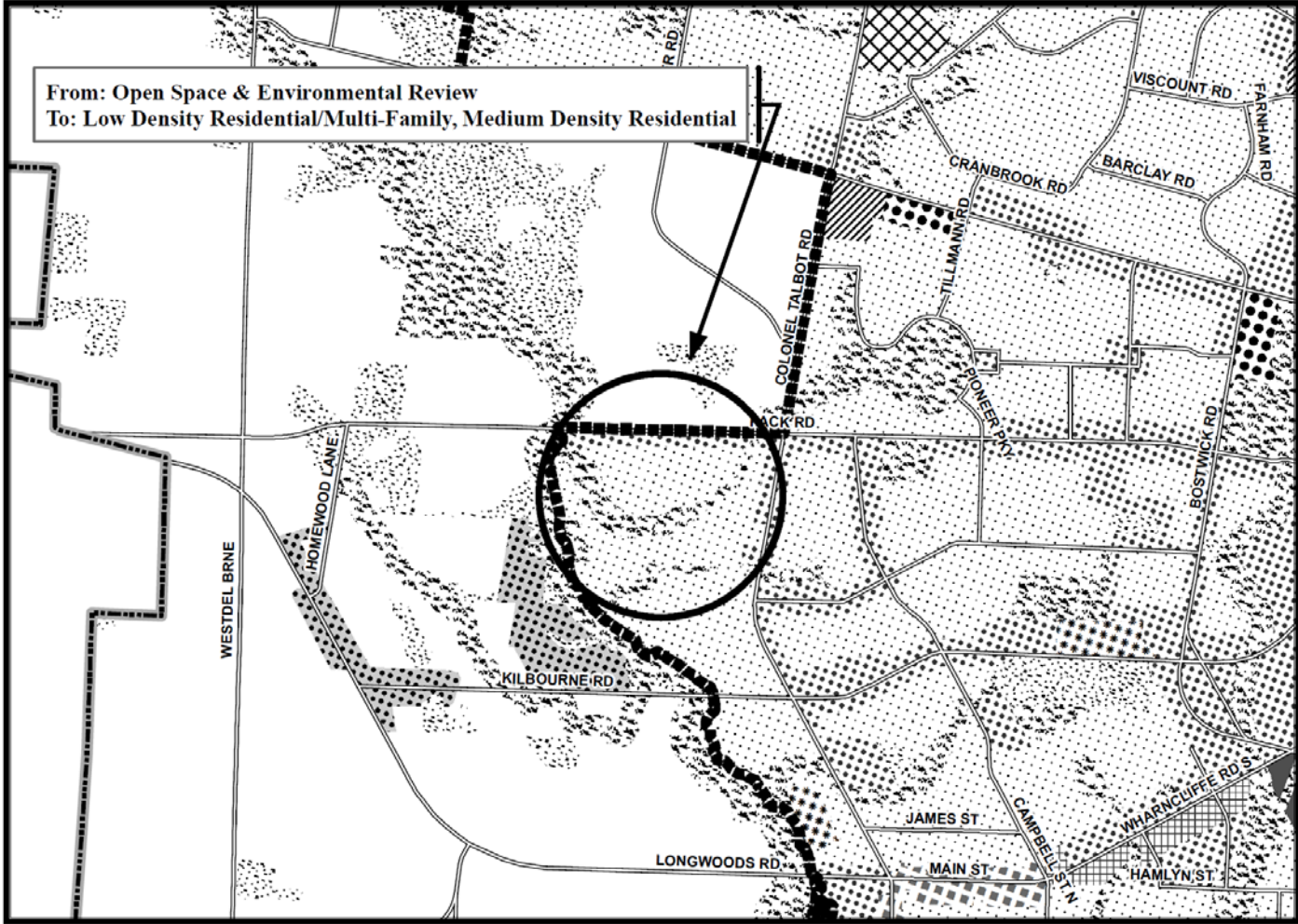
The proposed Environmental Review designation, Open Space designation, Low Density Residential designation and Multi-Family Medium Density designation amendments reflect the outcome of a Municipal Class EA and EIS to refine the boundary for the main drainage channel.

The proposed amendment to change the boundaries of the Significant River, Stream and Ravine Corridors delineation and to remove the Potential Upland Corridors 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 redesignating those lands located at 3493 Colonel Talbot Road in the City of London, as indicated on "Schedule 1" attached hereto from Open Space to Low Density Residential and Multi-Family Medium Density Residential; and from Environmental Review to Low Density Residential and Multi-Family Medium Density Residential.
2. Schedule "B", Flood Plain & Environmental Features, to the Official Plan for the City of London Planning Area is amended to change Schedule "B1" Natural Heritage Features to more accurately reflect the boundaries of the "Significant River, Stream and Ravine Corridors" delineation and to remove the "Potential Upland Corridors" delineation in the vicinity of the drainage channel as shown in attached Schedule B1.
3. The Southwest Area Secondary Plan for the City of London Planning Area is amended by redesignating those lands located at 3493 Colonel Talbot Road in the City of London, as indicated on "Schedule 4", Schedule 6", Schedule 9" and Schedule 12" attached hereto from Open Space and Environmental Review to Low Density Residential and Multi-Family Medium Density Residential.



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.

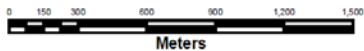
**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000

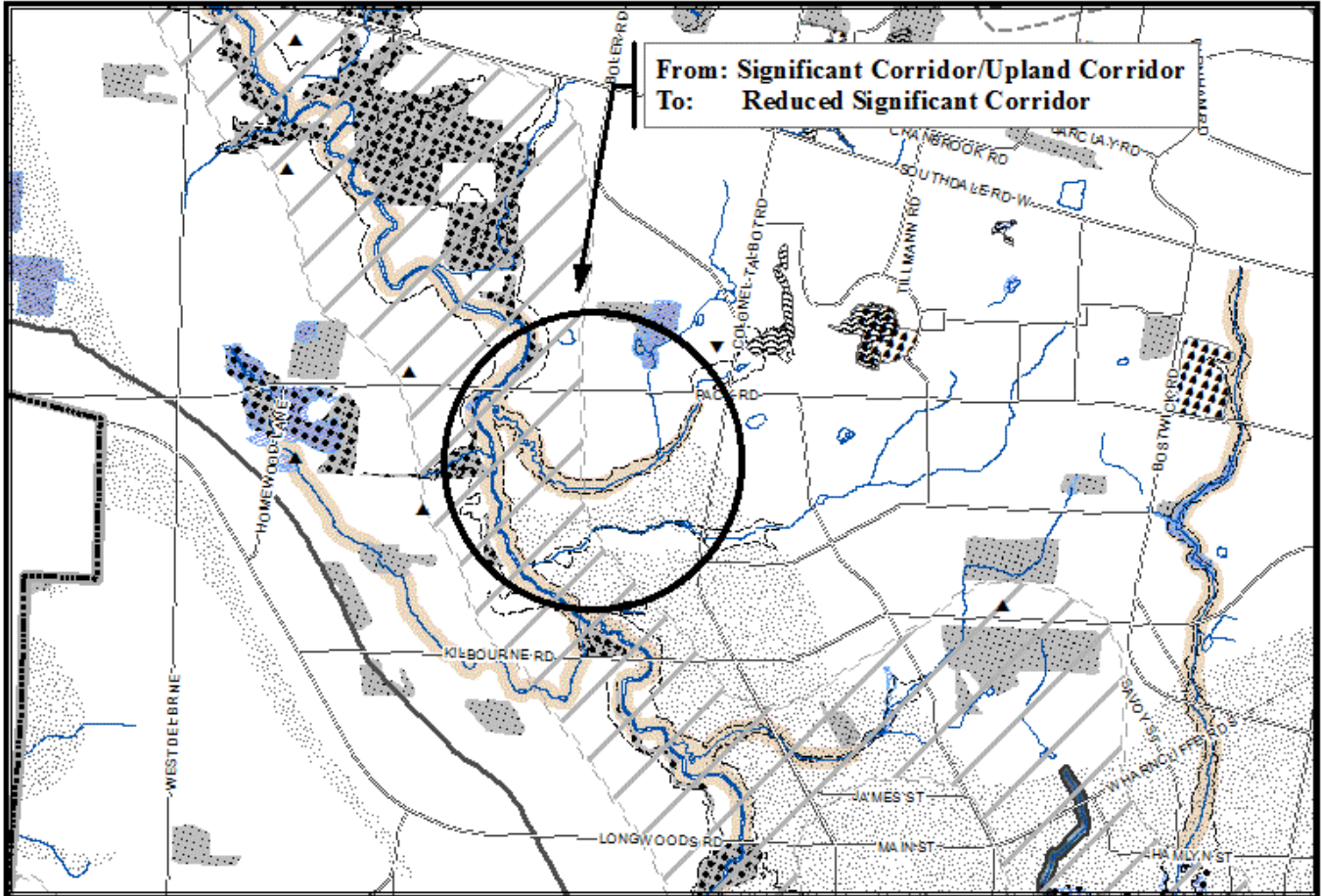


FILE NUMBER: OZ-8417

PLANNER: AR

TECHNICIAN: JS

DATE: 2015/11/18



**From: Significant Corridor/Upland Corridor
To: Reduced Significant 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.*

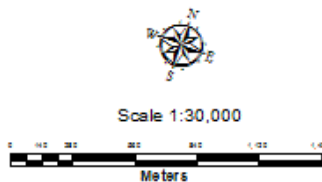
Base Map Features

- 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 B-1
TO
OFFICIAL PLAN
AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8417

PLANNER: AR

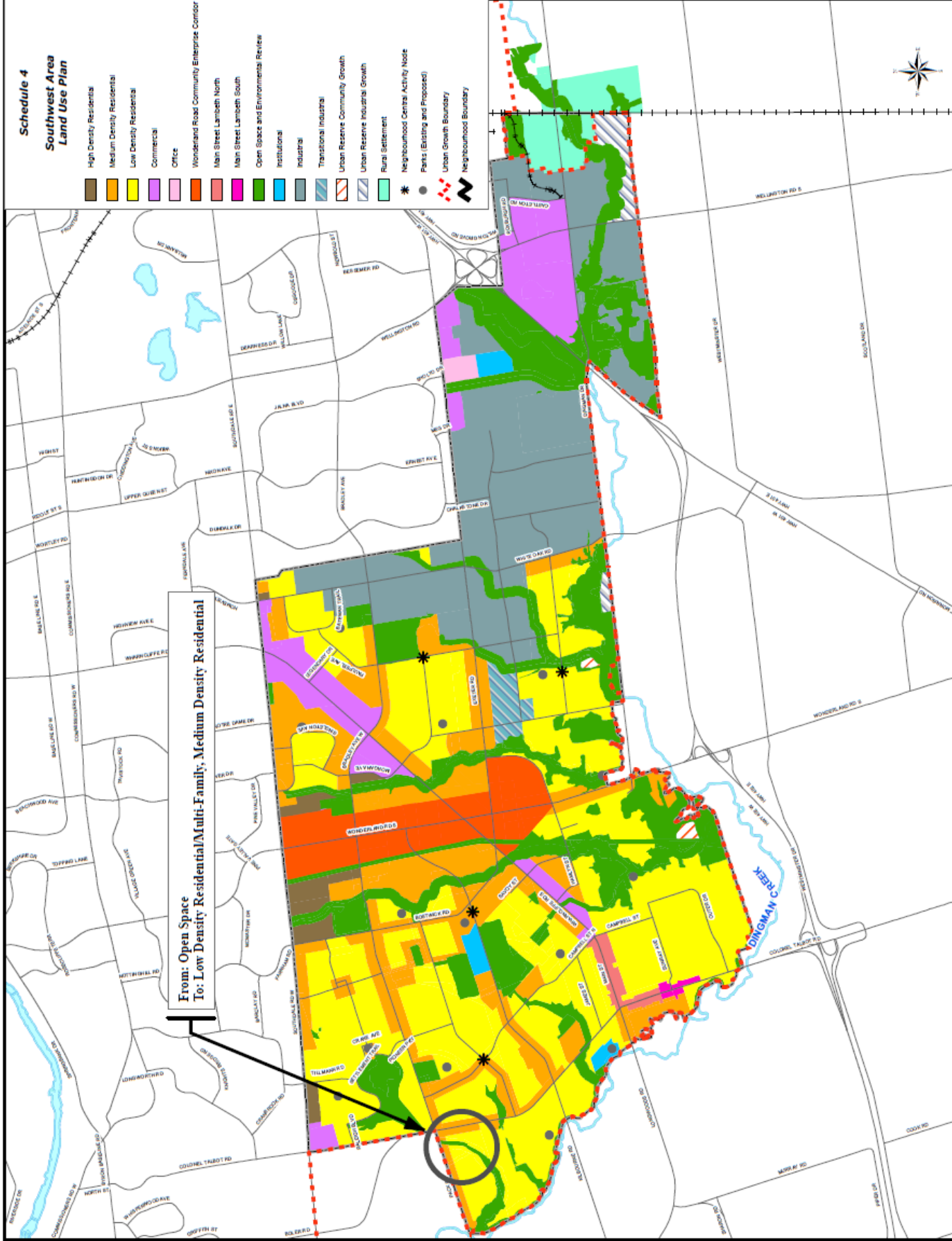
TECHNICIAN: JS

DATE: 2015/11/18

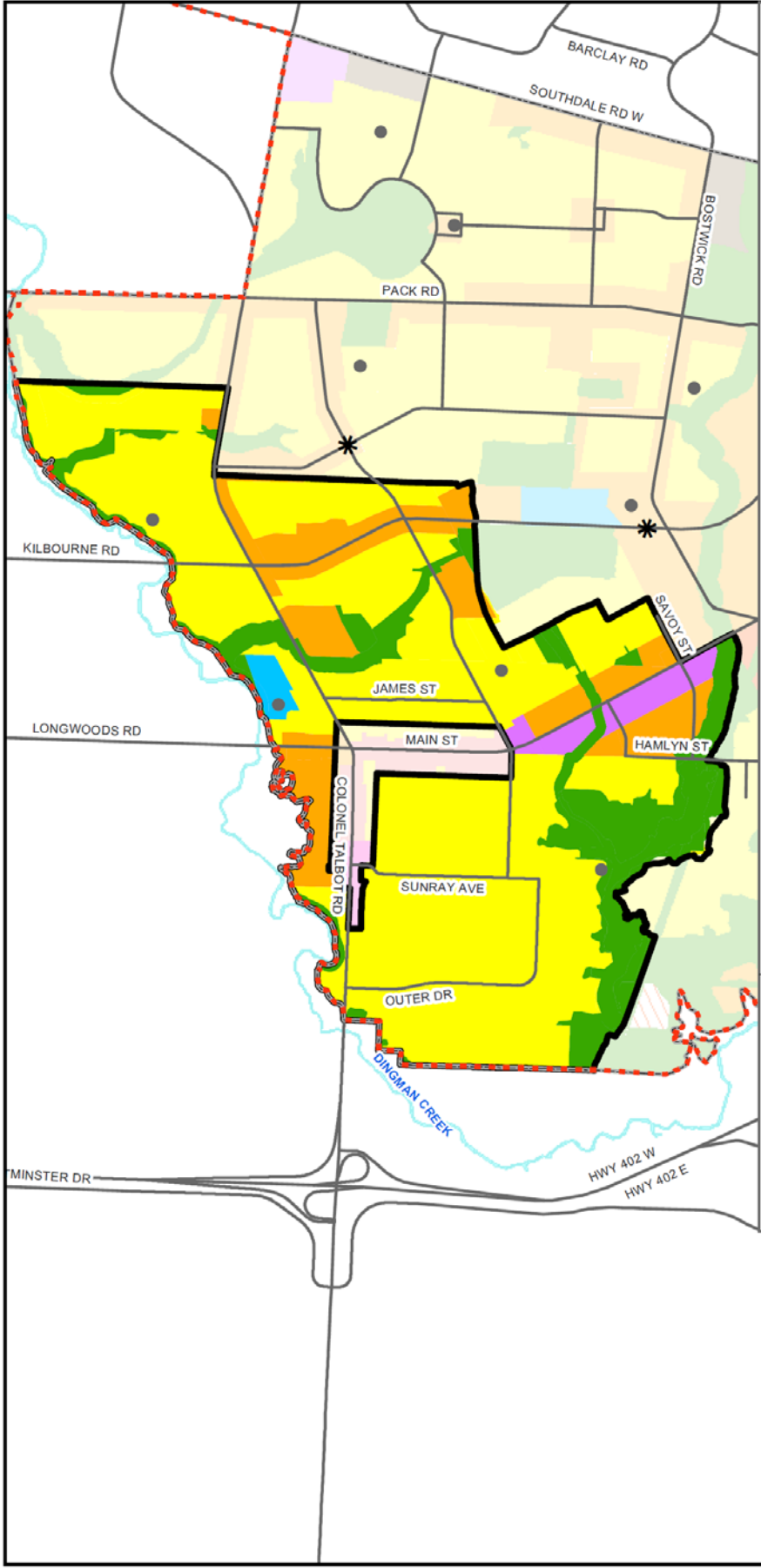
Schedule 4
Southwest Area
Land Use Plan

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Woodsland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Transitional Industrial
- Urban Renewal Community Growth
- Urban Renewal Industrial Growth
- Rural Settlement
- Neighbourhood Centre Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary

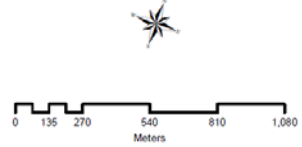
From: Open Space
To: Low Density Residential/Multi-Family, Medium Density Residential



**Schedule 6
To
Southwest Area Secondary Plan
Lambeth Residential
Neighbourhood Land Use
Designations**



- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Office
- Wonderland Road Community Enterprise Corridor
- Main Street Lambeth North
- Main Street Lambeth South
- Open Space and Environmental Review
- Institutional
- Industrial
- Transitional Industrial
- Urban Reserve Community Growth
- Urban Reserve Industrial Growth
- Rural Settlement
- * Neighbourhood Central Activity Node
- Parks (Existing and Proposed)
- Urban Growth Boundary
- Neighbourhood Boundary

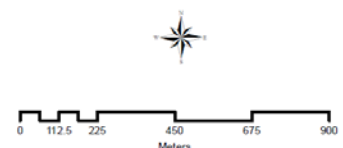
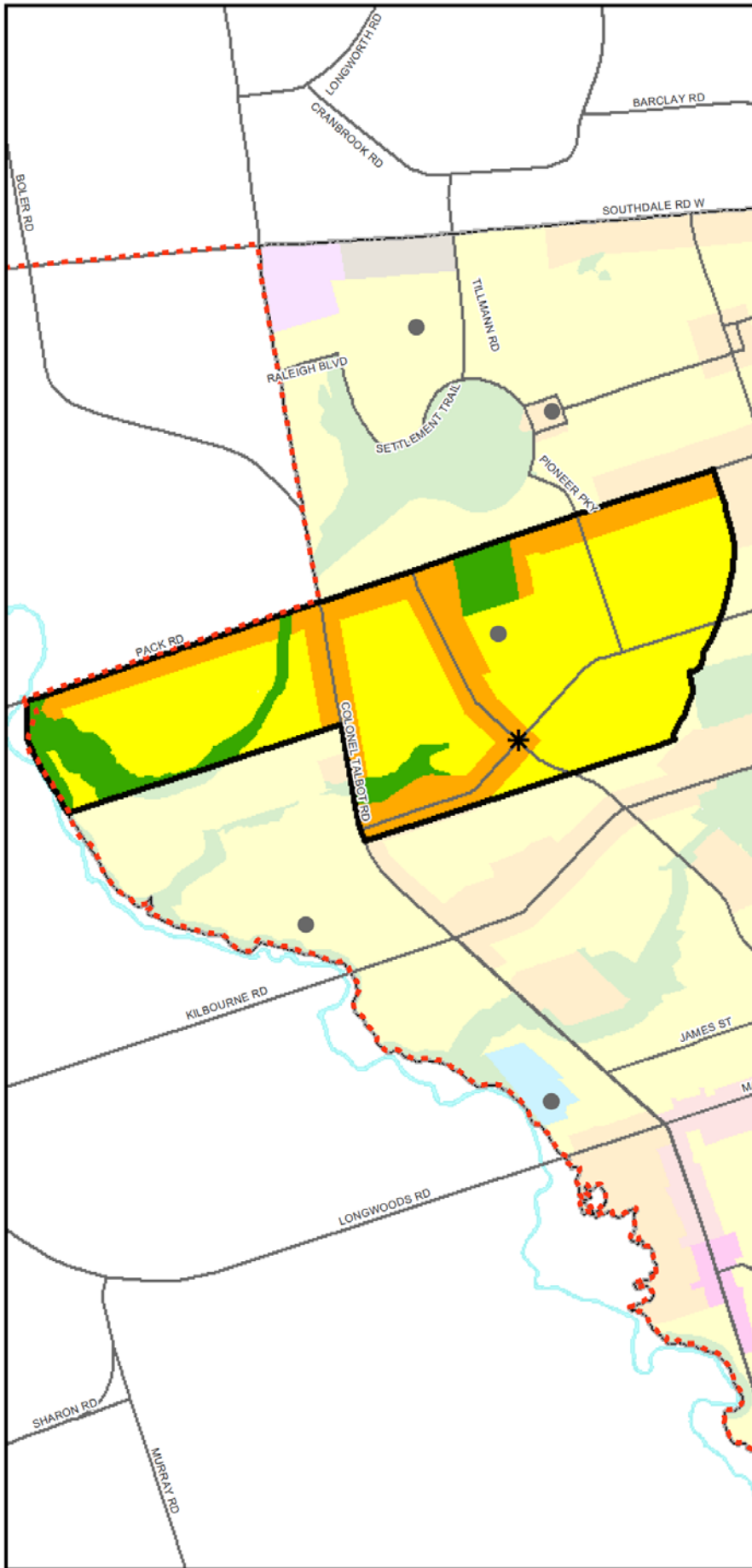


PROJECT LOCATION:
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WESTMINSTER DR

**Schedule 9
To
Southwest Area Secondary Plan
North Lambeth
Residential Neighbourhood
Land Use Designations**

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary

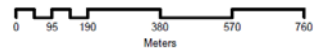


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**Schedule 12
To
Southwest Area Secondary Plan

North Talbot
Residential Neighbourhood
Land Use Designations**

-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Commercial
-  Office
-  Wonderland Road Community Enterprise Corridor
-  Main Street Lambeth North
-  Main Street Lambeth South
-  Open Space and Environmental Review
-  Institutional
-  Industrial
-  Transitional Industrial
-  Urban Reserve Community Growth
-  Urban Reserve Industrial Growth
-  Rural Settlement
-  Neighbourhood Central Activity Node
-  Parks (Existing and Proposed)
-  Urban Growth Boundary
-  Neighbourhood Boundary



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