

Bill No. 419
2016

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1577 and 1687 Wilton Grove 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 November 22, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 22, 2016
Second Reading – November 22, 2016
Third Reading – November 22, 2016

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to designate and zone the subject properties for future light industrial development and to protect environmental features.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1577 and 1687 Wilton Grove Road in the City of London.

C. BASIS OF THE AMENDMENT

The Amendment will apply the Light Industrial Official Plan designation to lands that were part of an Urban Growth Boundary expansion completed in 2015 for future industrial uses. The proposed amendments are consistent with the PPS, meet the Official Plan policies for Light Industrial uses, and is submitted in accordance with the Industrial Land Development Strategy.

D. THE AMENDMENT

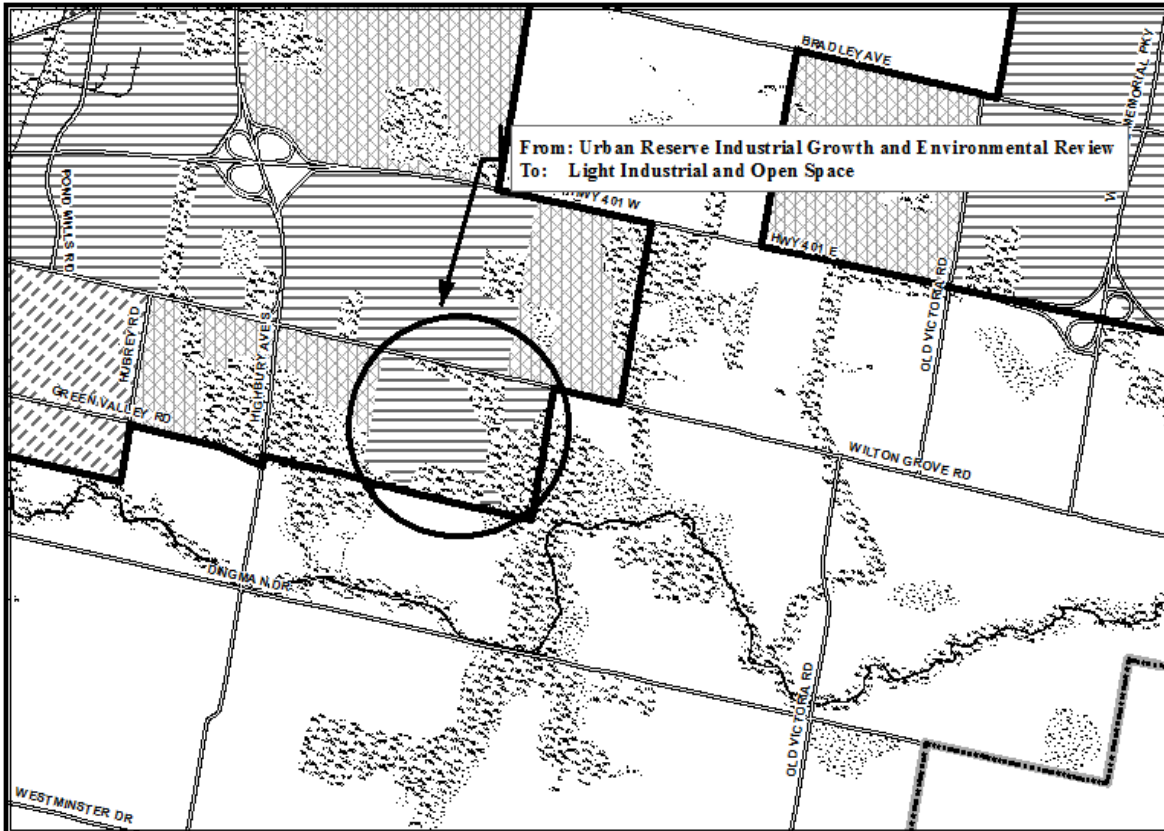
The Official Plan for the City of London is hereby amended as follows:

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1577 and 1687 Wilton Grove Road in the City of London, as indicated on “Schedule 1” attached hereto from “Urban Reserve – Industrial Growth,” “Open Space,” and “Environmental Review”, to “Light Industrial” and “Open Space.”
2. Schedule “B-1”, Natural Heritage Features, to the Official Plan for the City of London Planning Area is amended by revising the boundary of the Environmentally Significant Areas and Provincially Significant Wetlands, removing an Unevaluated Corridor and Potential Naturalization Area, and adding a Potential Naturalization Area as indicated on “Schedule 2” attached hereto.
3. Chapter 10 – Policies for Specific Areas of the Official Plan for the City of London is amended by adding the following policy:

























_) 1577 and 1687 Wilton Grove Road

“In the Light Industrial designation at 1577 and 1687 Wilton Grove Road, in addition to the uses permitted in the Light Industrial designation, food, tobacco, and beverage processing industries may also be permitted.”

AMENDMENT NO:



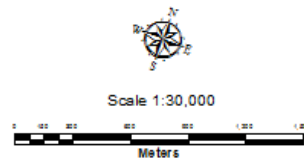
Legend

- | | | | |
|---|---|---|-----------------------------------|
|  | Downtown |  | Office Business Park |
|  | Wonderland Road Community Enterprise Corridor |  | General Industrial |
|  | Enclosed Regional Commercial Node |  | Light Industrial |
|  | New Format Regional Commercial Node |  | Regional Facility |
|  | Community Commercial Node |  | Community Facility |
|  | Neighbourhood Commercial Node |  | Open Space |
|  | Main Street Commercial Corridor |  | Urban Reserve - Community Growth |
|  | Auto-Oriented Commercial Corridor |  | Urban Reserve - Industrial Growth |
|  | Multi-Family, High Density Residential |  | Rural Settlement |
|  | Multi-Family, Medium Density Residential |  | Environmental Review |
|  | Low Density Residential |  | Agriculture |
|  | Office Area |  | 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



FILE NUMBER: OZ-8867

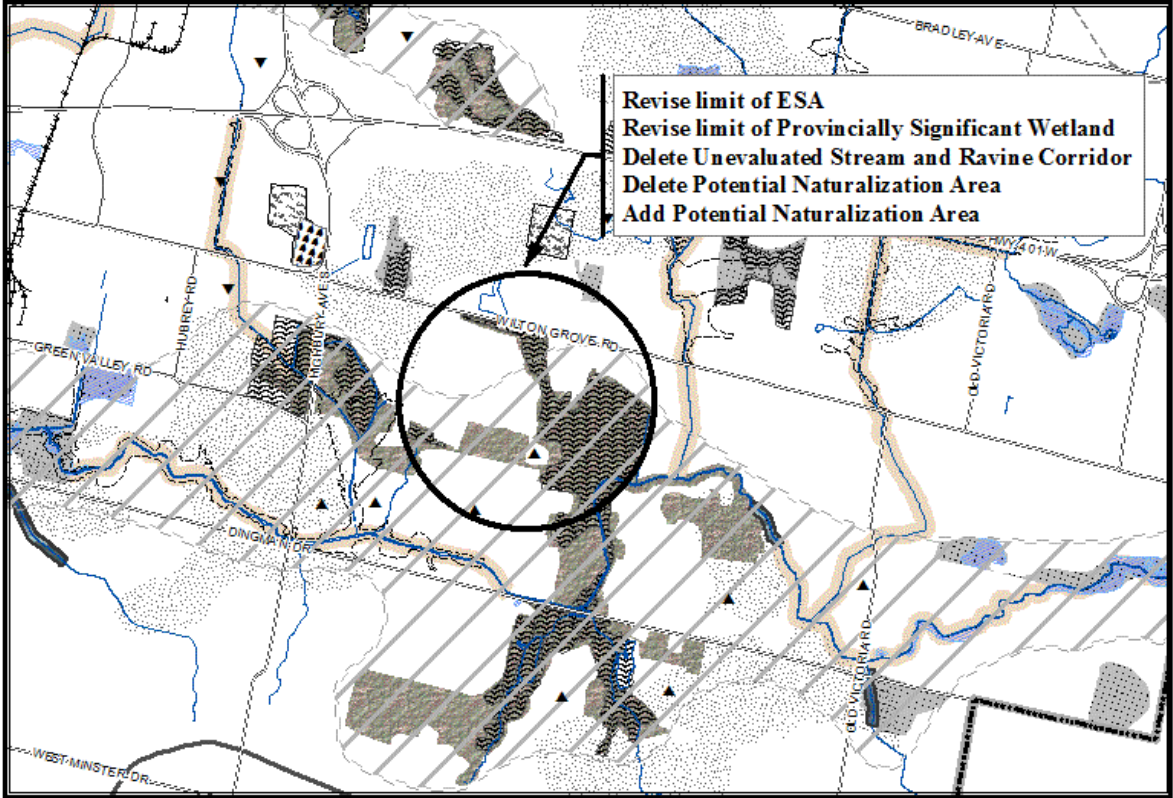
PLANNER: JA

TECHNICIAN: MB

DATE: 2016/11/03

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\amendments\oz-8310\mxds\scheduleA_b&w_8x11_with_SWAP.mxd

AMENDMENT NO:



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.

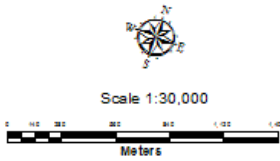
Base Map Features

- 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 2
TO
OFFICIAL PLAN
AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8867
PLANNER: JA
TECHNICIAN: MB
DATE: 2016/11/04