

21ST REPORT OF THE
PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on November 28, 2016, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor P. Squire (Chair) and Councillors J. Helmer, P. Hubert, T. Park and S. Turner and H. Lysynski (Secretary).

ALSO PRESENT: Councillors J. Morgan and H.L. Usher and J. Adema, G. Barrett, P. Christiaans, M. Corby, A. Dunbar, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, P. Kokkoros, G. Kotsifas, T. Macbeth, A. MacLean, A. Macpherson, L. Mottram, A. Ostrowski, J. Ramsay, C. Saunders, E. Soldo, S. Spring, J. Stanford, M. Tomazincic and B. Turcotte.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that Councillor S. Turner disclosed a pecuniary interest in clauses 3 and 17 of this Report having to do with the 6th Report of the Agricultural Advisory Committee and the communication dated November 15, 2016, from Mayor M. Brown and Councillor H.L. Usher with respect to industrial operations in the Shaver-Brockley area, by indicating that his employer deals with regulatory parameters which may relate to these matters.

II. CONSENT ITEMS

2. 12th Report of the Environmental and Ecological Planning Advisory Committee

That, the following actions be taken with respect to the 12th Report of the Environmental and Ecological Planning Advisory Committee from its meeting held on November 17, 2016:

- a) the Working Group comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee related to the Ecological Restoration Plan for Westminster Ponds/Pond Mills Environmentally Significant Area BE FORWARDED to the Civic Administration for consideration;
- b) the comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee received from M. Thorn, J. Stinziano and S. Peirce, with respect to the London Invasive Plant Management Strategy, BE FORWARDED to the Civic Administration for consideration;
- c) the Manager, Realty Services BE REQUESTED to take into consideration in the future sale of the properties located at 1577 and 1687 Wilton Grove Road, the following recommendations of the Environmental and Ecological Planning Advisory Committee from its meeting held on November 17, 2016:
 - i) the ownership of those portions of the lands that are contained within a Provincially Significant Westland (PSW) and/or Environmentally Sensitive Area (ESA) and required buffer, be retained by The Corporation of the City of London;
 - ii) should a) above not be fulfilled, the future owner of the subject lands be encouraged to donate those portions of the lands noted in a) above to The Corporation of the City of London under the Canadian Ecological Gifts Program;
 - iii) that a small "barn" be constructed on the lands noted in a) above, to provide compensatory mitigation for the loss of Barn Swallow habitat; and,
 - iv) the following site plan and design elements be included in the development of the lands:

- A) a green roof;
- B) low stormwater impacts;
- C) educational signage and provision for Barn Swallow habitat; and
- D) the use of porous surfaces, wherever possible;

it being noted that the Working Group comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee related to the application by Forest City Industrial relating to the properties located at 1577 and 1687 Wilton Grove Road, BE FORWARDED to the Civic Administration for consideration;

- d) the following actions be taken with respect to the Environmental and Ecological Planning Advisory Committee's brainstorming session for projects:
 - i) the Civic Administration BE REQUESTED to attend a future meeting of the Environmental and Ecological Planning Advisory Committee to have a general discussion with respect to proposed projects and potential implementation; and,
 - ii) a Working Group consisting of L. Des Marteaux, S. Hall, C. Kushnir and S. Peirce BE ESTABLISHED to outline the steps necessary to ensure that people keep their cats indoors, from an environmental and ecological perspective; it being noted that this initiative will be further outlined at the next Environmental and Ecological Planning Advisory Committee meeting;
- e) the Working Group comments appended to the 12th Report of the Environmental and Ecological Planning Advisory Committee, related to the Sifton Bog Report 2015 prepared by Stantec, BE FORWARDED to the Civic Administration for consideration;
- f) a Working Group, consisting of S. Levin (lead) and I. Whiteside BE ESTABLISHED to review the draft Huron Industrial Lands Subject Land Status Report and to report back at the next Environmental and Ecological Planning Advisory Committee meeting; and,
- g) clauses 1 to 6, 8 to 13, 16, 19 and 21, BE RECEIVED.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

3. 6th Report of the Agricultural Advisory Committee

That the following actions be taken with respect to the 6th Report of the Agricultural Advisory Committee (AAC) from its meeting held on November 16, 2016:

- a) it BE NOTED that the 10th and 11th Reports of the Advisory Committee on the Environment, from its meetings held on October 5, 2016 and November 2, 2016, respectively, were received and the following actions be taken:
 - i) the Civic Administration BE REQUESTED to:
 - A) actively involve the (AAC) in the process for the preparation of the draft Terms of Reference for the development of an Urban Agriculture Study; and
 - B) provide staff reports relating to an Urban Agriculture Study to the AAC; and,
 - ii) the AAC BE ADVISED with respect to future matters related to the StormFisher Environmental biogas facility and the Orgaworld facility; it being noted that S. Twynstra will be the AAC representative, as required; it being further noted that the AAC noted concerns related to potential detrimental actions against

these facilities as they provide necessary agriculture inputs in the area;

- b) the Private Member's Bill on Certified Crop Advisors BE SUPPORTED; it being noted that this proposed legislation will eliminate barriers to employment opportunities for Certified Crop Advisors and allow Ontario farmers the freedom to engage in business with the expert of their choice;
- c) the Civic Administration BE REQUESTED to provide information to the Agricultural Advisory Committee with respect to potential tax rate reductions for agricultural lands (farmland) within the City, or alternative measures, in order to ensure that increased farm value assessments do not result in unreasonable property tax increases; and,
- d) clauses 1, 2, 4 to 6 and 8, BE RECEIVED.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park (4)

RECUSED: S. Turner (1)

- 4. STAFF REPORT - River Bend South Subdivision (Phase 1) and River Bend Trib C Facilities SWM Land (Facilities F and G) (39T-14505 and 39T-14503)

That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited, for the subdivision of land over Part Lots 49 to 51, Concession B, (Geographic Township of Westminster), City of London, County of Middlesex, situated at the southeast corner of Oxford Street West and Westdel Bourne, municipally known as 1826 and 1854 Oxford Street West:

- a) the Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the River Bend South Subdivision (39T-14505) Phase 1, appended to the staff report dated November 28, 2016, as Schedule "A", BE APPROVED;
- b) the Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited, for the River Bend Trib C Facilities (SWM F and G) lands acquisition agreement, (39T-14505 and 39T-14503), appended to the staff report dated November 28, 2016, as Schedule "B", BE APPROVED;
- c) the applicant BE ADVISED that the Director, Development Finance has summarized the claims and revenues for 39T-14505 and for 39T-14503 as appended to the staff report dated November 28, 2016, as Schedule "C";
- d) the financing for eligible works associated with 39T-14503 BE APPROVED as set out in the Source of Financing Report appended to the staff report dated November 28, 2016, as Schedule "D";
- e) the financing for Trib C Facilities land acquisition BE APPROVED as set out in the Source of Financing Report appended to the staff report dated November 28, 2016 as Schedule "E"; and,
- f) the Mayor and the City Clerk BE AUTHORIZED to execute these Agreements, any amending agreements and all documents required to fulfill its conditions. (2016-D12)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

5. STAFF REPORT - Properties located at 2211, 2217, 2221, 2225, 2229, 2244, 2252 and 2258 Watroak Drive (H-8337)

That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the application of Claybar Developments Inc., relating to the properties located at 2211, 2217, 2221, 2225, 2229, 2244, 2252 and 2258 Watroak Drive:

- a) the proposed by-law appended to the staff report dated November 28, 2016, BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of 2211, 2217, 2221, 2225 and 2229 Watroak Drive FROM a Holding Residential R1 (h.*R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the h. holding provision from these lands; and,
- b) the application to change the zoning of 2244, 2252 and 2258 Watroak Drive FROM a Holding Residential R1 (h. R1-4) Zone TO a Residential R1 (R1-4) Zone to remove the h. holding provision BE DEFERRED until such time as the extension of Watroak Drive is completed and dedicated by the City as a public street. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

6. STAFF REPORT - Property located at 1960 Dalmagarry Road (H-8707)

That, on the recommendation of the Senior Planner, Development Services, based on the application of 905 Sarnia Inc., relating to the properties located at 895 to 905 Sarnia Road, the proposed by-law appended to the staff report dated November 28, 2016, BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R5/ Residential R6 Special Provision (h.*h-53*h-120*R5-7/R6-5 (10)) Zone TO a Residential R5/ Residential R6 Special Provision (R5-7/R6-5 (10)) Zone to remove the "h", "h-53" and "h-120" holding provisions. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

7. STAFF REPORT - Victoria on the River Subdivision - Phase 3 (H-8622)

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located within the Victoria on the River Phase 3 subdivision plan described as Lots 1 to 3, Lots 57 to 74, Lots 141 to 147, Lots 153 to 172, and Block 157, as shown on the draft-approved plan of subdivision (File No. 39T-09502), the proposed by-law appended to the staff report dated November 28, 2016, BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R1 Special Provision (h•R1-4(28)) Zone and a Holding Residential R5/R6/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R8-2(4) Zone TO a Residential R1 Special Provision (R1-4(28)) Zone and a Residential R5/R6/R8 Special Provision (R5-6(8)/R6-5(31)/R8-2(4) Zone to remove the holding (h, h-71, and h-100) provisions. (2016-D12)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

8. STAFF REPORT - Property located at 2506 Bonder Road (H-8708)

That, on the recommendation of the Senior Planner, Development Services, based on the application by the City of London, relating to lands located at 2506 Bonder Road, on the east side of Bonder Road, north of Bradley Avenue, comprising a portion of Block 1 Registered Plan No. 33M-609, the proposed by-law appended to the staff report dated November 28, 2016, BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016 to amend Zoning By-law Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Light Industrial Special Provision (h-36•LI2(16)) Zone TO a Light Industrial Special Provision (LI2(16)) Zone to remove the holding (h-36) provision. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

9. STAFF REPORT - Ontario Municipal Board Review 2016

That, the following actions be taken with respect to the 2016 Ontario Municipal Board Review:

- a) the Managing Director, Planning and City Planner's report dated November 28, 2016, with respect to the 2016 Ontario Municipal Board Review BE RECEIVED for information;
- b) the Ontario Municipal Board BE REQUESTED to consider the inclusion of a mechanism that would provide the ability for a Municipality to request an extension of time to review an application where extenuating circumstances occur; and,
- c) the above-noted report, as revised in part c) below BE FORWARDED to the Ministry of Municipal Affairs and the Ministry of the Attorney General as the City comments in response to the 2016 Ontario Municipal Board Review and the potential changes under consideration by the Province through the October 2016 'Public Consultation Guide'. (2016-L01)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

10. STAFF REPORT - Building Division Monthly Report for September 2016

That the Building Division monthly report for September 2016 BE RECEIVED. (2016-A23)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

III. SCHEDULED ITEMS

11. PUBLIC PARTICIPATION MEETING - Property located at 545 Fanshawe Park Road West (Z-8633)

That, based on the application of 2403290 Ontario Limited, relating to the property located at 545 Fanshawe Park Road West, the proposed attached, revised, by-law BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Holding Residential R9 Special Provision Bonus (h-11*h-55*h-169*h-170*R9-7(22)*B-27) Zone and an Open Space (OS4) Zone TO a Holding Residential R9 Bonus (h-5*h-11*h-55*h-169*h-170*R9-7*B-(*)) Zone and an Open Space (OS4) Zone; it being noted that the new Bonus "B-*)" Zone shall be implemented through a development agreement to provide for increased height up to 65 metres and an

increased density up to 281 units per hectare in return for the following services, facilities and matters:

- a) a high-quality building design which is consistent with the Site Plans, Elevations and Renderings appended to the staff report dated November 28, 2016 as Schedules '1' and '2' to the amending by-law and includes such features as:
 - A) supporting the preservation of natural areas;
 - B) supporting the provision of common open space that is functional for active or passive recreational use;
 - C) supporting the provision of, and improved access to, public open space supplementary to any parkland dedication;
 - D) the inclusion of arbors/pergolas and seating areas along the planned pedestrian trail in the large outdoor amenity area planned for the northwest quadrant of the site, with this trail being connected to the existing trail located along the storm pond to the north of the site;
 - E) the inclusion of extensive green roof features in order to reduce the buildings heating and cooling requirements, and reduce the heat island effect;
 - F) the inclusion of "hardscape" forecourts on either side of the main driveway in front of the entrances into the apartment buildings leading to one of the entrances to the planned pedestrian trail in the Open Space lands on the north portion of the site;
 - G) the preservation of the view corridor to the Open Space lands on the north portion of the site by way of the main driveway from Fanshawe Park Road West;
 - H) a building design that provides for a positive interface with Fanshawe Park Road West by including:
 - extensive landscaping along the Fanshawe Park Road West frontage to create a more pleasant and engaging experience for pedestrians;
 - definition to the base, middle and top of the buildings with the base consisting of an articulated two storey brick section that extends beyond the main south elevation of the tower acting as a partial podium for the tower above, the middle consisting of a 15 storey tower above the base for Tower "A" and a 14storey tower above the base for tower "B", and a top consisting of architectural features that will contribute a dynamic skyline;
 - individual ground floor unit entrances with access to Fanshawe Park Road West by way of a landscaped court yard;
 - tower elevations that have been divided into a series of modulated components that are defined by complimentary changes in articulation. These components have been defined by the use of architectural walls that protrude beyond the main building wall and return at the top of the tower;
 - the inclusion of a variety of window sizes and types in order to add visual interest and further break up the massing of the building; and,
 - underground parking for the majority of the required parking with a limited amount of at-grade parking spaces located behind the buildings away from the street edge; and,
- b) the Civic Administration BE REQUESTED to look at the connectivity between the proposed buildings and AMICA as well as the existing trail system situated at the rear of the proposed property and the AMICA buildings;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter;

it being noted that the Municipal Council approves this application for the following reasons:

- after hearing public consultation, the inclusion of an h-5 public site plan meeting;
- the connectivity between the proposed buildings and AMICA as well as the existing trail system situated at the rear of the proposed property and the AMICA buildings;
- the recommended Zoning By-law amendment is consistent with, and will serve to implement, the policies of the *Provincial Policy Statement, 2014* which promote healthy, livable and safe communities;
- the recommended Zoning By-law amendment is consistent, and will serve to implement, the Multi-Family High Density Residential policies of the Official Plan;
- the subject lands are of a suitable size and shape to accommodate the development proposal. The recommended Zoning By-law amendment provides appropriate regulations to control the use, intensity and form of development;
- the recommended Zoning By-law amendment is consistent with, and serves to implement the Bonus Zoning policies of the Official Plan;
- the use of holding provisions in the recommended Zoning By-law amendment will continue to ensure that concern pertaining to access and Stormwater management are addressed as part of the Site Plan Approval process; and,
- the recommended Zoning By-law amendment serves to retain the natural heritage area located in the north half of the property. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

12. PUBLIC PARTICIPATION MEETING - Property located at 2156 Highbury Avenue North (Z-8688)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application by The Corporation of the City of London, relating to the property located at 2156 Highbury Avenue North, the proposed by-law appended to the staff report dated November 28, 2016, BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Residential R1 Special Provision (R1-11(14)) Zone and an Open Space (OS4) Zone and an Environmental Review (ER) Zone TO a Residential R1 Special Provision (R1-11()) Zone and an Open Space (OS4) Zone and an Environmental Review (ER) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter;

it being noted that the Municipal Council approves this application for the following reasons:

- the proposed Zoning By-law Amendment has been initiated by the City of London to reinstate land use permission to facilitate the severance and development of three single detached dwellings which had been approved by Municipal Council in 2005 but has been subsequently deleted from the Zoning By-law; and,
- the proposed amendment is consistent with, and will serve to implement, the site-specific Official Plan policy applied to the subject site which permits the severance and creation of three residential lots for non-farm dwellings. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

13. PUBLIC PARTICIPATION MEETING - Property located at 551 Knights Hill Road (Z-8675)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Balaska Medicine Professional Corporation, relating to the property located at 551 Knights Hill Road, the proposed by-law appended to the staff report dated November 28, 2016, BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM a Convenience Commercial (CC) Zone TO a Convenience Commercial Special Provision (CC1(_)) Zone;

it being noted that the Planning and Environment Committee reviewed and received the attached communication from Councillor V. Ridley dated November 28, 2016, expressing support for the application;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended Zoning By-law amendment is consistent with the Provincial Policy Statement 2014, which promotes healthy, liveable and safe communities by accommodating an appropriate range and mix of uses;
- the recommended amendment is consistent with the Official Plan related to existing Convenience Commercial uses located in residential designations;
- the recommended zone facilitates increased usability of the subject site by accommodating additional uses that are appropriate and compatible with the surrounding area, providing an increased opportunity to effectively utilize the existing building; and,

- the recommended amendment is not anticipated to create any new negative impacts beyond those that could have previously occurred with the previous uses permitted on the subject site;

it being further noted that Municipal Council received comments from the agent for the applicant in support of the staff recommendation. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, S. Turner (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

14. PUBLIC PARTICIPATION MEETING - Southwest Area Secondary Plan (O-8680)

That, the application of Old Oak Properties Inc., relating to the lands located within the Southwest Area Secondary Plan, BE REFERRED back to the Civic Administration for a report back at a future Planning and Environment Committee meeting with an approach that maintains the general requirement for underground parking for office and apartment buildings but allows for exceptions for smaller scale office and apartment building developments;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter;

it being noted that the Municipal Council referred this application back to the Civic Administration after hearing significant public comments relating to this matter. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

15. PUBLIC PARTICIPATION MEETING - Property located at 2619 Sheffield Boulevard - Application for Vacant Land Condominium (39CD-16513)

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the lands located at 2619 Sheffield Boulevard:

- a) the Approval Authority BE ADVISED that there were no issues raised at the public meeting of the Planning and Environment Committee with respect to the application by Sifton Properties Limited for Draft Plan of Vacant Land Condominium relating to the property located at 2619 Sheffield Boulevard; and,
- b) the Approval Authority BE ADVISED that there were no issues raised at the public meeting of the Planning and Environment Committee with respect to the Site Plan Approval application relating to the property located at 2619 Sheffield Boulevard;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter;

it being noted that the Municipal Council approves this application for the following reasons:

- the proposed draft plan of vacant land condominium conforms to the City's Official Plan and Condominium Submission Review and Approval Guidelines;
- the proposed residential use is permitted under the Zoning By-law; it being noted that a concurrent application has been made to remove the holding provisions, and is being brought forward under separate report; and,
- application for Site Plan Approval has also been submitted and reviewed in conjunction with the application for Vacant Land Condominium; it being noted that the application for Site Plan Approval has advanced to the stage where a development agreement is being finalized and securities have been received by the City;

it being further noted that Municipal Council received comments from the agent for the applicant in support of the staff recommendation. (2016-D07)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

16. PUBLIC PARTICIPATION MEETING - Property located at 4166 Scotland Drive (Z-8669)

That, on the recommendation of the Managing Director, Planning and City Planner, based on the application of Hyde Park Equipment Ltd., relating to the property located at 4166 Scotland Drive, the proposed by-law appended to the staff report dated November 28, 2016, BE INTRODUCED at the Municipal Council meeting to be held on December 6, 2016 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject

property FROM a Resource Extraction (EX) Zone TO a Holding Agricultural Commercial (h-18*AGC1) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission regarding this matter;

it being noted that the Municipal Council approves this application for the following reasons:

- the proposed amendment is consistent with the Provincial Policy Statement (2014);
- the proposed amendment conforms to the Official Plan policies and meets the location criteria for agriculturally-related commercial uses in the Agricultural land use designation;
- the proposed amendment conforms to *The London Plan*; and,
- the proposed development is appropriate and will support existing local farm operations. (2016-D09)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Voting Record:

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park, S. Turner (5)

IV. ITEMS FOR DIRECTION

17. COUNCIL MEMBER SUBMISSION - Industrial Operations Shaver-Brockley Area

The Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee with an update relating to what measures have been and could be undertaken to address the negative impacts that the industrial uses in the area are having on the Shaver-Brockley community and surrounding area and what the City of London can do to mitigate the impacts. (2016-E07)

Motion Passed

YEAS: P. Squire, J. Helmer, P. Hubert, T. Park (4)

RECUSED: S. Turner (1)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. ADJOURNMENT

The meeting adjourned at 6:57 PM.