



P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

November 23, 2016

B. Warner
Manager, Realty Services

I hereby certify that the Municipal Council, at its meeting held on November 22, 2016 resolved:

12. That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the Corporation of the City of London, relating to the properties located at 1577 and 1687 Wilton Grove Road:

- a) the proposed by-law appended to the staff report dated November 14, 2016, BE INTRODUCED at the Municipal Council meeting to be held on November 22, 2016 to amend the Official Plan to:
 - i) change the designations on Schedule "A," Land Use, FROM an "Urban Reserve – Industrial Growth," "Open Space," and "Environmental Review" designation, TO a "Light Industrial" and "Open Space;"
 - ii) change Schedule "B-1," Natural Heritage Features, by REVISING the boundary of the Environmentally Significant Area and Provincially Significant Wetland, REMOVING an Unevaluated Corridor and Potential Naturalization Area, and ADDING a Potential Naturalization Area; and,
 - iii) change Chapter 10 – Policies for Specific Areas by ADDING a policy to permit food, tobacco, and beverage processing industries on the Light Industrial portions of the subject lands;
- b) the proposed by-law appended to the staff report dated November 14, 2016, BE INTRODUCED at the Municipal Council meeting to be held on November 22, 2016, 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 properties FROM an Agricultural (AG2) Zone, a Holding Agricultural (h-2*AG2), an Environmental Review (ER) Zone and an Open Space (OS5) Zone TO a Light Industrial Special Provision (LI1/LI2/LI6(_)) Zone on 1577 and 1687 Wilton Grove Road, a Light Industrial Special Provision (LI1(_)) Zone on a portion of 1577 Wilton Grove Road and an Open Space (OS5) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to require the submission of an Environmental Impact Study and Hydrogeological Study as part of an application for Site Plan Approval, and that the recommendations of these studies be implemented to the satisfaction of the City and the Upper Thames River Conservation Authority;

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 Planning and Environment Committee reviewed and received the Environmental and Ecological Planning Advisory Committee Working Group comments with respect to these matters;

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

- the proposed amendments are consistent with the Provincial Policy Statement (2014);
- the proposed amendments comply with the Official Plan policies and meet location criteria for the Light Industrial land use designation;
- the proposed amendments comply with the Official Plan policies for proposals to change the designation of lands in the "Urban Reserve – Industrial Growth" land use designation;
- the proposed amendments establish appropriate Official Plan and Zone lines between developable areas and Open Space;
- the proposed amendments are consistent with The London Plan policies for the Light Industrial Place Type; and,
- the proposed amendments are consistent with the Council-approved Industrial Land Development Strategy. (2016-D09) (12/20/PEC)



C. Saunders
City Clerk
/jb

cc: J.M. Fleming, Managing Director, Planning and City Planner
M. Tomazincic, Manager, Current Planning
J. Adema, Planner II
J. Nethercott, Documentation Services Representative
K. Butts, Executive Assistant, Planning
EEPAC
List of external cc's on file in the City Clerk's Office

PUBLIC PARTICIPATION MEETING COMMENTS

12. Properties located at 1577 and 1687 Wilton Grove Road (OZ-8667)

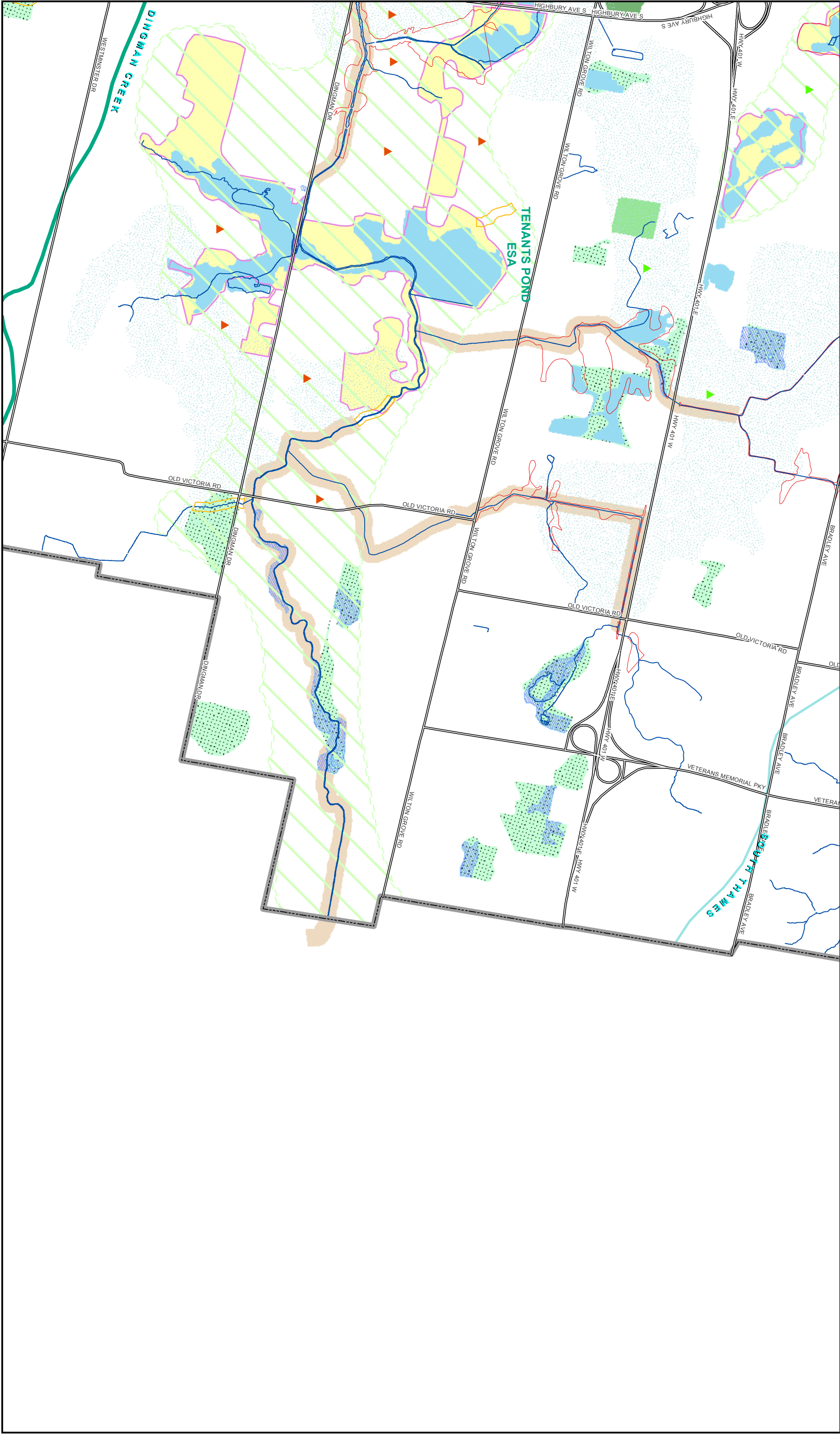
- *(Councillor Helmer enquires about the area that is remnant Light Industrial, the little circle in the southeast corner, why Light Industrial with restrictions rather than some other version of Open Space like Open Space 1 or Open Space 2.);* Mr. M. Tomazincic, Manager, Current Planning, responds by directing the Committee to page 234 of the Planning and Environment Committee Agenda, which is the proposed Zoning By-law Amendment; under Permitted Uses, a lot of the uses there are essentially just recreation uses, they are the types of uses you would normally find in an Open Space Zone and if they call it Open Space or Light Industrial it is fairly insignificant, it is the uses that are more important; however, in this case because this does not provide an ecological function, it is a hole in a donut and there is every opportunity for potential Industrial operations to use this hole in a donut as the sort of amenity, recreational amenity, not unlike 3M has picnic areas and parks there; by calling it Light Industrial it creates that level of expectation that this is associated with the industrial use rather than the ecology of the Open Space; Mr. J.M. Fleming, Managing Director, Planning and City Planner, indicates that this is important and this is part of the Industrial Development Land Strategy, this is a piece within it and they are always keeping an eye on economic development opportunities and the kind of land requirements and something like this, by way of an amenity area is something that they think is important and something that could potentially be a feature that could attract an opportunity where removing it might be getting in the way of an opportunity; reiterating that they think that this is something that, as Mr. M. Tomazincic, Manager, Current Planning, has said is a good balance and provides that protection in terms of the range of permitted uses while still allowing them that kind of opportunity as he has cited.
- Sandy Levin, Chair, Environmental and Ecological Planning Advisory Committee (EEPAC) – thanking staff because EEPAC has been involved in this from the beginning when the scoping meeting was held for this project with City staff from Realty Services; pointing out the area that they are talking about which is a very large Environmentally Significant Area and most of it is outside of the Urban Growth Boundary and most of it is in private hands; indicating that, as you can see, it is quite large and this is just a small part of it; advising that there is a bit of a history to it; stating that one of the things that he wants to point out is that there was an Environmental Assessment for the stormwater system and the first pond was built north of Wilton Grove Road and there is likely a second one here which is part of the EEPAC's recommendations to the Committee about the hydrogeological study and the work that should be done for that stormwater management component because the former owner of the parcel indicated that there were some concerns with that facility, there were supposed to be a number of monitoring requirements that EEPAC is not aware of having taken place and one of the things that they point to along Wilton Grove Road is a phragmites patch; how that is going to be mitigated as part of this development remains a bit of a question; pointing out that the other really interesting part about this site is that there are two old barns on this site with an endangered species there; in a brief discussion with the Consultant, there is a mitigation plan involved; advising that EEPAC had thought that perhaps this site at the southeast corner that Councillor Helmer just talked about would be an appropriate way to mitigate that but perhaps it will not be; EEPAC, in its review of the guidelines that are in place for what is and is not a part of an Environmentally Significant Area differs from the staff interpretation that this bay, like this bay here, should actually be part of the Environmentally Significant Area; appreciating the opportunities that this provides as part of the marketing of the site but the question for them is, if this does indeed stay, it goes to private ownership, is how is stewardship from that new owner going to be encouraged to protect that area and keep the trash from going into the parts of the Environmentally Significant Area that they are within because as you note and as has been said by Mr. J. Adema, Planner II, there really is not any access because the buffers for the Environmentally Significant Areas overlap so there will not be any roads to that; advising

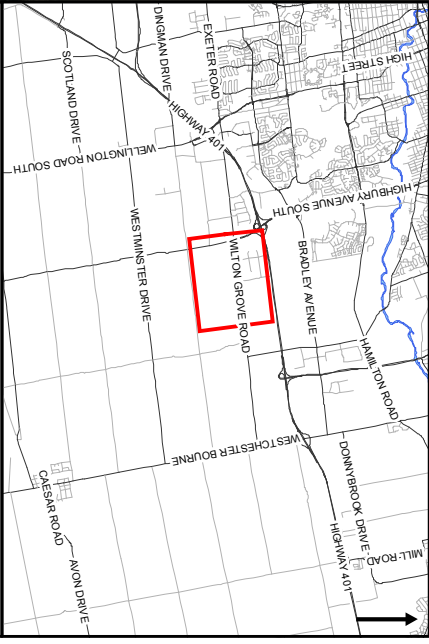
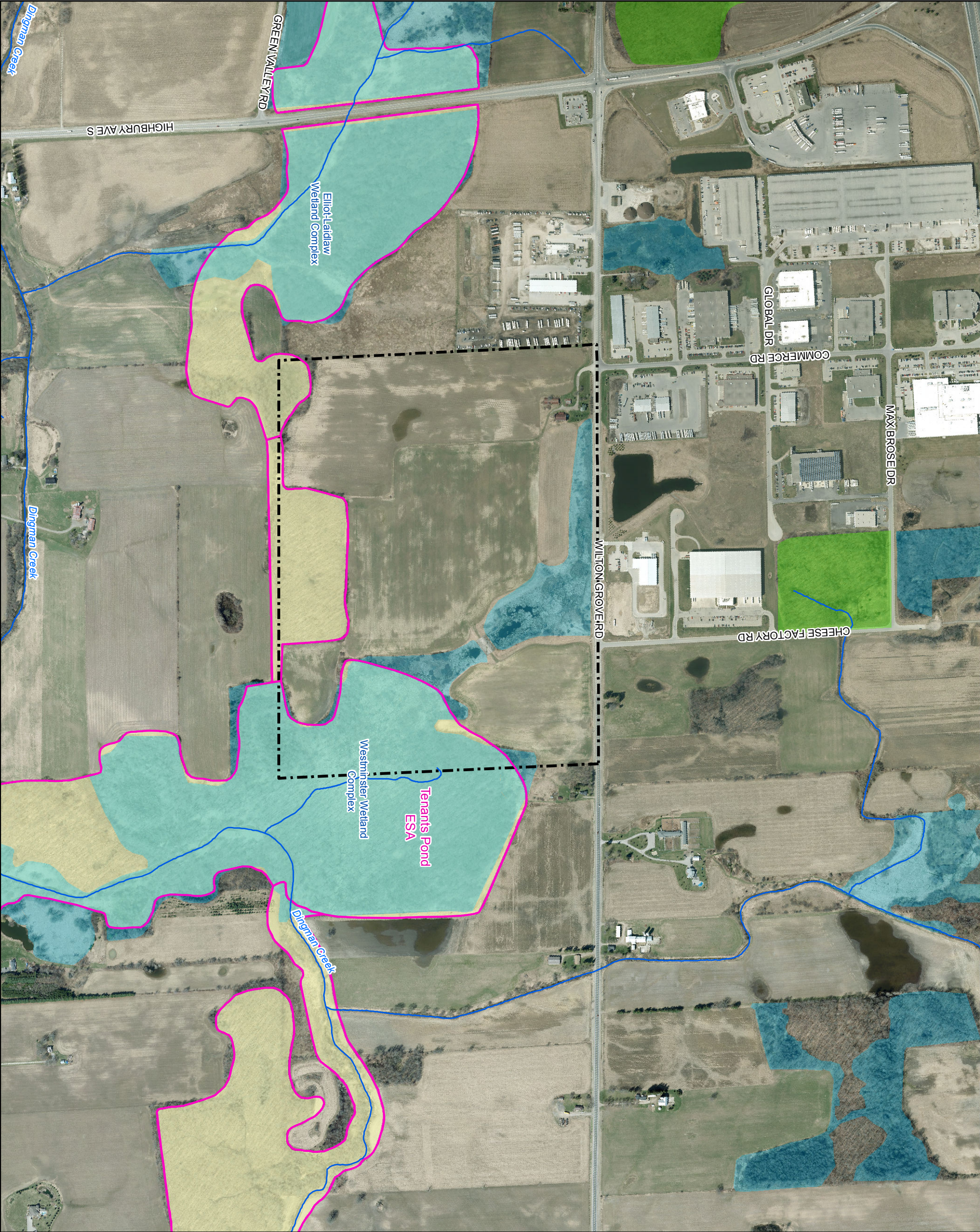
that they have had some discussion already with folks from the Stormwater Management unit who understand the concern and he thinks they appreciate that there is a need for City involvement in that stormwater to make sure that there are no negative impacts on the wetland in this location; thinking that the Consultant, in working with the City, will have an appropriate mitigation plan for the species at risk and hopefully that can be incorporated in some way as Realty Services talks to potential customers for this site, that this is a really neat stewardship opportunity to deal with that as well but as EEPAC also has some site plan recommendations for you, but overall they are generally pleased with how this has played out, that the buffers have been created, that the buffers will hopefully not be narrowed as part of the Environmental Impact Study and their only major concern then is in that corner. (See attached presentation.)

- ESAs

Potential ESAs

Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant Corridors
- Unevaluated Wetlands
- Pot Naturalization Area
- Pot Upland Corridor
- Ground Water Recharge
- Max Hazard Line
- SWS Brdry
- Big Picture Meta-Cores and Meta-Corridors

Provincial Significant WetlandsLocally Significant WetlandsCons. Authority Brdry



Legend

Watercourse

Project Study Area

Provincially Significant Wetland Evaluated

Significant Woodlands*

Woodlands*

ESA*

N

Note

* Feature delineated based on Schedule B-1 to the City of London's Official Plan - Natural Heritage Features

0

100

200

400

600

Meters

Baker Lands -

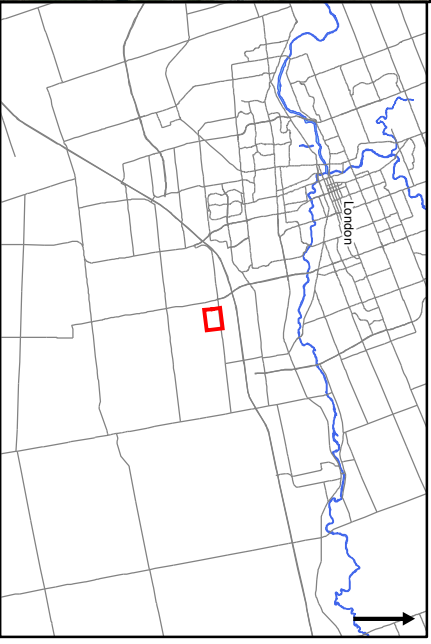
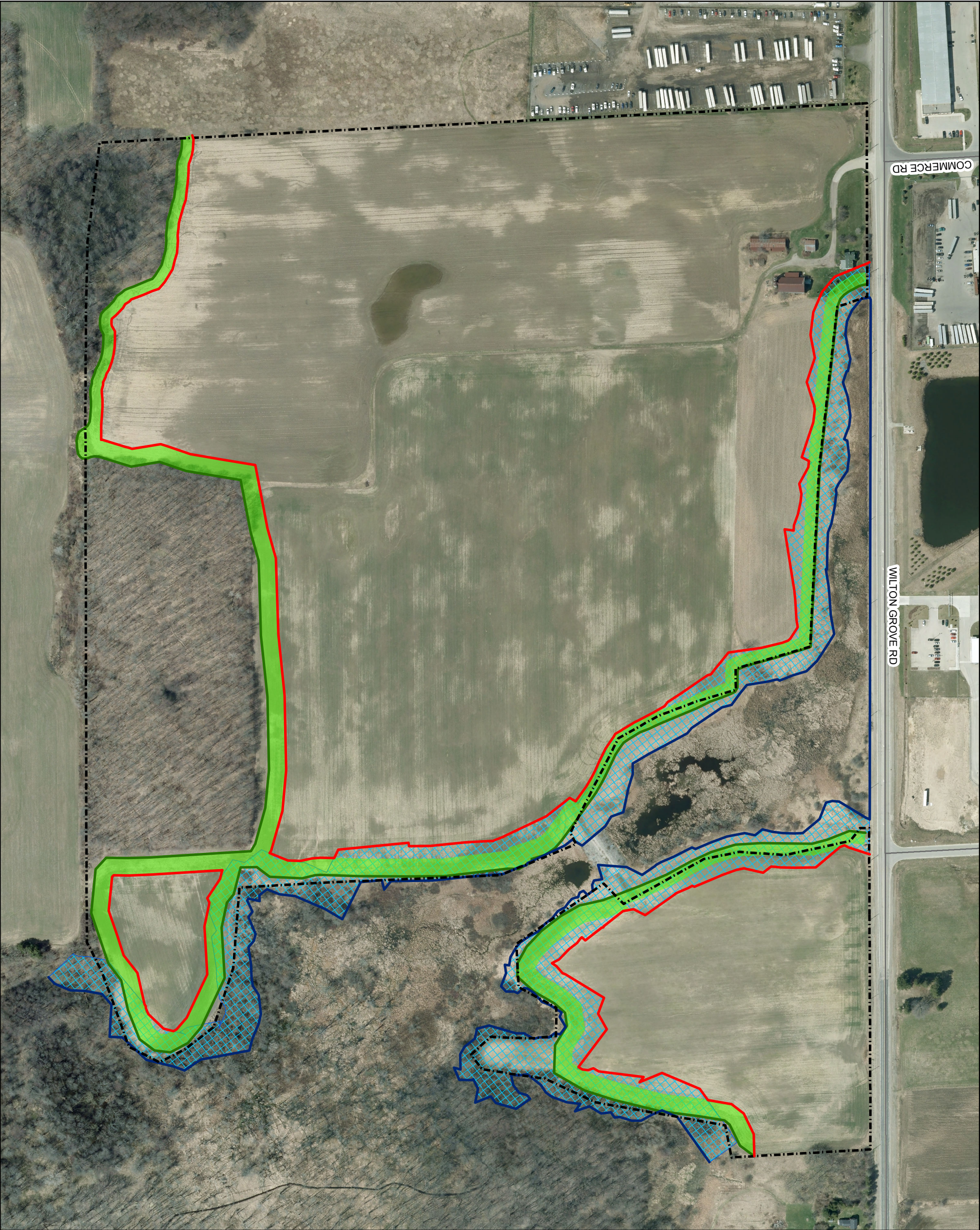
Subject Lands Status Report

Natural Heritage Features & Landscape Context		
August 2016	1:8,000	Datum: NAD 83, Zone 17 Source: City of London, LIO
#: 60431821	#: 002	

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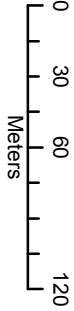
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Legend

- Preliminary Development Limit
- Wetland Delineation
- ESA Delineation
- Roads
- Property Boundary
- Preliminary ESA Buffer (10-15m)
- Preliminary Wetland Buffer (30m)



Subject Lands

Preliminary Ecological Buffers & Development Limits

July 2015	1:3,200	Datum: NAD 83, Zone 17 Source: ONB
P#: 60431821	V#:	

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Figure 4

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