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**Z-8735**  
**Sonia Wise**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: MIKE ABUALHAYJA 8076 LONGWOODS ROAD PUBLIC PARTICIPATION MEETING ON MAY 23, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Mike Abualhayja relating to the property located at 8076 Longwoods Road:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 30, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Agriculture (AG4) Zone, **TO** a holding Agricultural Commercial Special Provision (h-18\*AGC2(\_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following through the site plan approval process:
  - i) Adequate perimeter fencing for the livestock facility; and
  - ii) Tree planting encouraged for southeast corner of the property.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Z-5985: 2000 – Change of zoning to facilitate severance B.17/01  
Annex Area By-law: 2005 – Change of zoning from an A2-14 to a AG1  
Z-7394: 2008 – Change of zoning AG1 – AG4 as response to appeals to the annex area by-law

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of the recommended action is to permit a livestock facility and an abattoir.

<b>RATIONALE</b>
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1. The recommended action is consistent with the protection and promotion of agricultural land and uses and rural land policies in the Provincial Policy Statement, 2014.
2. The recommended action is consistent with the Agriculture designation, and agricultural-related commercial policies in the City of London Official Plan, and the intent to facilitate the long-term viability of agriculture;
3. The recommended action will facilitate the primary permitted use of a livestock facility and a secondary permitted, agriculturally-related commercial use of an abattoir; and
4. The proposal is generally consistent with the Farmland policies of the London Plan.

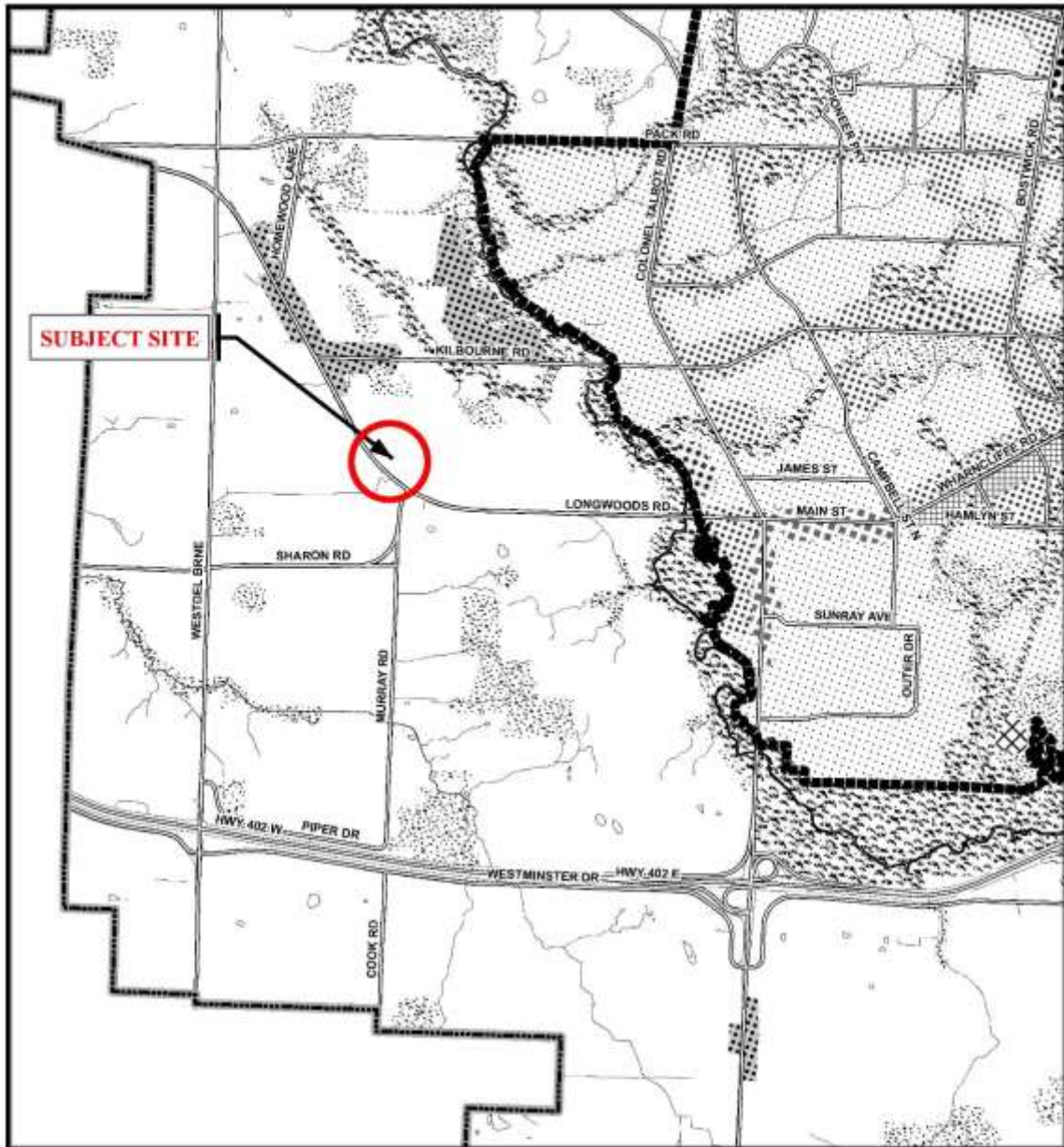
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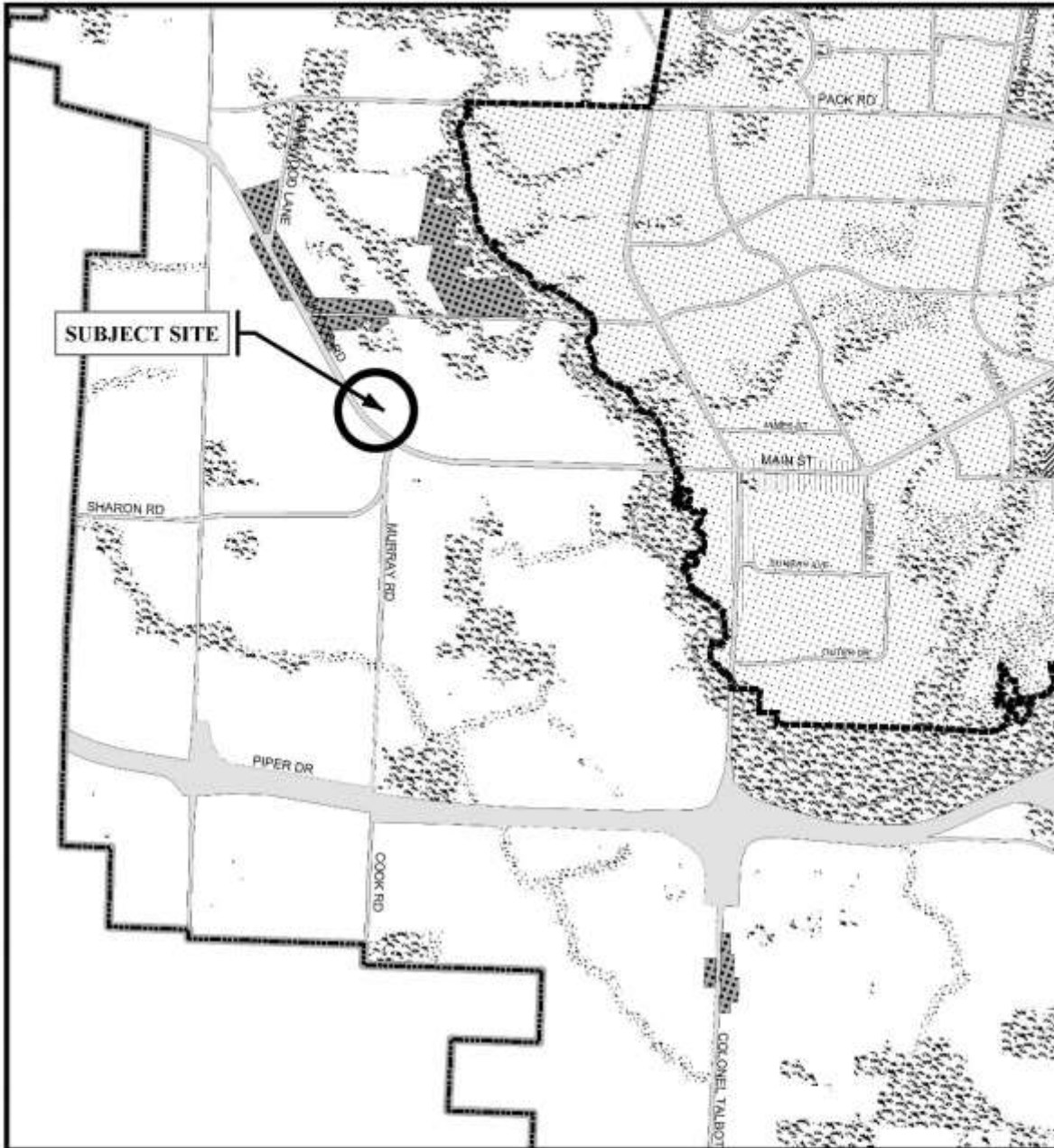


<p><b>Legend</b></p> <table border="0"> <tr> <td> Downtown</td> <td> Multi-Family, Medium Density Residential</td> <td> Office Business Park</td> </tr> <tr> <td> Wonderland Road Community Enterprise Corridor</td> <td> Low Density Residential</td> <td> General Industrial</td> </tr> <tr> <td> Enclosed Regional Commercial Node</td> <td> Office Area</td> <td> Light Industrial</td> </tr> <tr> <td> New Format Regional Commercial Node</td> <td> Office/Residential</td> <td> Commercial Industrial</td> </tr> <tr> <td> Community Commercial Node</td> <td> Regional Facility</td> <td> Transitional Industrial</td> </tr> <tr> <td> Neighbourhood Commercial Node</td> <td> Community Facility</td> <td> Rural Settlement</td> </tr> <tr> <td> Main Street Commercial Corridor</td> <td> Open Space</td> <td> Environmental Review</td> </tr> <tr> <td> Auto-Oriented Commercial Corridor</td> <td> Urban Reserve - Community Growth</td> <td> Agriculture</td> </tr> <tr> <td> Multi-Family, High Density Residential</td> <td> Urban Reserve - Industrial Growth</td> <td> Urban Growth Boundary</td> </tr> </table>			Downtown	Multi-Family, Medium Density Residential	Office Business Park	Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial	Enclosed Regional Commercial Node	Office Area	Light Industrial	New Format Regional Commercial Node	Office/Residential	Commercial Industrial	Community Commercial Node	Regional Facility	Transitional Industrial	Neighbourhood Commercial Node	Community Facility	Rural Settlement	Main Street Commercial Corridor	Open Space	Environmental Review	Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture	Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary
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<p><b>CITY OF LONDON</b>                  Department of                  Planning and Development                  OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p style="text-align: center;">                       Scale 1:30,000                        Meters                 </p>	<p>FILE NUMBER: Z-8735                      PLANNER: SW                      TECHNICIAN: JTS                      DATE: 2017/04/20</p>																											



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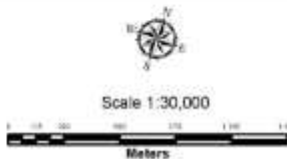
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

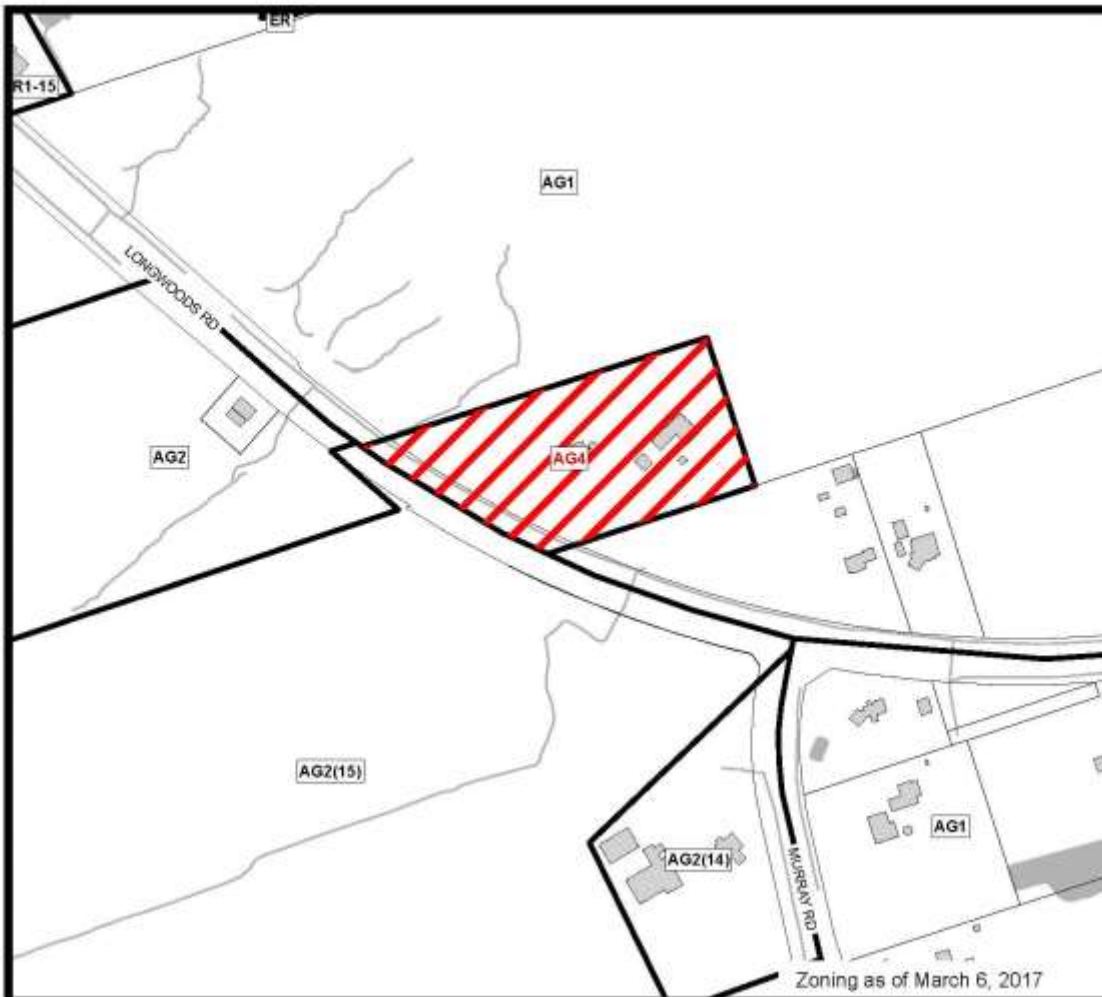
**CITY OF LONDON**  
**Planning Services**  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning Services



**File Number:** Z-8735  
**Planner:** SW  
**Technician:** JTS  
**Date:** 4/19/2017

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

**1) LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "N" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

**CITY OF LONDON**  
 PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING BY-LAW NO. Z.-1**  
**SCHEDULE A**



FILE NO:  
 H-8735 SW

MAP PREPARED:  
 April 19, 2017 JTS



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<b>BACKGROUND</b>	
<b>Date Application Accepted:</b> January 11, 2017	<b>Agent:</b> Hi-Tech Engineering
<p><b>REQUESTED ACTION:</b> Request to change Zoning By-law Z.-1 from an Agricultural (AG4) Zone which permits existing single detached dwellings, to an Agricultural Commercial Special Provision (AGC2(_)) Zone which permits abattoirs; commercial grain drying, handling and storage; farm chemical and fertilizer storage; farm livestock hospital; livestock sales; transfer station for dead farm livestock; with a special provision to allow for livestock facilities.</p>	

<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• <b>Current Land Use</b> - Single Detached Dwelling</li> <li>• <b>Frontage</b> – 150m</li> <li>• <b>Depth</b> – Varies</li> <li>• <b>Area</b> – 2.02ha</li> <li>• <b>Shape</b> - Irregular</li> </ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> - Agricultural</li> <li>• <b>South</b> - Agricultural/Residential</li> <li>• <b>East</b> - Agricultural</li> <li>• <b>West</b> - Agricultural</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)
<ul style="list-style-type: none"> <li>• Agricultural</li> </ul>
<b>THE LONDON PLAN PLACE TYPE:</b> (refer to The London Plan Map)
<ul style="list-style-type: none"> <li>• Farmland</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)
<ul style="list-style-type: none"> <li>• Agricultural AG4</li> </ul>

<b>PLANNING HISTORY</b>
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On January 1, 1993 the Town of Westminster and parts of London, West Nissouri, North Dorchester and Delaware Townships were annexed to the City of London. Council adopted a comprehensive Official Plan amendment on July 2, 1996 (Official Plan Amendment No. 88) to incorporate the annexed areas into the City's Official Plan.

The subject site was re-zoned in 2000 through application Z-5984 from a Rural Holding (A2) Zone to a Rural Holding Exception (A2-14) to facilitate a surplus farm dwelling severance, and recognize the reduced property size of the dwelling unit. The subject site was severed in 2001 from the agricultural property to the east through consent application B.17/01.

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The Annexed Area Zoning Project was initiated in April 2001 to replace the inherited zoning regulations from the Townships of London, West Nissouri, North Dorchester and Delaware, and the Town of Westminster with appropriate regulations to the City's Zoning By-law Z.-1. The subject site was rezoned from a Rural Holding Exception (A2-14) Zone to an Agriculture (AG1) Zone in 2005 through the Annexed Area By-law.

After the By-law was adopted by Council in June 2005 a number of omissions, such as existing uses, corrections and refinements were brought to Planning staff's attention by other City staff through day-to-day use of the By-law, the public and landowners. Each of the comments were reviewed, analyzed and a report was prepared which recommended zoning refinements. On February 12, 2008 the Ontario Municipal Board held a hearing on the outstanding appeals to Zoning By-law amendment No. Z.-1.

The subject site was rezoned from an Agriculture (AG1) to an Agriculture (AG4) Zone through Z-7394 to recognize the single detached dwelling that was severed from the main farm in 2000-2001 and farm lands that were consolidated with another property.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

*Agricultural Advisory Committee (AAC) – Report to Planning and Environment Committee April 10, 2017 from March 22, 2017 AAC meeting:*

*That the Civic Administration BE ADVISED that the Agricultural Advisory Committee supports the application by Hi-tech Engineering for a zoning by-law amendment to permit an abattoir and a livestock facility at the property located at 8076 Longwoods Road*

*Environmental and Engineering Services: March 17, 2017*

*The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law amendment application:*

**Transportation Planning & Design**

*Road widening dedication of 18.0m from centre line is required on Longwoods Road.*

**Water Engineering**

*There is no municipal watermain servicing available to the subject lands. The applicant would need to determine if they are required to meet requirements of O. Reg 319/08 Small Drinking Water Systems under the Health Protection and Promotion Act or O. Reg 170/03 Drinking Water Systems under the Safe Drinking Water Act if providing domestic water from private water servicing (a well).*

*The applicant would need to determine their domestic water needs and determine whether these can be met by private servicing or not. The applicant would need to determine whether their commercial development would require fire sprinklers or onsite fire protection; presently there is no fire protection available.*

*If deemed necessary to extend water servicing from existing municipal watermains the costs for said municipal watermain extension and/or the provision of water servicing to the site would be at the Owner's expense.*

*At the time of any future Site Plan Application the Owner would be required to submit a Hydrogeological Report in accordance with the MOECC Procedure D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, and the MOECC Procedure D-5-5 Private Wells: Water Supply Assessment. This report would be subject to a peer review undertaken at the cost of the Owner and to the satisfaction of the City. All recommendations,*

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*measures, setbacks, separation distances, etc as established by the Report would be required to be implemented on-site and detailed as such on the servicing and grading plans.*

#### Stormwater Engineering

*SWED staff have no additional or new comments to those identified during the June 14, 2016 Pre-Application Consultation for this site:*

*The Stormwater Engineering staff have no objection to this pre-application noting that as per the Proposal Summary, the proposed development would utilize the existing non-municipal on-site services.*

*Should the existing storm condition be altered, the applicant is to be informed that SWM issues/requirements to be considered when preparing the new storm servicing strategy for this land may include, among others, the following points:*

- *There is no municipal storm sewer outlet fronting this land and therefore the applicant must design a proper storm servicing strategy for the proposed development in accordance with:*
  - *The SWM criteria and targets for the Sharon Creek Subwatershed,*
  - *Any Municipal Class Environmental Assessment in the area,*
  - *The City Design Requirements for on-site SWM controls which may include but not be limited to quantity/quality and erosion controls, and*
  - *The City's Waste Discharge and Drainage By-Laws; the Ministry of the Environment Planning & Design Manual; as well as all applicable Acts, Policies, Guidelines, Standards and Requirements of all approval agencies (e.g. UTRCA).*
- *The design of the SWM servicing work shall include but not be limited to such aspects as potential requirements for Oil/Grit separator for any proposed parking area, on-site SWM controls design, SWM Best Management Practices, grading and drainage design (minor, and major flows), storm drainage conveyance from external areas (including any associated easements), hydrological conditions, sediment and control measures, etc.*
- *The Owner and their Consulting Professional Engineer shall ensure the storm/drainage conveyance from existing external drainage areas through the subject lands are preserved, all to the satisfaction of the City Engineer.*
- *The Owner shall ensure that increased and accelerated Stormwater runoff from this site shall not cause damage to downstream lands, properties or structures beyond the limits of this site.*
- *Additional comments may be provided upon future review of the site.*

*The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.*

#### Wastewater and Drainage Engineering: March 15, 2017

- *No objection*

#### Urban Forestry: February 28, 2017

- *No comments*

#### Lower Thames River Conservation Authority: February 28, 2017

- *Property is not subject to the Authority's regulations*



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<b>PUBLIC LIAISON:</b>	On February 23, 2017, Notice of Application was sent to 9 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on February 24, 2017. A “Possible Land Use Change” sign was also posted on the site.	12 replies were received
<b>Nature of Liaison:</b> Change Zoning By-law Z.-1 from an Agricultural (AG4) Zone which permits existing single detached dwellings, to an Agricultural Commercial Special Provision (AGC2(_)) Zone which permits abattoirs; commercial grain drying, handling and storage; farm chemical and fertilizer storage; farm livestock hospital; livestock sales; transfer station for dead farm livestock; with a special provision to allow for livestock facilities.		
<b>Responses:</b> There were a combination of 12 emails and phone calls received which expressed concerns with the proposal based on the following over-arching themes: 1) flies, 2) odours, 3) negative impact on property values, 4) wandering animals, 5) attraction for predator animals, & 6) outdoor enjoyment of property. Additional detail and the full public comments are available beginning on page 17 of this report.		

**ANALYSIS**

**Subject Site**

The subject site is located on the east side of Longwoods Road with approximately 2.02ha of lot area. The site is located over 1km outside of the Urban Growth Boundary and to the Lambeth Community. There is an existing dwelling, garage, and barn on site which were constructed circa the 1960’s. The proposal is for an adaptive re-use of the existing barn, and no new construction is proposed.



Figure 1: Subject Site

**Proposal**

The existing barn is located towards the east (rear) of the site, and has a total of 370m<sup>2</sup>, of which 200m<sup>2</sup> will be used for the livestock facility, and 110m<sup>2</sup> will be converted for the abattoir facility. The remaining space will be used for tool storage and workshop facilities. The intended livestock consists of goats, sheep and lambs which are housed on site with a paddock to the southeast of the site and access to the barn for shelter. The abattoir is a small-scale operation, and expected to function approximately twice a week.

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**Provincial Policy Statement**

The PPS promotes agricultural uses, agriculture-related uses and other normal farm practices within the rural lands within Municipalities (1.1.5.8). The proposal is in part to allow for a livestock facility which is an agriculture use, as well as for an abattoir which is an agriculture-related use. The PPS recognizes that rural areas are important to the success of the Province and quality of life, and that healthy, integrated and viable rural areas should be supported by providing some opportunities for economic activities in prime agricultural areas (1.1.4.1 i). The adaptive reuse of the subject site protects the long-term viability of agricultural lands and provides for a local and agriculture-related commercial use.

The PPS directs prime agricultural areas to be protected for long-term agricultural uses, including all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected (2.3.3.2). The site is an existing smaller parcel of land within the agricultural area, but is sufficient to accommodate the requested livestock facility and abattoir. New land uses, including new or expanding livestock facilities shall comply with the Minimum Distance Separation Formulae (1.1.5.9 & 2.3.3.3). The proposed livestock facility has been reviewed for consistency with the Minimum Distance Separation which meets the required setbacks to nearby sensitive land uses.

Section 2.6 of the PPS requires conservation of cultural heritage and archaeological resources or areas of archaeological potential prior to site alteration or development is permitted. The site has been identified as an area having potential archaeological significance, and a holding provision will be applied to address any potential prior to future development.

**Relevant Provincial Legislation**

There are a number of applicable provincial and federal legislations which would apply to the operation of the proposed Livestock Facility and Abattoir if approved. The permission to allow the requested land uses is the role of the Municipality, and the licensing and operations would then be subject to provincial and federal regulations. The three most relevant Acts for this proposal would be the Farming and Food Production Protection Act (FFPPA), 1998, the Nutrient Management Act (NMA) 2002, and the Food Safety and Quality Act, 2001. A complete list of all applicable legislation is found in the Bibliography section of this report.

*Farming and Food Production Protection Act, 1998 (FFPPA)*

The Farming and Food Production Protection Act, 1998 (FFPPA) protects and encourages the development and improvement of agricultural lands for the production of food, fibre, and other agricultural and horticultural products. According to the legislation, there was concern that it was becoming increasingly difficult for farmers to effectively produce these commodities because of discomfort and inconveniences caused by farming operations to residents of adjacent lands. The act was established to promote and protect agricultural uses and normal farm practices in agricultural areas in a way that balances the needs of the agricultural community with provincial health, safety and environmental concerns. There are 7 main areas of nuisance complaints including: 1) odour, 2) noise, 3) dust, 4) flies, 5) smoke, 6) light, and 7) vibration.

The Normal Farm Practices Protection Board (NFPPB) is the authority established to determine what is or is not considered a normal farm practice. The NFPPB is authorized to rule on cases involving 1) nuisance, 2) bylaw and 3) bylaw involving vehicular travel. For a nuisance complaint, there is a process to facilitate neighbour to neighbour resolution, mediation and conflict resolution and eventually a hearing by the board, if needed.

*Nutrient Management Act, 2002*

The Nutrient Management Act (NMA) governs the safe management of materials containing nutrients in ways that will enhance protection of the natural environment and provide a sustainable future for agricultural operations and rural development. The document most relevant to the

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subject site is a Nutrient Management Strategy (NMS) which addresses manure generation from livestock, manure type and quantity, adequate storage capacity and runoff management. The requirement for a Nutrient Management Strategy is triggered by a building permit, which includes a Record of Approval issued by OMAFRA.

*Food Safety and Quality Act, 2001*

The Food Safety and Quality Act, 2001, provides standards for the quality and safety of food, agricultural or aquatic commodities and agricultural inputs, the management of food safety risks, and the control and regulation of certain activities. The slaughter of livestock and processing of meat for food, as well as the off-farm disposal of livestock mortalities, including the collecting, transferring, salvaging, rendering, and composting of carcasses requires licencing under the Act.

The specific operation requirements for abattoirs and slaughterhouses are further described under Ontario Regulation 31/05 – “Meat”, which control such aspects as construction materials, temperature, ventilation, management of inedibles, water used at facility, operation of meat plant, inspections etc.

**Official Plan**

**Chapter 2 – Strategic Plan**

Agriculture and farm-related businesses and industries form a major component of the local and regional economy. The highly productive land that supports this industry is a significant non-renewable resource for the City of London. It is important that the agricultural industry be allowed the flexibility to adjust to changing conditions, while protecting it from various threats that impede farm operations. These threats to agriculture in the City of London include the increased pressure for non-farm related uses in rural areas which may constrain agricultural practices, fragment land ownership, and contribute to land use compatibility problems (2.10). The proposed amendment will facilitate the long-term viability of the subject site, and contribute to maintaining the agricultural integrity of the general area.

**Chapter 9 - Agriculture**

The Agriculture designation applies to lands outside the urban community where agriculture and farm-related activities are the predominant land use. The intention of the Official Plan is to protect the agricultural land resource and maintain the viability of farming within these areas to ensure agriculture continues to make a significant contribution to London’s economy. The policies recognize the need for a long term commitment to agriculture and are intended to prohibit the fragmentation of land holdings, minimize the loss of prime agricultural land to non-farm development, and prohibit the introduction of land uses that are incompatible with, or may potentially constrain farm operations. The subject site is surrounded by agricultural uses, though there are also nearby rural settlement uses that are considered to be of a more sensitive nature.

**Use**

Within the Agricultural designation, the primary permitted uses include the cultivation of land, the raising of livestock, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture, and agricultural research. Secondary permitted uses include secondary farm dwellings, agriculturally-related commercial uses, agriculturally-related industrial uses, public open space and conservation uses, public utilities, and storm water management facilities.

The proposed use has two components: 1) a livestock facility, which is a primary permitted use, and 2) an abattoir, which is considered to be a secondary or an agriculturally-related commercial use. There is a clear relationship between the raising, keeping and slaughtering of livestock on the same site to provide for an efficient and streamlined operation of the meat production.

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Agriculturally-related development in agricultural areas is directed to lands that have a marginal or lesser capability for agriculture uses. The creation of the subject site in 2007 was through a surplus farm dwelling severance, where farmland east of the site was amalgamated to produce a larger and more viable land holding, and the existing dwelling parcel at 8076 Longwoods Road was severed as a separate lot. The result is that the subject site is now an existing small agricultural lot, which is not ideal for large scale crop production, though does lend itself to an agriculturally-related commercial use and the keeping of livestock.

Intensity

The livestock facility is considered to be a more intensive agricultural use than crop production as there is a stationary and consistent source of manure which generates odour. As such, the livestock facility is subject to the Minimum Distance Separation (MDS II) calculation, which is a formula to address odour impacts from stationary sources of manure on non-agricultural and more sensitive uses, ie- residential uses. The MDS II calculation is based on the capacity of the existing barn to accommodate livestock, the type of livestock and the type of manure produced, as well as the type and location of nearby sensitive uses. The result of the equation is that the nearest setback requirement from the barn to the nearest dwelling is 117m minimum. There is a total of approximately 132m separation distance between the existing barn and the nearest residential or type A land use, which provides an adequate setback.

Furthermore, the maximum storage capacity of the barn (livestock facility) will be reduced slightly through the proposed conversion of 110m<sup>2</sup> of the building as floor space will be re-purposed for the abattoir use, which will also slightly reduce the numbers of livestock. Additionally, abattoirs are exempt from the MDS calculation as they are regulated by the Food Quality and Safety Act instead.

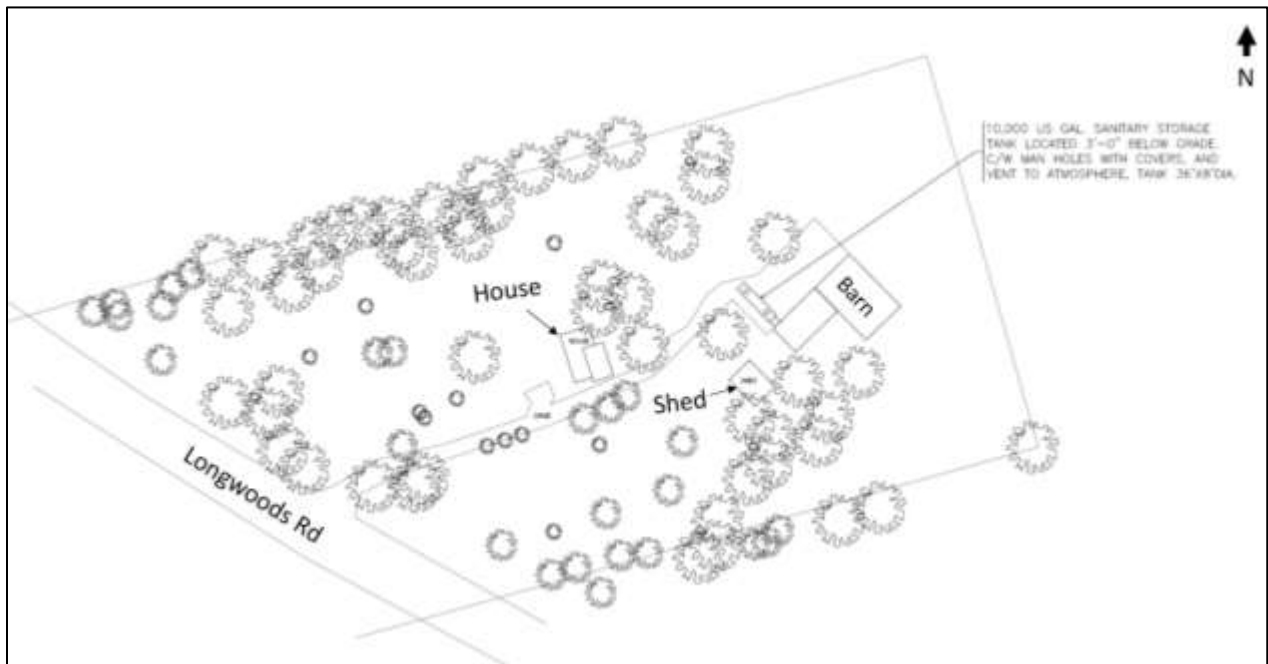


Figure 2: Site Plan

9.2.8: Agriculturally-Related Commercial and Industrial Uses

Agriculturally-related commercial uses are contemplated where they are small in scale, supportive of the farm operation, and require a location in close proximity to the farm operation. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. New agriculturally-related commercial uses may be permitted by an amendment to the Zoning By-law, and subject to the policies in 9.2.8.

*i) Size: The amount of land devoted to the activity includes only the minimum necessary to support*



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*the activity and its servicing requirements*

The property is an existing under-sized farm parcel within the agricultural area which makes efficient use of the site and does not require the removal of arable land from production to facilitate the use. The property consists of 2.02ha which is an adequate size to support the livestock facility and abattoir operations, and meets all other zoning regulations.

*ii) Need: It can be demonstrated that the use is supportive of the farm operation and requires a location in close proximity to the farm operation to function successfully.*

The proposal to have the livestock housed, slaughtered and processed on-site illustrates a clear relationship between the need to locate the agricultural and agriculturally-related commercial uses together, and within the agricultural area. The slaughter and processing is a small scale operation with the abattoir expected to anticipated to function 2 days a week, with a total of approximately 2,000 pounds of meat will be produced per week, requiring the livestock to be housed on-site the remainder of the time. The integration of these uses in one location also eliminates the need to transfer the livestock to and from the site for accommodation, slaughter and processing. The applicant has also identified that the livestock experience less stress and produce better quality meat when they have adequate time to rest, and be fed and watered, after arrival.

*iii) Location: The location of the facility should not impose any operating constraints or result in a reduction of the efficiency of existing farms in the vicinity. Agriculturally-related commercial and industrial uses should be directed to sites having soil capability, drainage, topographic, site size or configuration limitations for agriculture.*

The abattoir facility will be located within a portion of the existing barn on the property which will not have any impact on the neighbouring farms or farming operations in the area. The soil quality is class 1 which is ideal for crop production, however given the existing small lot site, crop production is not feasible. The smaller lot size does provide an appropriate location for an abattoir and livestock facility as it is within the agricultural designation and already under-sized.

*iv) Servicing: The facility does not require municipal water or sewage disposal services and can meet all requirements for the provision of individual on-site services.*

The facility will be utilizing private services and will not require municipal services to operate. Water will be provided by a private well, which will need to demonstrate consistency with the Ontario Building Code through Building Permits, and a septic system is provided for the domestic sanitary flows generated by the dwelling. The wastewater generated by the proposed abattoir will be accommodated by a Class V holding tank with a capacity of 40,000L.

*v) Transportation: Access shall be available from a public highway or public road. The access must not create a potential traffic hazard due to poor sight lines or proximity to an intersection, steep grade or curve. An agriculturally-related commercial or industrial use shall be located on a road capable of accommodating, on a year round basis, the volume and type of traffic, including truck traffic, that the proposed use is likely to generate.*

The site has direct access from Longwoods Road which is an arterial road in this location. There is a curve located south of the property, though there are no existing issues with sightlines, access or the current driveway location. The proposed operation will require the transportation of livestock and the meat products to and from the site, as well as traffic associated with the supporting operations for manure removal and waste water pumping. There will be no on-site sales as the finished products will be provided directly to local butcher shops as wholesale, which will not generate customer traffic. The abattoir requires 6 parking spaces which can be accommodated on the property, and will be detailed further through site plan approval. Longwoods Road is classified as an arterial road in this location, and able to support the planned function of the site.

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**Sonia Wise**

vi) Environment: Adequate drainage and suitable outlets for storm water runoff can be provided.

The subject site is already developed and the proposal is to adaptively re-use the existing barn for the new uses. There is no new construction proposed and any future development would be required to manage any additional stormwater generated entirely on site.

Agriculturally-related commercial and industrial uses are subject to site plan control which will further consider and address the following:

- (a) dimensions of the lot;
- (b) building areas and location on the lot including surrounding land uses and buildings;
- (c) ingress and egress to and from the site, including parking facilities;
- (d) the location of outdoor storage facilities;
- (e) servicing provisions;
- (f) compliance with the Minimum Distance Separation requirements;
- (g) site grading and fencing; and
- (h) on-site stormwater management facilities.

### **Zoning By-law**

The Agricultural Commercial (AGC) Zone permits the livestock facility use and the proposed site is consistent with all setbacks and zoning regulations. The abattoir use and the existing dwelling will be permitted through special provisions.

A stage 1 archaeological assessment was prepared for the property based on the proposal, as the site is within an area identified with potential archaeological significance. The h-18 holding provision will be applied to the site to ensure any future development of the site addresses the archaeological potential. Should previously undocumented (i.e., unknown or deeply buried) archaeological resources be discovered, they may be a new archaeological sites and therefore subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the Ontario Heritage Act.

### **London Plan**

The proposed use of the site represents a component of the food system which is comprised of all the processes, networks, and infrastructure associated with the growth, harvest, processing, packaging, distribution, transport, marketing, sale, serving and consumption of food (648). Planning should encourage, foster and support local food production, and strengthen the local food system to grow and consume more local food (653.2 & 650).

#### *Farmland Place Type*

The site is within the Farmland Place Type in the London Plan, which is intended to be an area of intense agricultural production and economic activity, with a landscape characterized by general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry and agriculture research (1178). Agricultural uses, agriculturally-related commercial and industrial uses, and on farm diversified uses are permitted, as the Farmland's primary role is to serve and support agricultural uses and normal farm practices (1183).

Livestock farming and animal husbandry is promoted within the Farmland place type as the keeping of livestock is not permitted within the urban place types (662). Agricultural-related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, and benefit from being in close proximity to farm operations are permitted (1182.5).

The creation of non-farm residential lots in the agricultural area is discouraged, and any impacts from any new non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible (1180 & 1181.10). Additionally, existing land holdings that are

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under-sized may be used for agricultural purposes, subject to MDS setbacks (1215.3).

The proposed use of the subject site contributes to the local food system, supports agricultural uses within the farmland place type, and is generally consistent with the London Plan.

<b>CONCLUSION</b>
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The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement (2014), the City of London Official Plan and the London Plan. The proposal allows for the adaptive re-use of an existing small agricultural lot for a livestock facility and abattoir. The recommended zone allows for an appropriate development that is consistent with, and strengthens the viability of land in the agricultural area.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>SONIA WISE PLANNER II, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

12/05/2017

SW

"Attach." or "encl." (where applicable)

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**Z-8735  
Sonia Wise**

**Responses to Public Liaison Letter and Publication in “The Londoner”**

<u>Telephone</u>	<u>Written</u>
Rick Burt, 7638 Longwoods Road London ON N6P 1L4	Rick Burt 7638 Longwoods Road London ON N6P 1L4
	Chris & Diana Green 7565 Kilbourne Road London ON N6P 1K8
	Derek Hardman 7650 Kilbourne Road London ON N6P 1K8
	Arlene Bulgin 4316 Murray Road London ON N6P 1L9
	Peter Facione 7525 Kilbourne Road London ON N6P 1K5
	Carl & Mary Mendonca 7564 Kilbourne Road London ON N6P 1K8
	Mark Coulston 7537 Kilbourne Road London ON N6P 1K5
	Jacqueline Caranci 7620 Kilbourne Road London ON N6P 1K8
	Sam Faddoul 8135 Longwoods Road London ON N6P 1L3
	Silvia Millar



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Insert written responses received

----- Original Message -----

From: "rick.burt rick.burt" <[REDACTED]>

To:

Date: at

Subject: Illegal keeping of animals on the property at 8076 Longwoods rd and possible changes to the zoning to allow this to continue.

In the 33 yrs that I have lived in this immediate area it has always been a great neighborhood to live in. My biggest concern in regards to the rezoning of the property at 8076 Longwoods Rd is the impact it will have on the property values and the quality of life for myself and neighbors...When the 50 acre parcel of property at 8076 Longwoods rd was severed a few years ago it created a 45 acre parcel of workable land still allowing agriculture to be maintained and a 5 acre single family residential property, this still allowing for a rural residential community to be maintained as it has in this area for years. This will not be possible with the proposed changes to the Zoning at 8076 Longwoods rd. Also the reduction in neighboring property values will reduce the tax value and therefore have a negative impact on the city as a whole .Nobody will buy property next to an Abattoir or animal storage facility. Three independent Realtors and one property assessor have all stated that a reduction in property values would be in the 10-20% range or more... Abattoirs all over the rural areas of Ontario are being forced to shut down as Federal and Provincial regulations make meat products that we eat safer and as rules are forced on these businesses we are seeing more and more close not being able to maintain the cleanliness and quality control that we deserve as consumers. One of my many concerns is the minimum distance separation in meters for both a livestock facility and a manure/ sanitary storage facility as proposed by the conceptual site plan. Also a huge concern is the lack of available space on this property to properly and humanly house livestock.. We as a neighborhood have not been able to enjoy our property's as a direct result of the fly infestation and odor caused by the lack of proper farming practices on the property at 8076 Longwoods. For the past two summers I have not been able to enjoy my yard at any time as the flies and odor have made it totally impossible to be outside... I pay more than my fair share of taxes and I expect to be able to enjoy my property as every other taxpayer does. Being held captive indoors and not able to enjoy the outdoor summer months on your own property is devastating and down right wrong. The City of London Bylaw department has allowed the property owners at 8076 to continue housing animals on a property designated as single family residential for over two years and with this the property owners have clearly shown how they run their illegal business ( No business licence and not proper Zoning to allow it) and so called farm operation... The property has never been properly fenced and the animals continually migrate on to my property eating from my hay field as well as the neighboring farmers corn field, Damage to both fields was rather severe this year. After several complaints about the fence issue with the owners it is still not repaired and they don't seem to care about it. The large manure piles that they have piled up over the past two years have also been left and not disposed of. On Aug 15th 2016 I took a video of the dead and dying sheep and goat carcass laying strewn all over the barnyard on this property..There were at least 6 dead animals laying on the ground to decay and rot with no concern for their well being.. It was totally disgusting and unbelievable that a Farmer would leave his property this way.. And as a result of the dead and decaying animals and the huge manure piles the Fly population flourished and invaded the neighborhood devastating our summer months.... Fly's live on and breed on dead and rotting carcass as well as manure. The infestation of fly's is such a debilitating issue for all the neighbors bordering the property at 8076 Longwoods.... No tax paying resident of the City of London deserves to live with this situation as I am sure you would be unhappy as well??? First off I am totally against the rezoning to allow both a Abattoir and the keeping of any animals on this property. Past practices by the residents or "Farmers" at 8076 Longwoods Rd have really open our eyes to what will be a very negative impact to our property's, homes and outdoor spaces in the years to come if this is allowed to happen.. I will be the first to apply for a reduction in my tax assessment as a result of the inability to enjoy my property as will all of the neighboring residents.... Under Canadian constitutional law " I have the right to full use and enjoyment of my property and the right not to be deprived thereof" I really believe that as taxpaying citizens of the City of London we should not be forced to fight for our rights to protect the property's and

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homes we work so very hard to maintain but if civil litigation becomes our only recourse should this be allowed then that will happen.

Rick Burt.

7638 Longwoods, rd London



**From:** Derek Hardman [mailto: [REDACTED]]  
**Sent:** Wednesday, March 15, 2017 11:56 AM  
**To:** Chapman, Heather <[HChapman@London.ca](mailto:HChapman@London.ca)>  
**Cc:** Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>  
**Subject:** 8076 Longwoods Rd

Hi Heather,

I am emailing you in regards to the abattoir operating at 8076 Longwoods Rd. I too am opposed to the idea of zoning this property to allow this business to operate at this address. I am in agreement with all of the issues Rick BURT has outlined in his letter to you. I purchased my property at 7650 Kilbourne Rd. a few years ago. I have invested tens of thousands of dollars in the home both interior and exterior. I would have never considered purchasing the home and raising three kids beside an abattoir! For all the reasons stated in Rick Burt's letter I too will support legal action.

Please forward my letter to the individual or department responsible for this file.

Thanks,

Derek Hardman

-----Original Message-----

**From:** Chris Green [mailto: [REDACTED]]  
**Sent:** Tuesday, March 14, 2017 5:19 PM  
**To:** Wise, Sonia <[swise@london.ca](mailto:swise@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>  
**Subject:** Z-8735

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**Z-8735**  
**Sonia Wise**

We reside at 7565 Kilbourne Rd directly behind the property at 8076 Longwoods Rd and we definitely do not want the proposed change to the zoning to allow a abattoir and livestock facility on the property. My wife's parents had an abattoir business that continues to be operated by her brother so we are well acquainted with the odours and flies associated with such an operation. The location of the property is far too close to our property for such an operation not to adversely effect the enjoyment of our home.

Thank you

Chris & Diana Green  
7565 Kilbourne Rd  
London ON  
[REDACTED]

-----Original Message-----

**From:** arlene bulgin [mailto:[REDACTED]]  
**Sent:** Wednesday, March 15, 2017 5:37 PM  
**To:** Wise, Sonia <swise@london.ca>  
**Subject:** Z-8735

To Sonia Wise,

As a neighbour of 8076 Longwoods Rd. I am concerned about the proposed amendment to the zoning by-law for the above mentioned property. Last summer we experienced a huge fly infestation, which made enjoying our outside spaces next to impossible.

We have never had severe problems with flies until they began slaughtering animals at this location. I can't definitively say that this was the cause, however, in the 16 years that we have lived here flies have not been a problem.

A lawyer has also informed us that this may impact our property values, making them less appealing to future buyers.

I trust that you will take our objections into consideration when considering this amendment.

Sincerely,

Arlene Bulgin  
4316 Murray Road  
London, Ontario

**From:** Pete Facione [mailto:[REDACTED]]  
**Sent:** Wednesday, March 15, 2017 6:49 PM  
**To:** Wise, Sonia <swise@london.ca>  
**Subject:** Amend to zoning Z-8735

I am writing this email to state that I do not support rezoning of 8076 Longwoods rd . I don't agree with the farming practices that are being use on that property now and only see things getting worse if this rezoning is approved. Peter Facione 7525 Kilbourne rd.

**From:** Mark Coulston [mailto:[REDACTED]]  
**Sent:** Thursday, March 16, 2017 5:21 PM

[Empty boxes for Agenda Item # and Page #]

**Z-8735**  
**Sonia Wise**

**To:** Wise, Sonia <swise@london.ca>  
**Subject:** Notice To Amend Zoning By-LawZ.-1 ( File No. Z-8735 )

Dear Ms. Wise

I am writing in opposition to the Notice of Application to amend Zoning By-Law Z.-1 from Agricultural (AG4) to Agricultural Commercial Special Provision (AGC2(\_)) regarding the property located municipally at 8076 Longwoods Rd., London (File No. Z-8735).

I reside with my family at 7537 Kilbourne Rd., London. The back of our property faces the back/side of the subject property located municipally at 8076 Longwoods Rd.

We moved to our house in September, 2014. One of the major reasons for our move to our current property was the opportunity to reside in an agricultural zone away from commercial enterprises, including agricultural commercial enterprises. We relied on the current zoning when we purchased our property. Any change in the current zoning would have a significant adverse impact on our enjoyment of our property and the value of our property. We are also concerned with the possibility and likelihood of a growth in commercial enterprises in the event that the current Zoning By-Law is changed (which would further interfere with the enjoyment of our property and result in an additional drop in property value).

We have also been advised of the intended use of the subject property in the event that the Application is approved, that being an abattoir. The intended means of killing animals is offensive and contrary to the beliefs of my family. To view such an establishment on a daily basis would be extremely upsetting to my family and would significantly interfere with the use and quiet enjoyment of our property. Just the anticipation of the killing of animals at the subject property has already upset my family.

Finally, we have been advised of the current use of the property by the owners of the property, including the housing of animals, the existence of dead carcasses and large piles of manure. If this information is correct, it is clear that the current owners have complete disregard for the current zoning and by-laws, or the residents living in reasonable proximity to the subject property. It is also reasonable to expect that the owner's inappropriate behavior would be exacerbated in the event that the Application was approved. It is troubling to envision the owner benefiting or being rewarded for his inappropriate behaviour through the granting of his Application.

It is our hope that the City of London will recognize the importance of maintaining agricultural lands (which are rapidly diminishing in our area) and protect the interests of those families in the area that have relied on the current zoning in the purchase of their homes. I appreciate your consideration of this response, and remain,

Yours Truly

Mark B. Coulston  
Coulston Legal Professional Corporation  
153-759 Hyde Park Road  
London, ON, N6H 3S2  
PH: [Redacted]  
FAX: [Redacted]  
email: [Redacted]

*|| Please consider the environment before printing this email.*

**CONFIDENTIALITY NOTE:**

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**Z-8735  
Sonia Wise**

**March 16<sup>th</sup>, 2017**

**Sonia Wise  
Planner  
City of London  
Ontario**

**Dear Ms. Wise,**

**Subject: Property 8076 Longwoods Road Z-8735**

**It has come to our notice that The Municipal Council for the City of London is considering an amendment to the City's Zoning By-Law for the above-mentioned property.**

**In November 2014, we bought into the dream of living in "Lovely Lambeth" and purchased our property at 7564 Kilbourne Road. Our desire for country lifestyle, enjoying the great outdoors, yet within a few minutes of amenities has come true until recently, when we became aware of the conditions of animals being raised and slaughtered under unhygienic practices at a single-family dwelling property nearby, triggering odours and flies in the surrounding areas.**

**We are now further alarmed to find out that the City is planning a Zoning By-Law amendment to permit an abattoir and a livestock facility so close to our dream home, ensuring the above continues indefinitely. Having an abattoir in our neighbourhood would not only be highly unpleasant to spending any time outdoors but would also affect us financially with the property values of our homes and land dropping and consequently our revenue to the city would drop significantly too.**

**We urge you to please consider the full implications to all the residents of this area who are paying their taxes and dues and are entitled to enjoy the simple pleasures of fresh air and return on investment of their property, which for many are a retirement plan.**

**Thank you for your time and consideration,**

**Sincerely,**

**Carl and Mary Mendonca  
7564 Kilbourne Road  
London, Ontario - N6P 1K8  
TEL: [REDACTED]**

**From: Jacqueline Caranci [mailto:[REDACTED]]  
Sent: Friday, March 17, 2017 1:51 PM  
To: Wise, Sonia <swise@london.ca>  
Subject: 8076 Longwoods Road**

Hello,

I am the current resident at 7620 Longwoods Road, a neighbor of 8076 Longwoods Road.

I received a letter in the mail regarding the application by 8076 Longwoods Road to zone change his land to AGC2, which permits abattoir and livestock facility.

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**Z-8735  
Sonia Wise**

We are against the amendment of the zoning if 8076 Longwoods Road...

1) My husband and I just purchased this land and built our "forever" home, to raise our children and live majority of our adult life. When we made the selection of this land we were advised by our real estate that neighboring land was not any sort of livestock farming. Just land/crop farming of surrounding farm fields. I am certain the value of my home will be reduced significantly IF this zone change is permitted.

2) I personally do not appreciate how livestock have already (operating without proper zoning) lived on the subjected land, and the numerous issues that have already curated and affect me and my family living on our property. (Manure smells, dead carcass of livestock rotting in open fields attracting predator animals and rot/infestation, FLIES ( because of previous 2 items ) the amount of flies in my house and in my yard would disgust you. You cannot enjoy any sort of summer social outdoor time. I don't think they currently properly run a safe and healthy operation, I believe this will just make a bad situation worse.

3) It has been known that when the parcel of land that was severed for the address 8076 Longwoods Road... was given an AG4 zone, to coincide with surrounding neighboring properties. And it was said the land could not be changed from an AG4 zone status.

Please notify me of the meeting date and time for this change as I will attend to petition the change.

Thank you  
Jacqueline Caranci  
7620 Longwoods Road  
[REDACTED]

**From:** sam faddoul [mailto:[REDACTED]]  
**Sent:** Wednesday, March 22, 2017 2:45 PM  
**To:** Wise, Sonia <swise@london.ca>  
**Subject:** Zoning change for 8076 Longwoods road

I am opposed to the zoning change my neighbor is applying for. As his direct neighbor I already have to put up with fowl odors and lots of traffic coming from the property. I have reason to believe that such an operation located near my residence will drive the value of my property down, causing me monetary loss from the change in zoning. This zoning change will also negatively affect me and my families ability to enjoy our property outside. I am totally opposed to this zoning change at 8076 Longwoods road.

Sent from [Mail](#) for Windows 10

**From:** Sylvia Millar [mailto:[REDACTED]]  
**Sent:** Wednesday, May 03, 2017 10:32 PM  
**To:** Enforcement <[enforcement@london.ca](mailto:enforcement@london.ca)>  
**Subject:** possible abbatoir being allowed on Longwoods road

I am voicing my concern about the possible land use change down the road from me (Millar Berry Farms) We had lots of flies buzzing around our produce last year when the dead carcasses were left to rot in the field down the road. The fence did not contain the live animals, and they ate corn from my fields etc. It is not good for the health of my business to have dead animals just a few feet from where we grow our strawberries and other vegetables. Please consider this and don't allow this abbatoir to happen. Sincerely, Sylvia Millar

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**Z-8735**  
**Sonia Wise**

**Bibliography of Information and Materials**  
**Z-8735**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Richard Turpin, January 11, 2017.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Animal Health Act*, 2009, S.O. 2009, c. 31, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Dead Animal and Disposal Act*, R.S.O. 1990, c. D.3

Ontario. Ministry of the Environment. *Environmental Protection Act*, R.S.O. 1990, c. E. 19, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Farm Registration and Farm Organization Funding Act*, 1993, S.O. 1993, c. 21, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Farming and Food Production Protection Act (FFPPA)*, 1998, S.O. 1998, c. 1, as amended.

Federal. Canadian Food Inspection Agency. *Feeds Act*, R.S.C. 1985, c. F-5, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Food Safety and Quality Act*, 2001, S.O. 2001, c. 20, as amended. & Ontario Regulation 31/05: Meat

Federal. Health Canada. *Food and Drugs Act* R.S.C., 1985, c. F-27.

Federal. Canadian Food Inspection Agency & Health Canada. *Health of Animals Act*, S.C. 1990, c. 21, as amended.

Ontario. Ministry of Health and Long-Term Care. *Health Protection and Promotion Act*, R.S.O. 1990, c. H. 7, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Livestock Community Sales Act*, R.S.O. 1990, c. L. 22, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Livestock Identification Act*, R.S.O. 1990, c. L. 21, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Livestock and Livestock Products Act*, R.S.O. 1990, c. L. 20, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Livestock Medicines Act*, R.S.O. 1990, c. L. 23, as amended.

Ontario. Ministry of Agriculture, Food and Rural Affairs & Ministry of the Environment. *Nutrient Management Act*, 2002, S.O. 2002, c. 4, as amended

Ontario. Ministry of Agriculture, Food and Rural Affairs. *Protection of Livestock and Poultry from Dogs Act*, R.S.O. 1990, c. L. 24, as amended.

Federal. Pest Management Regulatory Agency (PMRA) & Health Canada. *Pest Control Products Act*, S.C. 2002, c. 28, as amended.

Ontario. Ministry of the Environment. *Pesticides Act*, R.S.O. 1990, c. P. 11, as amended.

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Sonia Wise**

Ontario. *Society for the Prevention of Cruelty to Animals Act*, R.S.O. 1990, c. O. 36, as amended.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z-1*, May 21, 1991, as amended.

Hi Tech Engineering. *Planning Justification Report*, March 2017.

Thomas G. Arnold & Associates. *Stage 1 Archaeological Assessment*, September 2016.

Bos Engineering & Environmental Services Inc.. *Proposed Sewage System for Abattoir*, January 2017.

Correspondence: (all located in City of London File No. Z-8735 unless otherwise stated)

City of London -

Armstrong, Ryan. City of London Water Engineering. Email to S. Wise. April 20, 2017

Roobrek, R., City of London Environmental and Engineering Services. Memo to S. Wise. March 17, 2017.

Hodgins, K., City of London Urban Forestry. E-mail to S. Wise. February 28, 2017.

DiCicco, A. City of London Building Division. Emails to S. Wise. February 1 – April 28, 2017

Gonyou, K. City of London Urban Regeneration. Emails to S. Wise. February 3 – April 20, 2017

Moore, R. City of London Wastewater and Drainage Engineering. Email to S. Wise. March 15, 2017

Chapman, H. & Romashyna, M. City of London Municipal Law Enforcement Services. Emails to S. Wise. March 15 – May 10, 2017.

Departments and Agencies -

Creighton C., UTRCA. Emails to S. Wise. March 29, 2017.

Towsley, V. LTVCA. Memo to S. Wise. February 28, 2017.

Crinklaw, D. & Robak, T., OMAFRA. Various e-mails to S. Wise. March 1, 2017.

Other:

Site visit April 10, 2017 and photographs of the same date.

Two empty rectangular boxes for agenda item and page numbers.

**Z-8735  
Sonia Wise**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2017

By-law No. Z.-1-17 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 8076 Longwoods Road.

WHEREAS Mike Abualhayja has applied to rezone an area of land located at 8076 Longwoods Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 8076 Longwoods Road, as shown on the attached map comprising part of Key Map No. A110, from an Agricultural (AG4) Zone to a holding Agricultural Commercial Special Provision (h-18\*AGC2(\_)) Zone.
- 2) Section Number 46.4 of the Agricultural Commercial (AGC2) Zone is amended by adding the following Special Provisions:

AGC2( ) 8076 Longwoods Road

- a) Additional Permitted Uses
  - i) Existing dwelling
  - ii) Livestock facility

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on May 30, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - May 30, 2017  
Second Reading - May 30, 2017  
Third Reading - May 30, 2017

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Z-8735  
Sonia Wise

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

