

Bill No. 229
2017

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

A by-law to amend the Official Plan for the City of London, 1989 as it relates to the McCormick Area Secondary Plan.

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

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on 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

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Low-Rise Residential to Mixed-Use on Schedule “4”, Character Area Land Use Designations, to the McCormick Area Secondary Plan for the City of London.
2. To add a policy in Section 20.8.4.3 of the McCormick Area Secondary Plan for the City of London to permit outdoor patios in association with Craft Brewery and Artisanal Workshop establishments.
3. To add a policy in Section 20.8.4.5 of the McCormick Area Secondary Plan for the City of London to permit outdoor patios in association with Craft Brewery and Artisanal Workshop establishments.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 521 Burbrook Place and 1017-1021 Princess Avenue.
2. This Amendment applies to lands within the McCormick Area Secondary Plan area designated Industrial-Commercial and Mixed-Use in the City of London.

C. BASIS OF THE AMENDMENT

The McCormick Area Secondary Plan identifies the Secondary Plan area as transitioning away from heavy industrial uses. The McCormick Area Secondary Plan area is not identified as employment lands, as defined by the Provincial Policy Statement, 2014.

D. THE AMENDMENT

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

1. Schedule “4”, Character Area Land Use Designations, to the McCormick Area Secondary Plan for the City of London Planning Area is amended by changing the designation of those lands located at 521 Burbrook Place and 1017-1021 Princess Avenue in the City of London, as indicated on “Schedule 1” attached hereto from Low-Rise Residential to Mixed-Use.
2. Section 20.8.4.3 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following:

“m)craft brewery and artisanal workshop establishments.”
3. Section 20.8.4.3 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following before the final paragraph:

“Outdoor patios in association with Craft Brewery and Artisan Workshop establishments may be permitted subject to a Minor Variance, provided they meet all of the following criteria:
 - a) a Craft Brewery or Artisan Workshop establishment is permitted through zoning;
 - b) the location and operation of the proposed Outdoor Patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area; where necessary, conditions of the Minor Variance will be required to mitigate impacts;

- c) the Outdoor Patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 (Outdoor Patio Associated with a Restaurant or Tavern) of the Z.-1 Zoning By-law are addressed; and
- d) site-specific issues relating to the context and site layout of the Outdoor Patio are addressed.”

4. Section 20.8.4.5 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following:

“p) craft brewery and artisanal workshop establishments.”

5. Section 20.8.4.5 iii) – Permitted Uses of the McCormick Area Secondary Plan for the City of London is amended by adding the following before the final paragraph:

“Outdoor patios in association with Craft Brewery and Artisan Workshop establishments may be permitted subject to a Minor Variance, provided they meet all of the following criteria:

- a) a Craft Brewery or Artisan Workshop establishment is permitted through zoning;
- b) the location and operation of the proposed Outdoor Patio will not impose inappropriate impacts on the industrial operations or residential uses in the surrounding area; where necessary, conditions of the Minor Variance will be required to mitigate impacts;
- c) the Outdoor Patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in Section 4.18 (Outdoor Patio Associated with a Restaurant or Tavern) of the Z.-1 Zoning By-law are addressed; and
- d) site-specific issues relating to the context and site layout of the Outdoor Patio are addressed.”

Schedule 4 of the McCormick Area Secondary Plan



Location Map

