

7TH REPORT OF THE
ADVISORY COMMITTEE ON THE ENVIRONMENT

Meeting held on June 7, 2017, commencing at 12:17 PM, in Committee Room #4, Second Floor, London City Hall.

PRESENT: S. Ratz (Chair), K. Birchall, S. Brooks, R. Harvey, M. Hodge, J. Howell, L. Langdon, G. Sass, N. St. Amour, T. Stoiber and D. Szoller and J. Bunn (Secretary).

ABSENT: M. Bloxam, S. Hall and A. Tipping.

ALSO PRESENT: T. Arnos, G. Barrett and C. Warring.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. Land Development Process

That it BE NOTED that the attached presentation from G. Barrett, Manager, Long Range Planning and Research, with respect to the land development process, was received.

III. CONSENT ITEMS

3. 6th Report of the Advisory Committee on the Environment

That it BE NOTED that the 6th Report of the Advisory Committee on the Environment from its meeting held on May 3, 2017, was received.

4. 5th Report of the Transportation Advisory Committee

That it BE NOTED that the 5th Report of the Transportation Advisory Committee from its meeting held on April 25, 2017, was received.

5. Municipal Council Resolution - Impacts from Industrial Sources South of Highway 401

That it BE NOTED that the Municipal Council resolution, from its meeting held on May 2, 2017, with respect to the impacts from industrial sources south of Highway 401 with a focus on odour, and the potential remedial actions to be undertaken by the City of London with respect to those impacts, was received.

6. Municipal Council Resolution - 5th Report of the Advisory Committee on the Environment

That it BE NOTED that the Municipal Council resolution, from its meeting held on May 2, 2017, with respect to the 5th Report of the Advisory Committee on the Environment, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

7. Waste Sub-Committee Report

That it BE NOTED that the Waste Sub-Committee's comments on the Resource Recovery Strategy and Residual Waste Disposal Strategy, were received.

V. ITEMS FOR DISCUSSION

8. Green City Strategy

The Civic Administration BE REQUESTED to copy the Advisory Committee on the Environment (ACE) on all reports and/or committee submissions with respect to the 'Complete Streets Manual' or information related to that subject; it being noted that the ACE held a general discussion with respect to this matter.

9. Resilient City Event

That it BE NOTED that the Advisory Committee on the Environment held a general discussion with respect to the planning of the upcoming Resilient Cities event.

10. Energy Sub-Committee – Community Energy Action Plan (CEAP)

That it BE NOTED that the Advisory Committee on the Environment held a general discussion with respect to the request for comments on the Community Energy Action Plan by J. Stanford, Director, Environment, Fleet and Solid Waste; it being noted that the Energy Sub-Committee will meet soon to discuss this matter.

11. Urban Agriculture Strategy

That it BE NOTED that the Advisory Committee on the Environment held a general discussion with respect to the Urban Agriculture Strategy.

12. Summer Meeting Dates

That it BE NOTED that the Advisory Committee on the Environment will meet over the summer on July 5, 2017 and then resume normal meetings dates as of September 6, 2017.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

13. (ADDED) Natural Environment Sub-Committee

That it BE NOTED that the Natural Environment Sub-Committee report from its meeting held on May 31, 2017, was received.

14. (ADDED) Water Week

That it BE NOTED that M. Bloxam represented the Advisory Committee on the Environment at the Water Week panel of experts event.

VII. ADJOURNMENT

The meeting adjourned at 2:14 PM.

NEXT MEETING DATE: July 5, 2017



Development Process

Legislative Context

- Cities are “creatures of the province”
- Legislative framework
 - Planning Act
 - Provincial Policy Statement

Planning Act

- Outlines what a municipality can do to plan land use
- If it isn't included, municipalities can't do it.
- Gives cities planning tools to:
 - Allow for the subdivision of land
 - Regulate land uses
 - Regulate site planning & design (with limitations)

Planning Act Does Not Allow

- Planning by relationship (student housing)
- Planning by tenure (rental vs. ownership)
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations (you must build)
- Detailed control over operations (some wiggle room)
- Generally, we plan by USE and not USER
 - Residential vs. home ownership housing
 - Retail vs. Radio Shack
 - Recreation vs. soccer field

Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- *Remember, cities are creatures of the province*
- PPS lays out provincial interests such as:
 - “avoid development and land use patterns which may cause environmental or public health and safety concerns”
 - “planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas”
 - Maintain at all times the ability to accommodate residential growth for a minimum of 10 years...

Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws

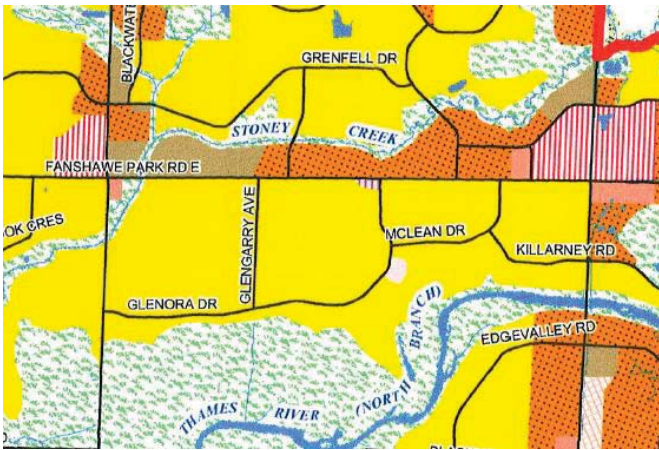
The London Plan

- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision



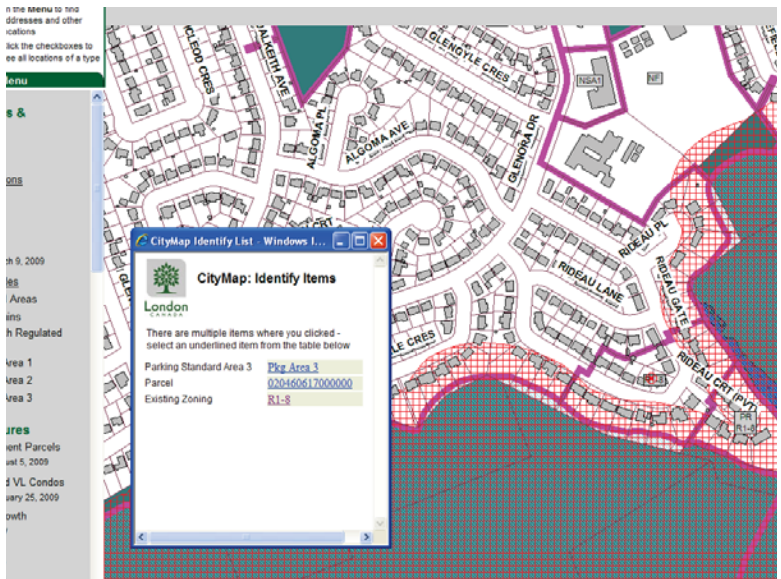
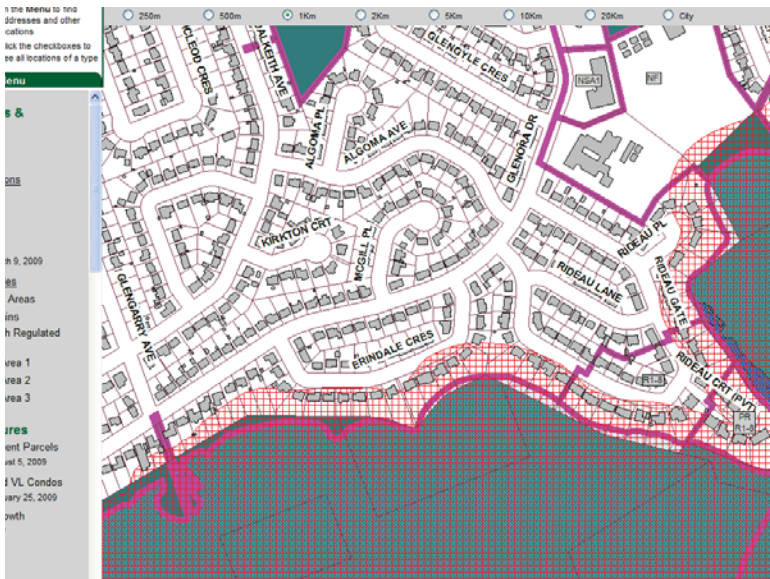
The London Plan

- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN
- The Official Plan can be changed



Zoning By-law

- All properties are assigned a zone
- Zone identifies permitted uses and regulations relating to height, building set-backs, coverage, density, gross floor area, etc.
- Zone must be consistent with the Official Plan
- Expected changes on an ongoing basis – OP guides evaluation of changes
- By law, must build according to Zoning By-law



**SECTION 5
 RESIDENTIAL R1 ZONE**

5.1 GENERAL PURPOSE OF THE R1 ZONE

The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-city smaller lot single dwelling developments. Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments; Zone variations R1-10 and R1-11 deal with larger estate lot developments. The R1-12 Zone variation has the lowest lot area standards and is not intended to be applied to 1 acre; rather, it is intended to be applied to specific areas and reflect existing development on local streets. The approach allows for the use of a range of lot sizes. The R1-13 Zone variation deals specifically with small lot single detached dwellings in suburban areas of the City. R1-14, R1-15 and R1-16 Zone variations is intended to apply to large lots with single detached dwellings. A parking regulation (Section 4.1 addresses permitted garage and driveway widths. (Z-1-051337)

The R1-14, R1-15 and R1-16 Zone variations are generally applied to existing residential lots on individual services in rural areas, typical lands designated Low Density Residential and Rural Settlement in the Official Plan. The R1-17 Zone variation is typically applied to large estate lots in these rural areas. (O.M.B. File #R910307 - Appeal #9000 June 4, 1993) (Z-1-00758) (Z-1-051218) (Z-1-051290)

5.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or use cause or permit any land to be used, in any Residential R1 Zone variation for any use other than the following use:

- a) A single detached dwelling.

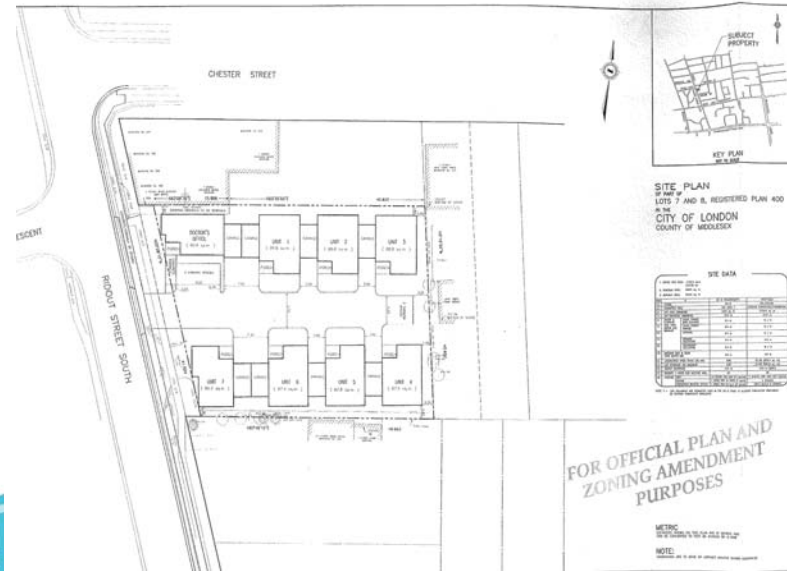
5.3 REGULATIONS

**RESIDENTIAL R1 ZONE
 REGULATIONS FOR R1 ZONE VARIATIONS**

Column	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Line 1	RESIDENTIAL TYPE	SINGLE DETACHED DWELLING UNIT													
2	ZONES	R1-1	R1-2	R1-3	R1-4	R1-5	R1-6	R1-7	R1-8	R1-9	R1-10	R1-11	R1-12	R1-13	R1-14
3	PERMITTED USES	See Section 5.2													
4	LOT AREA (m ²) MINIMUM	250	300	300	360	415	450	550	600	690	825	1390	200 See Section 5.3(3)*	270	2 000
5	LOT FRONTAGE (m) MINIMUM	9.0	9.0	10.0	12.0	12.0	15.0	15.0	15.0	10.0	22.0	24.0	9.0 See Section 5.3(3)*	9.0	30.0
6	LOCAL STREET AND SECONDARY COLLECTOR MAIN BUILDING (Z-1-041306)	4.5	4.5	4.5	4.5	4.5	5.0	5.0	5.0	5.0	6.0	6.0	4.5	4.5	6.0
7	FRONT AND REAR YARD DEPTH (m) MINIMUM	6.0 (Z-1-061499)													

Site Planning

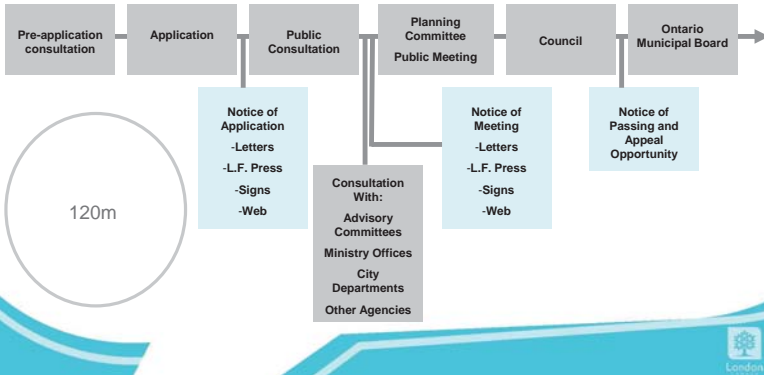
- Most buildings and substantial additions require site plan approval
- Site plan shows:
 - Location of building
 - Parking
 - Amenity areas
 - Access points
 - Landscape plan
 - Fencing
 - Etc.



A Word About Development

- All development requires a Building Permit
 - Most development, but not all, requires site plan
 - Some development requires a zoning amendment
 - Much less development requires an OP amendment
- So.....**
- If zoning is in place, applicants only need to go through the site plan process or straight to building permit
 - There is no public process around most site plan processes and no public process around building permit

Planning Application Process Official Plan & Zoning Amendments



TREE PROTECTION BY-LAW C.P.- 1515-228

TWO types of trees Protected:

1. Trees on lands identified within the Tree Protection Area
2. Trees outside of the Tree Protection Area that are 50cm and greater in diameter



1. TREE PROTECTION AREA

Trees within the Tree Protection Area are protected as shown on Schedule D – mapping:

These are generally within the City's natural heritage system including:

- Woodlands
- Valleylands
- ESAs
- Smaller treed areas adjacent to NHS

Clear map shows what is in, and what is outside of, the Tree Protection Area



WHAT'S PROTECTED



2. DISTINCTIVE TREES

Distinctive Trees – these are trees that are 50cm or more in diameter

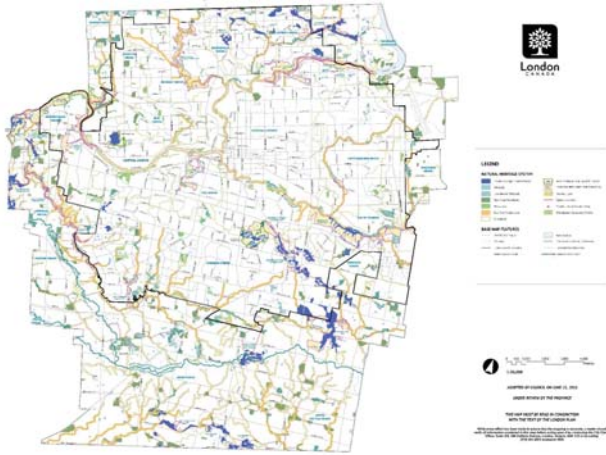


2. DISTINCTIVE TREES

- Outside the Tree Protection Area, distinctive trees are protected and cannot be injured or destroyed without a permit
- Some of our most important trees for:
 - Neighbourhood character
 - Climate change
 - Energy conservation
 - Habitat



Map 5 – Natural Heritage



Map 6 – Hazards and Natural Resources

