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File: OZ-8783  
Planner: M. Campbell

<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: THE CORPORATION OF THE CITY OF LONDON 2426 WICKERSON ROAD PUBLIC PARTICIPATION MEETING ON AUGUST 28, 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 The Corporation of the City of London relating to the property located at 2426 Wickerson Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 5, 2017 to amend the Official Plan:
  - i) to change the designation of the subject lands **FROM** Agriculture and Environmental Review, **TO** Agriculture and Open Space;
  - ii) to **ADD** the delineation of Significant River, Stream and Ravine Corridors, Significant Woodlands, and ESAs to Schedule B1 – Natural Heritage Features – to the Official Plan for the City of London;
  - iii) to **REMOVE** the delineation of Potential ESAs and Unevaluated Vegetation Patches to Schedule B1 – Natural Heritage Features – to the Official Plan for the City of London;
  
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 5, 2017 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 lands **FROM** an Open Space (OS4) Zone and a Holding Open Space (h-2•OS4) Zone and an Environmental Review (ER) Zone and an Agricultural (AG1) Zone **TO** an Open Space Special Provision (OS2(\*)) Zone and an Open Space (OS5) Zone and a Holding Open Space Special Provision (h-18•OS5(\*)) Zone and an Open Space (OS5(\*\*)) Zone and a Holding Agricultural Special Provision (h-18•AG1(\*)) Zone.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**B.033/16 – 2426 Wickerson Road – Report to Planning and Environment Committee (January 18, 2016)** – Report from Managing Director, Development & Compliance Services providing an update on Boler Mountain’s plans to acquire lands from 2426 Wickerson Road and the implementation of Official Plan and Zoning By-law Amendments.

**2426 Wickerson Road – Report to Building and Natrual Environemtnal Committee (November 28, 2011)** – Report from Managing Director, Development Approvals Business Unit and Manger, Parks Planning & Design on the shared use of Boler Mountain and City open space lands.

**2332 Wickerson Road – Report to Planning Committee (June 1, 2009)** – Report from General Manager of Planning and Development on a Residential Plan of Subdivision with 173 single detached residential lots, 3 future residential development block, 1 walkway block and 1 open space/park block, served by 3 secondary collector roads and 3 local roads and the related amendments to the Zoning By-law.

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<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of this application is to fulfil the conditions of a provisional consent decision (File B.033/16) to sever and convey a portion of the subject lands to the Boler Mountain property located to the east, and establish driveway access from Wickerson Road to Boler Mountain. The recommended amendments will recognize the ecological functions of certain lands and provide protection for the archaeological resources that may be present.

<b>RATIONALE</b>
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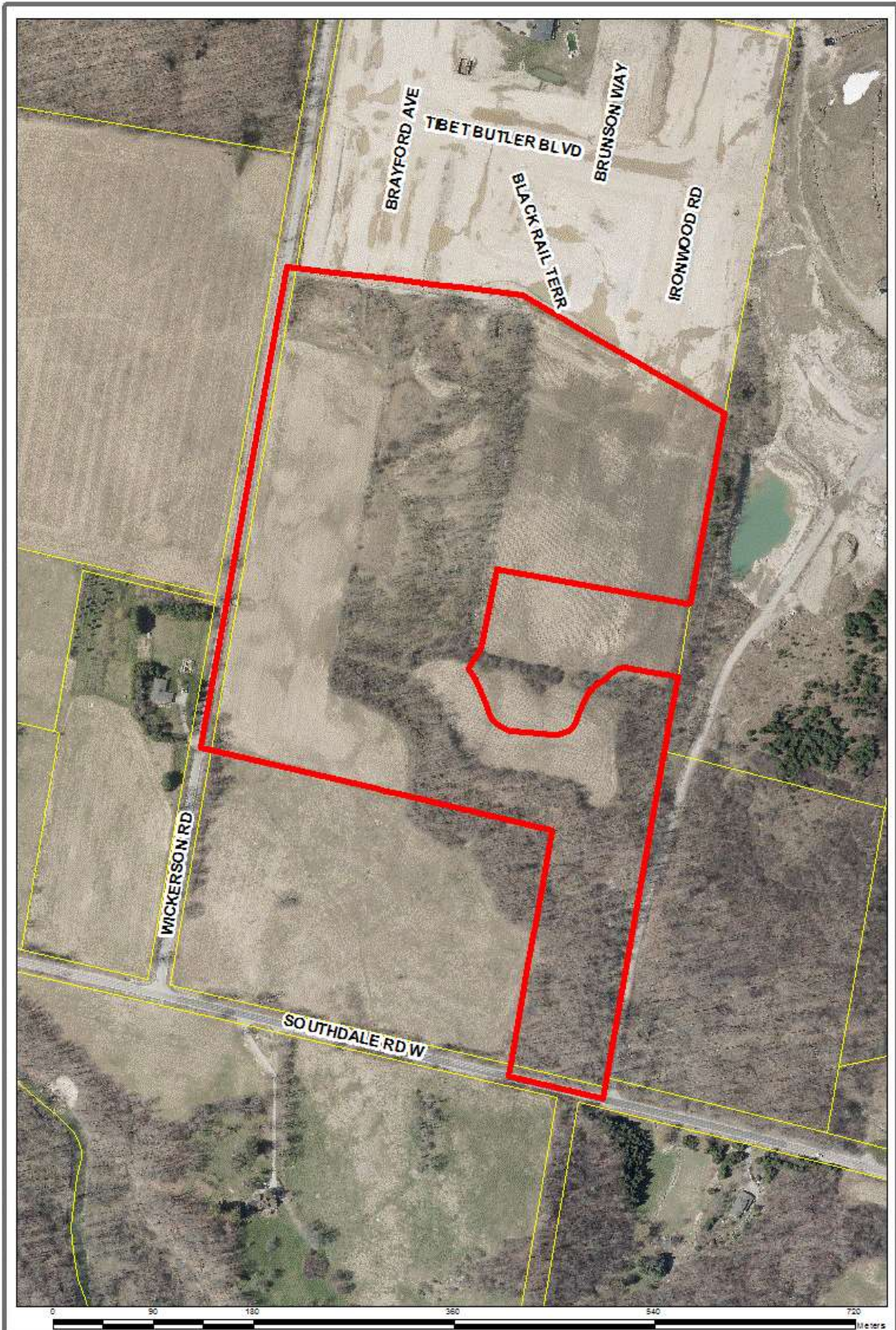
- The recommended amendments are consistent with the policies of the 2014 Provincial Policy Statement (“PPS”) regarding the protection of the agricultural land base, the protection of natural heritage, and the conservation of archaeological resources;
- The recommended amendments conform to the intent of the “Open Space” designation in the Official Plan;
- The recommended amendments maintain the general intent of the “Agriculture” designation in the Official Plan and will recognize an existing undersize agricultural lot and will not further fragment agricultural lands.
- The recommended amendments are consistent with The London Plan. The proposed change in the designation and delineation of significant natural areas in the Official Plan through this application has already been captured in the London Plan; and
- The recommended amendments will also comply with the Minimum Separation Distance (“MDS”) I guidelines and formulae.

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> May 23, 2017	<b>Agent:</b> N/A
<p><b>REQUESTED ACTION:</b> Change Official Plan land use designation from Agriculture and Environmental Review to Agriculture and Open Space; and change Schedule “B1” – Natural Heritage Features to remove the delineation of Potential Environmentally Significant Areas and Unevaluated Vegetation Patches, to add the delineation of Significant River, Stream and Ravine Corridors, Significant Woodlands and Environmentally Significant Areas.</p> <p><b>Retained Lands:</b> Change Zoning By-law Z.-1 from an Agricultural (AG1) Zone and a Holding Open Space (h-2•OS4) Zone and an Open Space (OS4) Zone on the lands to be retained to a Holding Open Space Special Provision (h-18•OS5(★)) Zone and an Open Space Special Provision (OS5(★★)) Zone and a Holding Agricultural Special Provision (h-18•AG1(★)) Zone. The AG1(★) special provision would recognize an existing undersized agricultural lot. The OS5(★) special provisions would recognize an open space lot with no minimum lot frontage requirement. The OS5(★★) special provision would recognize an open space lot with no minimum lot area requirement and no minimum lot frontage requirement. The h-18 holding provision would ensure lands are assessed for the presence of archaeological resources prior to development or site alterations.</p> <p><b>Severed Lands</b></p> <p>Change Zoning By-law Z.-1 from an Agricultural (AG1) Zone and Holding Open Space (h-2•OS4) Zone and Open Space (OS4) Zone and Environmental Review (ER) Zone on the lands to be severed to an Open Space Special Provision (OS2(★)) Zone and an Open Space (OS5) Zone. The OS2(★) special provision would permit “Passive Recreation Uses” as an additional permitted use and recognize an open space lot with no minimum lot area requirement and no minimum lot frontage requirement.</p>	

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### LOCATION MAP

Subject Site: 2426 Wickerson Rd  
Applicant: City of London  
File Number : OZ-8783

Planner : MC  
Created By : MB  
Date : 2017/06/30  
Scale : 1:4000

### Legend

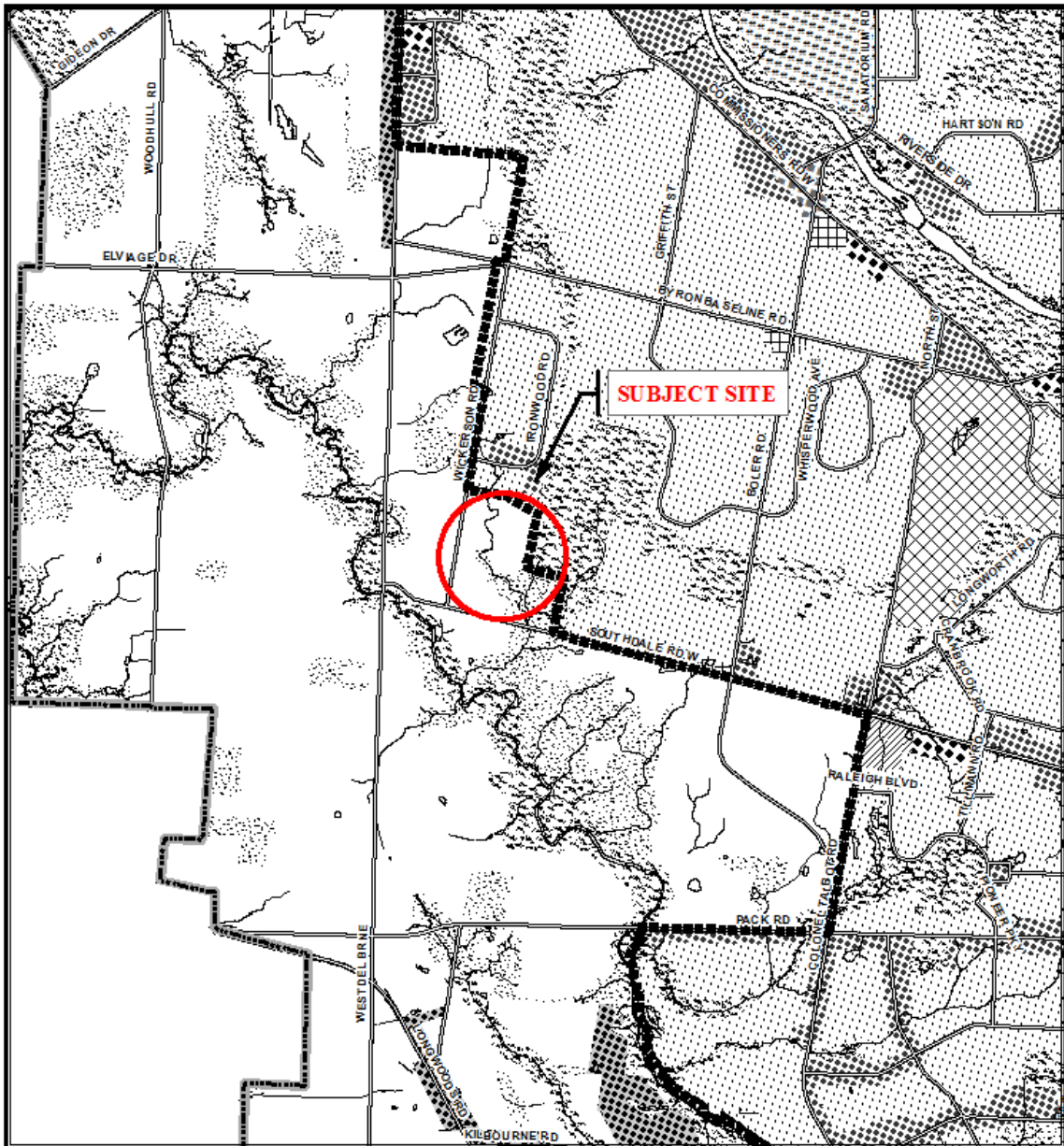
 Subject Site

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Corporation of the City of London  
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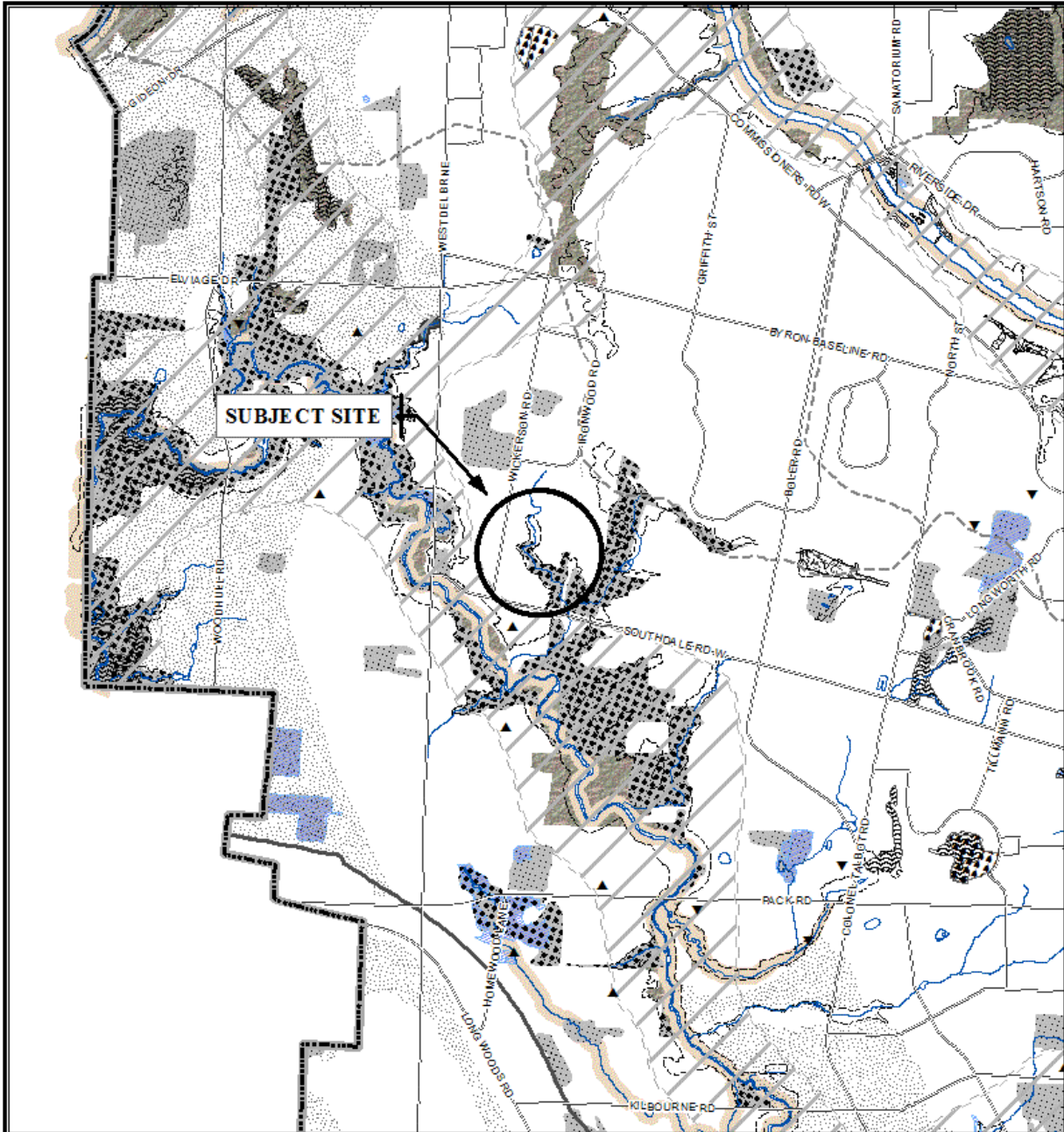
File: OZ-8783  
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<p><b>Legend</b></p> <table border="0"> <tr> <td> Downtown</td> <td> Multi-Family, Medium Density Residential</td> <td> Office Business Park</td> </tr> <tr> <td> Wonderland Road Community Enterprise Corridor</td> <td> Low Density Residential</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</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8783</p> <p>PLANNER: MC</p> <p>TECHNICIAN: ME</p> <p>DATE: 2017/06/30</p>																											

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**NATURAL HERITAGE SYSTEM**

-  ESAs
-  Potential ESAs
-  Significant Woodlands
-  Woodlands
-  Unevaluated Vegetation Patches
-  Significant River, Stream, and Ravine Corridors
-  Unevaluated Stream and Ravine Corridors
-  Provincially Significant Wetlands
-  Locally Significant Wetlands
-  Unevaluated Wetlands
-  Potential Naturalization Areas
-  Potential Upland Corridors
-  Ground Water Recharge Areas

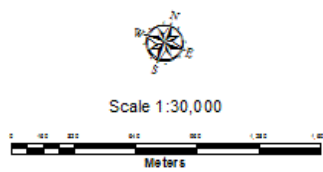
**NATURAL HAZARDS**

-  Maximum Hazard Line
- NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.*
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.*

**Base Map Features**

-  Railways
-  Water Courses/Ponds
-  Streets (refer to Schedule "C")
-  Conservation Authority Boundary
-  Subwatershed Boundary
-  Big Picture Meta-Cores and Meta-Corridors

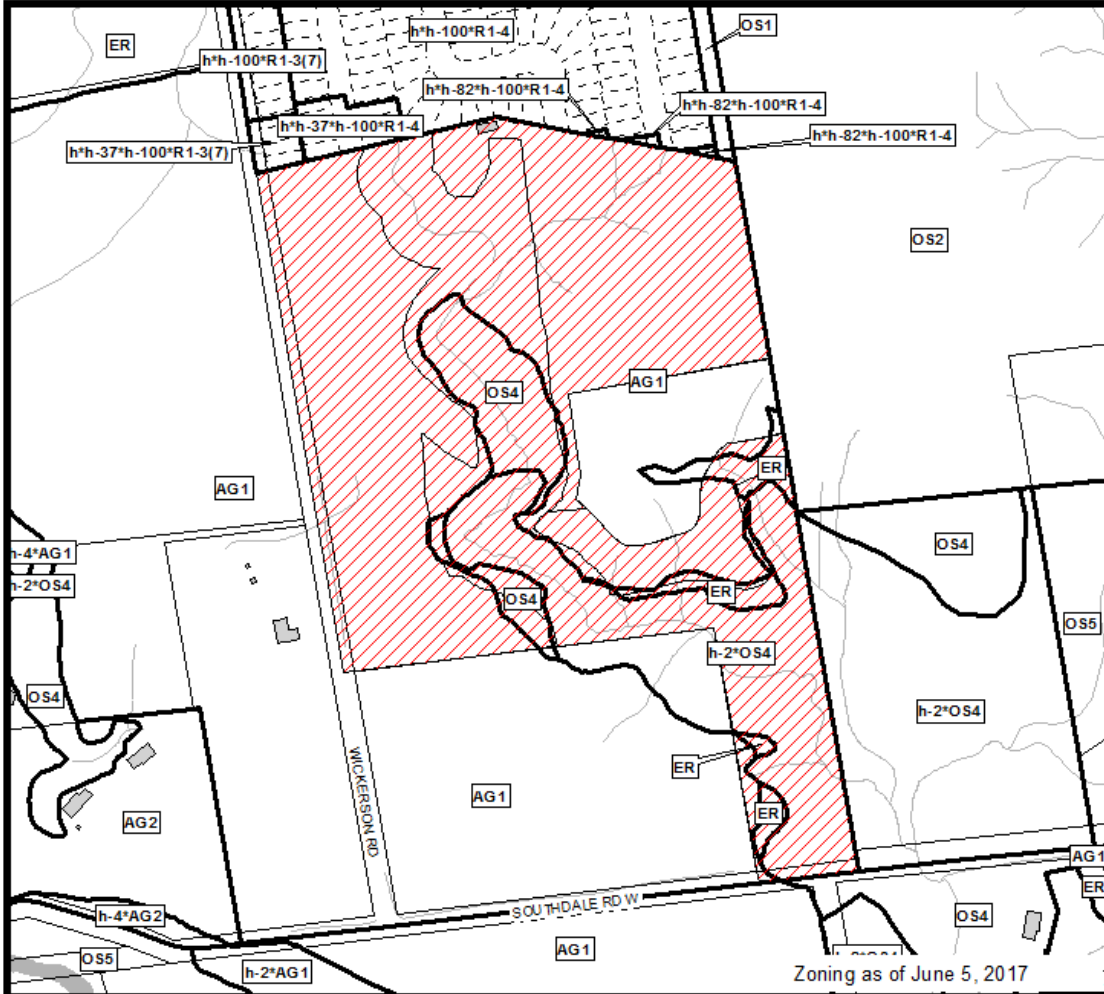
**CITY OF LONDON**  
 Department of  
 Planning and Development  
**OFFICIAL PLAN SCHEDULE B1**  
**- NATURAL HERITAGE FEATURES -**  
 PREPARED BY: Graphics and Information Services



**FILE NUMBER:** OZ-8783  
**PLANNER:** MC  
**TECHNICIAN:** MB  
**DATE:** 2017/06/30

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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-2\*OS4, ER, OS4, and AG1**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

<p><b>CITY OF LONDON</b> PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p><b>ZONING BY-LAW NO. Z-1</b> <b>SCHEDULE A</b></p>		<p>FILE NO: OZ-8783                      MC</p> <hr/> <p>MAP PREPARED: 2017/06/30                      MB</p> <hr/> <p style="text-align: center;">1:5,000</p> <p style="text-align: center;">0 25 50 100 150 200 Meters</p>
THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS		

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<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"> <li>• Current Land Use – Cultivated Agriculture Lands and Natural Areas</li> <li>• Frontage – 86.8m (285 feet)</li> <li>• Depth – Irregular</li> <li>• Area – 17.2 hectares (42.5 acres)</li> <li>• Shape – Irregular</li> </ul>
<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"> <li>• <b>North</b> – Vacant (Future residential subdivision)</li> <li>• <b>South</b> – Agricultural Uses (Cultivated Agricultural Lands and Pasture)</li> <li>• <b>East</b> – Passive Recreational Uses and Commercial Outdoor Recreation Facility and Ski Hills</li> <li>• <b>West</b> – Agricultural Uses (Cultivated Agricultural Lands, Pasture and Livestock Facilities)</li> </ul>

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)	
<ul style="list-style-type: none"> <li>• Environmental Review and Agriculture</li> </ul>	
<b>THE LONDON PLAN PLACE TYPE:</b> (refer to The London Plan Map)	
<ul style="list-style-type: none"> <li>• Farmland and Greenspace</li> </ul>	
<b>INTENSIFICATION: (identify proposed number of units)</b>	
<ul style="list-style-type: none"> <li>• No residential intensification is proposed through this application</li> </ul>	<ul style="list-style-type: none"> <li>• No residential intensification is proposed through this application</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)	
<ul style="list-style-type: none"> <li>• Open Space (OS4) and Holding Open Space (h-2•OS4) and Environmental Review (ER) and Agricultural (AG1) Zones.</li> </ul>	

<b>PLANNING HISTORY</b>
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Environmental and Parks Planning has been working with Boler Mountain and other area landowners in an effort to secure open space corridor (and multi-use pathway) links that are required to complete gaps in the public open space system. The network in this area is proposed to extend in a north-south direction from Byron Baseline Road with east-west connections to Wickerson Road, Chalet Crescent and Optimist Park Drive. An easement to be granted in favour of the City of London over the entirety of the proposed driveway access extending from Wickerson Road will complete an identified gap in the public open space system.

North-South Environmental Inc. was retained by the City of London to conduct a Subject Lands Status Report (“SLSR”) to facilitate planning and development initiatives in the area, including the City’s Wickerson Stormwater Management (“SWM”) Facility and the 15-Year Master Plan for Boler Mountain. The SLSR assessed the significance of the natural features and ecological functions present on the subject lands, and other lands in the area, identified natural and human-generated disturbances as well as management needs. The findings of the SLSR are discussed later in this report. The SLSR provides the necessary technical information to support this application and the recommended amendments.

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AECOM was retained by the City of London and by Boler Mountain to conduct an Environmental Impact Study (“EIS”) for the Wickerson SWM Facility (2014) and Boler Mountain Access Road (2016). The purpose of an EIS is to protect important natural areas and inform the design and configuration of development to avoid negative impacts at the outset, and to identify appropriate mitigation and/or compensation for unavoidable impacts. The EIS for the Boler Mountain Access Road [sic driveway] provides recommendations for mitigative and compensatory measures that would result in no net negative impacts for the significant natural features and ecological functions identified in the Boler Mountain SLSR.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

Development Services (Engineering)

*The City of London’s Environmental and Engineering Services Department offers the following comments with respect to the Official Plan and Zoning By-Law amendments application:*

*Transportation Division:*

*As previously identified through the consent process a road widening dedication of 18.0m from centre line will be required on Southdale Road as well as a road widening dedication of 10.75m from centre line along Wickerson Road. In addition to an easement for access and maintenance.*

*Water Engineering Division:*

*The subject lands are outside the Urban Growth Boundary and there is no municipal water servicing available.*

*Stormwater Management Division:*

*SEWD staff have no additional or new comments to those identified as part of the Consent Applications [sic] B.033/16.*

*The Stormwater Engineering staff offers the following comments to this consent application:*

- *There are no storm sewer or storm outlets available to service the proposed severed parcel and Part 3, and therefore the applicant’s consultant engineer is to prepare a SWM Servicing Strategy (minor and major flows), including on-site SWM controls and associated conveyance system and outlets, to the satisfaction of the City Engineer.*
- *According to the approved functional report for Wickerson SB SWM facility (currently under Construction), the portion of the retained land north of the proposed access road and only a small portion of the severed lands (the proposed access road abutting the SWM block) are tributary to the Wickerson SB.*
- *The proposed access road will cross a portion of an environment sensitive area and therefore Parks planning and the UTRCA should be commenting. Also, there is an existing external catchment conveyance channel design and constructed by others that may be impacted by the proposed access road (adequately sized culvert crossing may be needed).*
- *The design and construction of SWM servicing works for the subject lands shall be in accordance with:*
  - *The SWM criteria and targets for the Dingman Creek Subwatershed,*
  - *The approved Stormwater Management Functional Design Report for Wickerson SWM Facility SB,*
  - *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 and Parks Planning).*
- *The design of the SWM servicing work shall include but not be limited to such aspects as requirements for Oil/Grit separators, on-site SWM controls design, possible implementation*



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*of SWM Best Management Practices (e.g. Low impact Development “LID” features), grading and drainage design (minor, and major flows), storm drainage conveyance from external areas (including any associated easements), hydrological conditions, etc.*

- *The applicant and his consultant shall ensure the storm/drainage conveyance from the existing external drainage through the subject lands are preserved, all to the satisfaction of the City Engineer.*
- *Additional SWM related comments may be required and provided upon future review of this site.*

Upper Thames River Conservation Authority (Excerpts)

*The Upper Thames River Conservation Authority (“UTRCA”) offers the following comments with respect to the Official Plan and Zoning By-Law amendments application:*

*The subject lands are regulated by the UTRCA. Through our previous review of the consent application we advised that technical studies will be required to establish the location for the proposed access road (and a public pathway system). It is anticipated that the review of the technical studies/approval process will occur in tandem with our Section 28 permit approval process. Accordingly we have no objections to this application.*

London Hydro Engineering

*London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.*

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<b>PUBLIC LIAISON:</b>	<p>On June 28, 2017, Notice of Application was sent to 8 property owners in the surrounding area. On July 26, 2017, Notice of Revised Application was sent to 8 property owners in the surrounding area. Notice of Application and Notice of Revised Application were also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 29, 2017 and on July 27, 2017 respectively. A "Possible Land Use Change" sign was also posted on the site.</p>	<p>5 replies were received</p>
<p><b>Nature of Liaison:</b> Change Official Plan land use designation from Agriculture and Environmental Review to Agriculture and Open Space; and change Schedule "B1" – Natural Heritage Features to remove the delineation of Potential Environmentally Significant Areas and Unevaluated Vegetation Patches, to add the delineation of Significant River, Stream and Ravine Corridors, Significant Woodlands and Environmentally Significant Areas. The City of London may consider a change to the Official Plan to add a Special Policy to Chapter 10 (Policies for Specific Areas) to allow for a reduced Minimum Separation Distance to existing livestock facilities.</p> <p><b>Retained Lands</b> Change to Zoning By-law Z.-1 <b>FROM</b> an Agricultural (AG1) Zone and a Holding Open Space (h-2•OS4) Zone and an Open Space (OS4) Zone on the lands to be retained <b>TO</b> a Holding Agricultural Special Provision (h-18•AG1( )) Zone and a Holding Open Space Special Provision (h-18•OS5( )) Zone. Special provisions to the AG1 and OS5 Zones would reduce the Minimum Separation Distance to existing livestock facilities. Special provisions to the AG1 Zone would recognize undersized agricultural lots and agricultural lots with no minimum lot frontage. Special provisions to the OS5 Zone would recognize open space lots with no minimum lot area and no minimum lot frontage. The h-18 holding provision would ensure the lands are assessed for the presence of archaeological resources prior to development or site alternations.</p> <p><b>Severed Lands</b> Change Zoning By-law Z.-1 <b>FROM</b> an Agricultural (AG1) and Holding Open Space (h-2•OS4) and Open Space (OS4) and Environmental Review (ER) Zone on the lands to be severed <b>TO</b> Open Space Special Provision (OS5( )) Zone and Open Space Special Provision (OS4( )) Zone. Special provisions to the OS4 and OS5 would reduce the Minimum Separation Distance to existing livestock facilities. Special provisions to the OS4 Zone would recognize open space lots with no minimum lot area and no minimum lot frontage.</p>		
<p><b>Responses:</b></p> <p>Responses included clarification of requested amendment</p> <p>There was a concern that the h-18 holding provision may restrict the continued use of the subject lands for agricultural crop production. That the enlargement of the open space lands would prevent access to agricultural lands.</p> <p>Concern that the enlargement of the open space lands would impact the development potential of the subject lands in the future, in particular the continuation of the road network and lotting pattern established on the lands to the north.</p>		

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<b>ANALYSIS</b>
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**Subject Lands**

The subject lands are municipally known as 2426 Wickerson Road, and are bound by undeveloped residential subdivision lands to the north, Boler Mountain to the east, Southdale Road West to the south, and Wickerson Road to the west. The immediate southeast corner of Wickerson Road and Southdale Road West is not part of the subject lands, neither is the City’s Wickerson SWM Facility located north of the proposed driveway access to Boler Mountain. The subject lands are located outside of the City’s Urban Growth Boundary, the limits of which runs along the northerly and easterly limits of the subject lands. The subject lands are approximately 17.2 hectares (42.5 acres) in area and consist of cultivated agricultural lands and natural areas.

The purpose of this application is to fulfil the conditions of a provisional consent decision to sever and convey a portion of the subject lands to the Boler Mountain property located to the east, and establish driveway access from Wickerson Road to Boler Mountain. The driveway access is shown as Part 2 on the consent sketch (see Figure 1). An easement will be provided over a portion of the retained parcel (Part 4) to provide for the driveway access. An easement in favour the City over the entirety of the driveway access will facilitate the extension of a publicly accessible open space corridor to Wickerson Road. The recommended amendments will help to facilitate the long-term vision for Boler Mountain, which through its 15-year Master Plan proposes to expand recreational activities to the “backside” of Boler Mountain including the lands to be severed and improve access to the facility.

**Requested Amendment**

The significant natural areas located on the subject lands (both the retained and severed parcels) are recommended to be designated “Open Space” on Schedule “A” – Land Use to the Official Plan, and identified as “Significant (Stream) Corridors”, “Significant Woodlands” and “Environmentally Significant Areas (“ESAs”)” on Schedule “B1” – Natural Features to the Official Plan. These same areas are proposed to be zoned OS5, and some of the resulting OS5 zones will require a special provision to recognize an open space lot with no minimum lot frontage requirement and/or no minimum lot area requirement.

Lands located along the northerly extent of the retain parcel which have been disturbed as a result of the construction of the City’s Wickerson SWM Facility and which previously corresponded with the location of an existing farm access, will be left in the “Agricultural” designation and AG1 Zone; as will the balance of the retained parcel that consists of cultivated agricultural lands. The AG1 Zone will require a special provision to recognize an existing undersized agricultural lot. An h-18 holding provision is proposed to apply to the whole of the retained parcel requiring additional archaeological assessment prior to development or site alteration.

The cultivated agricultural lands on the severed parcel are proposed to be designated “Open Space” on Schedule “A” – Land Use to the Official Plan, and zoned OS5 adjacent to the proposed extension of the Dingman Creek ESA, and zoned OS2 along the portion where the driveway to Boler Mountain is proposed. The OS2 Zone requires a special provision to recognize an open space lot with no minimum frontage and no minimum lot area.

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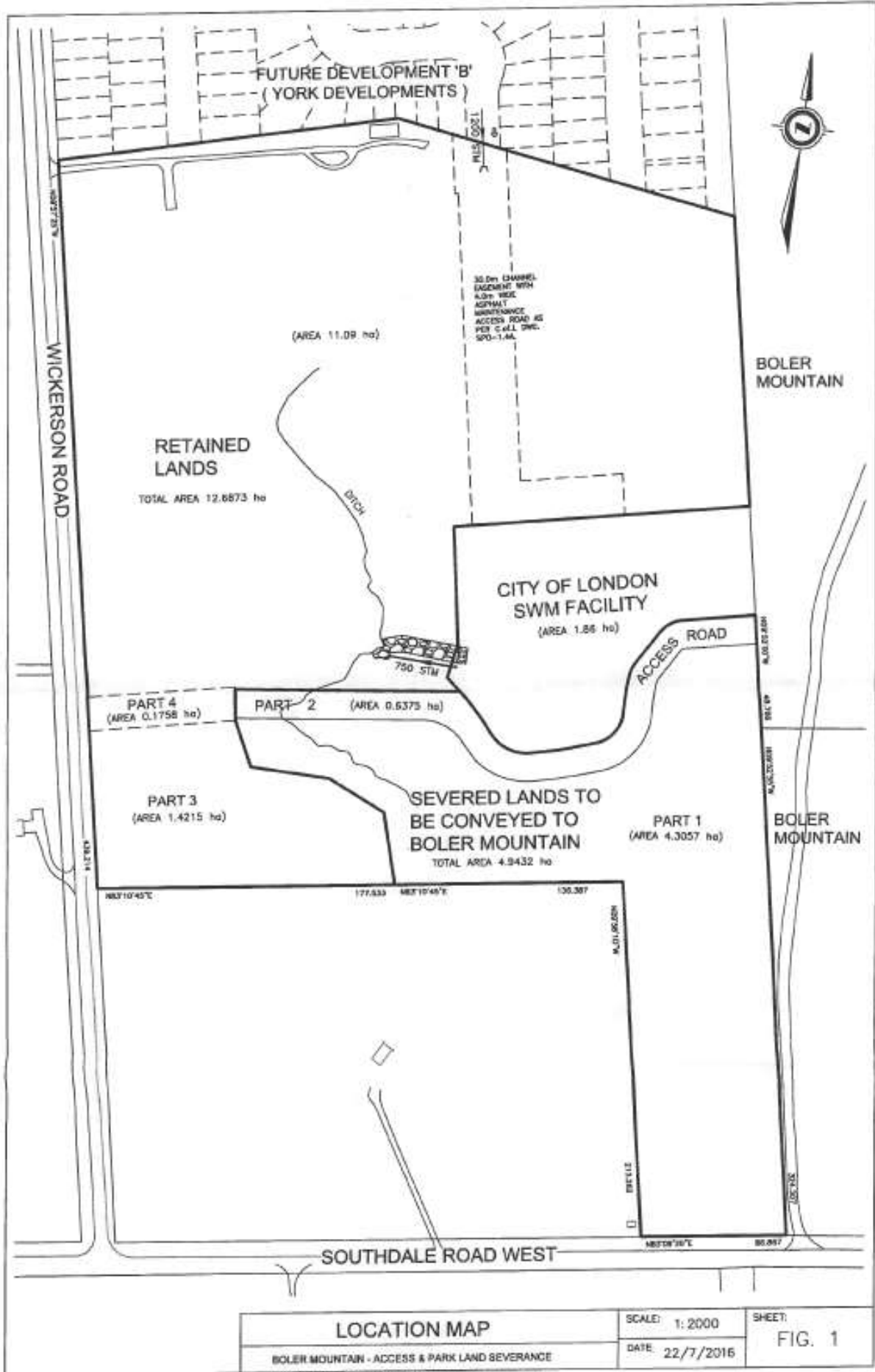


Figure 1 – Conditionally approved Consent map depicting severed and retained parcels

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**General policy consideration in the review of this application**

*Provincial Policy Statement, 2014 (“PPS”)*

The 2014 Provincial Policy Statement (“PPS”), provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act. The PPS provides policy direction on matters related Natural Heritage, Water, Agriculture and Cultural Heritage and Archaeology relevant to this application. In general, the PPS provides for the long-term protection of the agricultural land base for agricultural uses, the long-term protection of natural heritage features and the conservation of archaeological resources.

*City of London 1989 Official Plan (Official Plan)*

The City of London 1989 Official Plan (“Official Plan”) implements the policy direction of the PPS and contains objectives and policies that guide the use and development of land within the City of London. The Official Plan assigns specific land use designations to lands, and the policies associated with those lands use designations provide for a general range of permitted uses.

The subject lands are located outside of the City’s Urban Growth Boundary and are currently designated “Environmental Review” and “Agricultural” on Schedule “A” – Land Use in the City of London Official Plan. A portion of the lands designated “Environmental Review” are also delineated as “Potential ESAs” and “Unevaluated Vegetation Patches” on Schedule “B1” – Natural Heritage Features to the Official Plan.

The “Environmental Review” designation is an interim land use designation applied to lands that may contain significant natural features and ecological functions requiring further investigation and evaluation. The “Environmental Review” designation permits agricultural uses, recreational uses, conservation uses and existing uses.

The “Agricultural” designation is applied to lands outside of the area intended for urban growth and development, where agriculture and farm-related activities are the predominant land use. The “Agricultural” designation permits the cultivation of crops and/or the raising of livestock as the main permitted use.

The “Environmental Review” and “Agricultural” designations are implemented through an Open Space (OS4) Zone, Environmental Review (ER) Zone and Agricultural (AG1) Zone that apply to the subject lands.

*The London Plan*

The London Plan is the new Official Plan for the City of London and has been adopted by Municipal Council and approved by the Ministry with modifications, but is not yet in force in effect due to appeals to the Ontario Municipal Board.

The subject lands are located within the “Green Space” Place Type and “Farmland” Place Type on Map 1 – Place Type in the London Plan and “Significant Valleylands”, “Significant Woodlands” and “Environmentally Significant Areas” are delineated on the subject lands on Map 5 – Natural Heritage in the London Plan.

The “Green Space Place” Type is applied City-wide to the parks and open space system, hazard lands, natural resources, and the natural heritage system. Permitted uses within the “Green Space” Place Type will be dependent upon the natural heritage features that are present.

The primary role of the “Farmland” Place Type is to serve and support agricultural uses and normal farm practices. The “Farmland” Place Type permits a range of agricultural uses and normal farm practices.

The recommended change in the designation and delineation of significant natural areas in the Official Plan through this application has already been captured in the London Plan as a result of benefitting from the findings of the Boler Mountain SLSR at the time of its writing.

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**Key Issues**

Protection of Natural Heritage

The natural areas located on the subject lands (both on the retained parcel and severed parcel) meet the criteria for significant components of the Natural Heritage System and are recommended for protection in the Boler Mountain SLSR. The designation and zoning of these natural areas is proposed to be changed to “Open Space” and OS5 respectively, which would protect and conserve a greater amount of the subject lands in a natural state.

*Provincial Policy Statement, 2014 (PPS)*

The PPS directs that natural features and areas should be protected for the long-term (Policy 2.1.1). The policies of the PPS generally direct development and site alteration outside of, and away from, significant natural features and ecological functions, fish habitat and habitat of endangered and threaten species, except for certain exclusion where it can be demonstrated that there will be no negative impact on the natural features or ecological functions, or in accordance with provincial and federal requirements (Policy 2.1.4 through Policy 2.18).

The PPS also directs that the quality and quantity of water should be protected (Policy 2.2.1). The PPS generally directs development and site alterations outside of, and away from sensitive water features to protect water resources. (Policy 2.2.1 and Policy 2.2.2)

The Boler Mountain SLSR identified that the woodlands located immediately north of Southdale Road West and comprising most of the severed parcel, have a strong ecological connection to the Dignman Creek ESA located to the south. The SLSR recommended an expansion of the ESA boundary to include these woodlands. The stream corridors running north-south, bisecting the subject lands, and located outside the proposed ESA boundary expansion were also evaluated and found to meet the City’s criteria for “Significant Corridors”. Woodlands associated with the stream corridors and located outside of the proposed ESA boundary expansion were evaluated and found to meet the City’s criteria for “Significant Woodlands”. Consistent with the policy direction in the PPS, the recommended Official Plan and Zoning By-law amendments are intended to protect significant natural areas based on the recommendations and mapping of significant areas proposed for protection in the Boler Mountain SLSR (see Figure 2).

Where conflict may arise between the policies in the PPS that protect natural area and the policies that protect agricultural lands, Policy 2.1.9 is intended to clarify that the protection of natural areas is not intended to limit the ability of agricultural uses to continue. Subsequently, along the north limits of the subject lands a narrow area is proposed to be left in the “Agricultural” designation and AG1 Zone where the lands have been disturbed and previously used as a farm access, despite the recommendations of the Boler Mountain SLSR. This narrow area will maintain the access and continuity of the agricultural lands located east of the stream corridors and north of the City’s SWM facility with other agricultural lands located west of the stream corridors.

*City of London Official Plan*

The “Open Space” designation is intended for lands which are to be maintained in a natural state and have been evaluated and recognized by Council as significant components of the Natural Heritage System (Policy 8A and Policy 8A.2.1). As noted above, the Boler Mountain SLSR provides the necessary technical information to support the proposed change to the “Open Space” designation for a portion of the subject lands in conformity with the policies of the Official Plan. The boundaries of the proposed Open Space designation and the implementing OS5 Zone have been derived from the mapping of significant natural features and ecological functions proposed for protection in the Boler Mountain SLSR. The proposed “Open Space” designation and OS5 Zone is broader and extends further north than the current “Environmental Review” designation and OS4 Zone and would protect a greater area in its natural state as recommended by the Boler Mountain SLSR.

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Figure 2 – Excerpt from Boler Mountain Access Road EIS (Appendix B) illustrating the subject site and its ecological elements.

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Concern was expressed through community consultation about the extent of the lands proposed to be designated “Open Space” and zoned OS5 through this application. Specifically, that the extent may obstruct the future road network planned for the lands to the north from continuing on the subject lands, and this may constrain the future form of development on the subject lands. However, in the future an Environmental Impact Study (“EIS”) can determine the extent to which, development may be permitted within, or adjacent to significant natural areas and confirm or refine the boundaries of the “Open Space” designation and OS5 Zones. Unlike the lands to the north which are inside the Urban Growth Boundary, the subject lands are currently located outside the Urban Growth Boundary and would have to be brought into the Urban Growth Boundary before urban forms of development could occur. It is anticipated that the next opportunity to review the Urban Growth Boundary would be the 10-year review of the London Plan. In the interim, the recommended “Open Space” designation would provide protection for identified significant natural features and ecological functions.

With regard to the EIS submitted as part of the Consent application in support of the proposed driveway access to Boler Mountain it concluded that with the implementation of the environmental management recommendations in the report, the proposed driveway access will have no net negative impact on the features and/or functions of the subject lands. The environmental management recommendations are threefold: 1. provide natural heritage protection by limiting work areas and access to natural areas, and educating workers of the protection measures; 2. use construction mitigation measures including conducting vegetation clearing and construction during specified times and the use of erosion and sediment control measures; and 3. provide compensation in the form of restorative tree planting (at a ratio of 2:1) and seeding. The EIS has been accepted by Environmental and Parks Planning Staff.

In addition to the Open Space policies in the Official Plan (Chapter 8), there are Natural Heritage policies in the Official Plan (Chapter 15) that also provide for the recognition and protection of significant natural features and ecological functions where designated “Open Space”. Consistent with the PPS, these policies generally direct development and site alterations outside of significant natural areas designated as “Open Space” except for certain exceptions (Policy 15.3.2 ii)). The extent to which development is contemplated and would be permitted through this application is consistent with the exceptions that provide for the expansion of existing development and uses where there will be no negative impacts on significant natural areas such as the proposed driveway access to Boler Mountain discussed above; and recreational uses associated with passive enjoyment of natural features discussed below.

*The London Plan*

The London Plan directs, that where a new or expanded component of the Natural Heritage System has been identified, the natural heritage feature is to be added to the Green Space Place Type on Map 1 and to the mapping of Natural Heritage Features on Map 5. (1317\_). As noted above the recommended change in the designation and delineation of natural heritage features in the Official Plan through this application has already been captured in the London Plan that benefited from the findings of the Boler Mountain SLSR at the time of its writing. The natural areas proposed to be changed to the “Open Space” designation in the Official Plan through this application are already shown within the “Green Space” Place Type in the London Plan.

*City of London Zoning By-law Z.-1*

The “Open Space” designation will be implemented by the OS5 zone. The OS5 Zone is the most restrictive open space zone variation and is intended to apply to significant natural features and ecological functions (Section 36.1). To protect these features and functions, permitted uses are limited to a range of low-impact uses. The permitted uses in the OS5 Zone include “Conservation Lands”, “Conservation Works”, Passive Recreation Uses” and “Managed Woodlots”(Section 36.2 5)).

As part of this application the City was asked to consider a range of recreational activities and whether those activities would be appropriate within the significant natural areas of the subject lands in support Boler Mountain’s 15-year Master Plan and mission to provide health and fitness



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oriented recreational activities to the community year-round. Planning Services is of the opinion that, within significant natural areas recreational activities should be limited to those that fit within the definition of “Passive Recreation Use” in Zoning By-law Z.-1 and permitted as-of-right within the OS5 Zone. “Passive Recreation Use” means the enjoyment of the natural environment through non-intensive activities that are passive in nature and cause minimal impact on the natural features and functions of an area. Passive recreation use includes access trails, nature study, birdwatching, outdoor education and associated facilities, but does not include recreational buildings, sports fields or golf courses. Special provisions to the OS5 Zone to permit additional recreational activities beyond those that fit within the definition of “Passive Recreation Use” are not recommended by Planning Services at this time.

“Passive Recreation Use” is a permitted use in both the AG1 Zone and the OS5 Zone. An OS2 Zone is proposed for the cultivated agricultural lands over which the driveway to Boler Mountain is proposed. A special provision to the OS2 Zone is recommended to permit “Passive Recreation Use”, as an additional permitted use to the OS2 Zone. As a general practice of the City, lands providing access to a “Passive Recreation Use”, should also be zoned to permit that use.

Protection of Agricultural Land Base

The agricultural land base is to be protected for long-term use for agriculture, and the protection of significant natural areas recommended through this application should not fragment the agricultural land base nor introduce new land uses that would create land use conflicts with existing agricultural uses on agricultural lands.

*Provincial Policy Statement, 2014 (PPS)*

The PPS directs that prime agricultural lands are to be protected for agriculture (Policy 2.3.1 PPS). Agricultural uses and normal farm practices shall be promoted and protected (Section 2.3.3.2 PPS). New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation guidelines and formulae (Section 2.3.3.3 PPS)

Through the consent process it was established that the proposed severance and conveyance of lands to Boler Mountain is consistent with PPS policies and conforms to the agricultural land consent policies of the Official Plan. The recommended Official Plan and Zoning By-law amendments are also consistent with PPS policies that provide protection for the prime agricultural land base.

As discussed above, the protection of natural areas may conflict with the protection of the agricultural land base. The boundaries of the proposed “Open Space” designation and implementing OS5 Zone on the retained lands are broader and extend further north than the current boundaries of the “Environmental Review” designation and implementing OS4 Zone and would protect a greater area in its natural state. This means that some of the lands previously designated “Agriculture” and zoned AG1 are recommended to be changed to the “Open Space” designation and OS5 Zone respectively as part of this application. The boundaries of the recommended “Open Space” designation and OS5 Zone follow the boundaries of the significant natural features and ecological functions observed as part of the background fieldwork for the Boler Mountain SLSR. These natural areas have often corresponded with the observed hazards and have historically been excluded from use for cultivated crop production by the farming operation on the subject land, despite being designated and zoned for agricultural use. As such, the proposed change to the land use designation and zoning on the retained lands will not reduce the amount of functional agricultural land and will not prevent existing cultivated agricultural lands from continuing to be used for agricultural purposes.

Notwithstanding the recommendation of the Boler Mountain SLSR, maintaining the “Agricultural” designation and AG1 Zone along the northerly limits of the retained lands will maintain the access and continuity of the cultivated agricultural lands located east of the stream corridors and north of the City’s SWM facility with the cultivated agricultural lands located to the west.

With regards to the severed lands, most of the lands consist of natural areas within the “Environmental Review” designation, which are recommended to be changed to the “Open

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Space” designation through this application. The portion which is designated “Agricultural” and consists of cultivated agricultural lands is undersized for an agricultural lot and is isolated from the balance of the cultivated agricultural lands on the retained parcel by the construction of the City’s SWM facility (see Figure 1). The cultivated agricultural lands on the severed parcel located south of the SWM Facility are proposed to be changed to the “Open Space” designation due to their inability to continue to form a contiguous part of the farming operation on the retained parcel.

Compliance with the Minimum Distance Separation (“MDS”) guidelines and formulae is assessed to protect existing livestock facilities on agricultural lands from the encroachment of new development which may create land use conflicts. Zelinka Priamo Ltd. was retained by Boler Mountain to conduct an MDS I investigation considering near-by existing livestock facilities and their potential area of influence in response to the creation of new lots through the Consent process and the recommended change in land use as a result of this application. The results of this investigation are illustrated graphically in Figure 3, and it was determined that the new lots to be created, and the recommended change in land use would occur outside of the potential area of influence of the livestock facilities located at 1500 Southdale Road West, 2291 Wickerson Road and 2420 Westdel Bourne. All of these livestock facilities have the potential to create odours that could affect the amenity of the new lots (including new agricultural lots) and new land uses. New agricultural lots and low-impact open space uses, such as those recommended in this report, are considered to be Type A (less sensitive) land uses for the purpose of the MDS I Formula.

The MDS I calculated area of influence, or recommended minimum distance separation, for 1500 Southdale Road West was calculated to be 106 meters from the livestock barn and manure storage; whereas the actual separation distance to the subject lands is 187 meters. A potential livestock capacity of 19 beef cows (19.0 nutrient units) and an estimated livestock barn area of 177 sq. m with solid, inside, bed pack manure storage was the basis for the recommended minimum distance separation. Knowledge of the livestock facility was obtained from a site visit in May 2017 and discussions with the landowner.

The MDS I calculated area of influence, or recommended minimum distance separation, for 2291 Wickerson Road was calculated to be 218 meters from the livestock barn and manure storage; whereas the actual separation distance to the subject lands is approximately 344 meters. A potential livestock capacity of 68 beef cows (68.0 nutrient units) and a livestock barn area of 316 sq. m with solid, outside, no cover manure storage was the basis for the recommended minimum distance separation. Knowledge of the livestock facility was obtained from previous staff reports regarding the subdivision applications for 2332 Wickerson Road located immediately north of the subject lands. The staff reports identified that as a result of an Ontario Municipal Board decision for 2224 and 2280 Wickerson Road, a restrictive covenant for a maximum of 25 livestock units was imposed on the property at 2291 Wickerson Road that would further reduce the above noted area of influence.

The MDS I calculated area of influence, or recommended minimum distance separation, for 2420 Westdel Bourne was calculated to be 250 meters from the livestock barn and manure storage; whereas the actual separation distance to the subject lands is approximately 346 meters. A potential livestock capacity of 150 beef cows (in barn) (150.0 nutrient units), 75 beef cows (outdoor) (75.0 nutrient units), 6 horses (8.6 nutrient units), and 200 sheep, ewes and rams (25.0 nutrient units) and an estimated livestock barn area of 2,202 sq. m with solid, outside, no cover manure storage was the basis for the recommended minimum distance separation. Knowledge of the livestock facility was obtained from written correspondence from the facility operator dated June 2017.

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**Minimum Distance Separation Analysis**

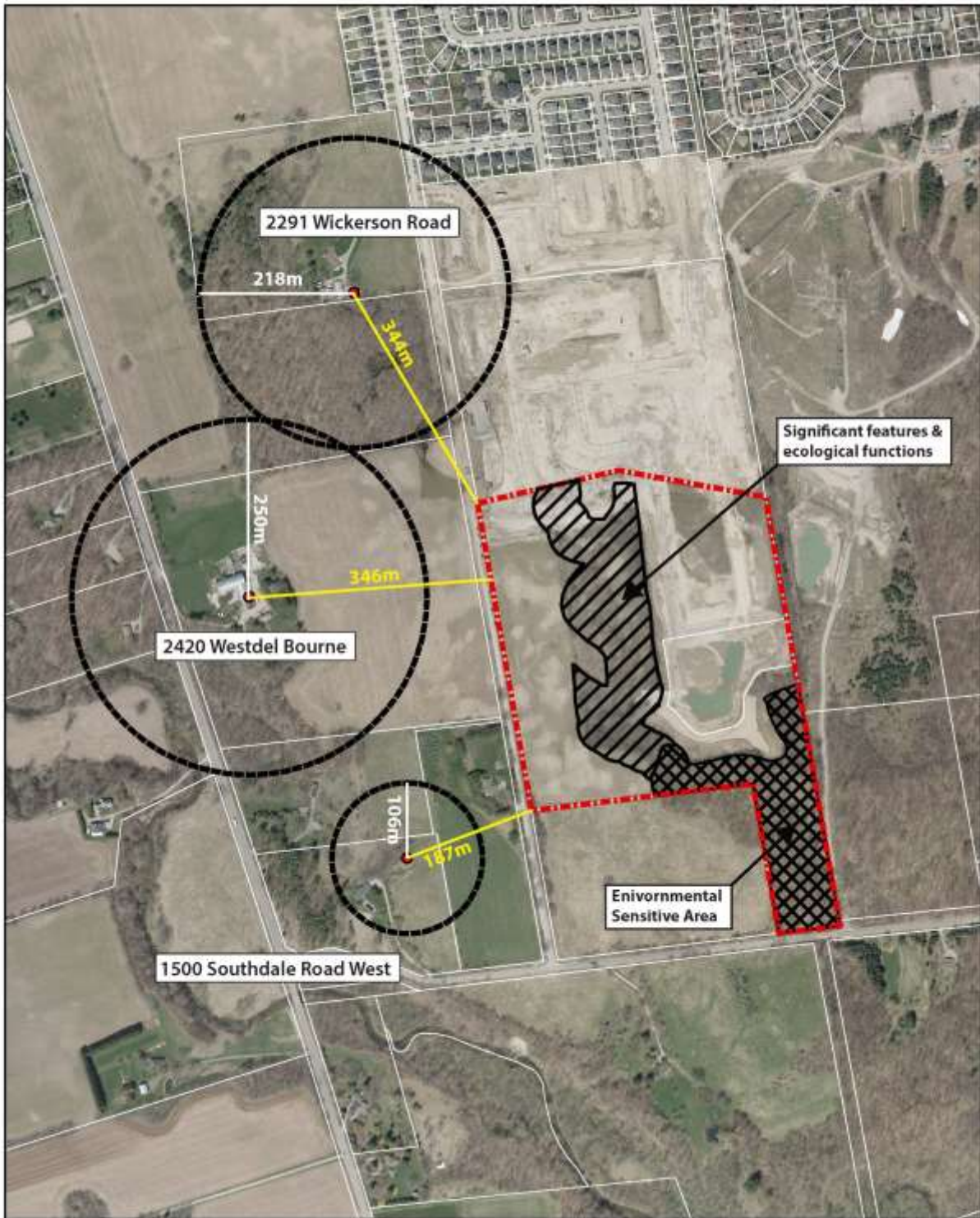


Figure 3: MDS I Analysis illustrating the recommended minimum distance separation and the actual separation distance.

*The 1989 Official Plan*

Consistent with the PPS, the Agricultural policies in the Official Plan provide for the long-term protection of the prime agricultural land base, and discourage uses which are not supportive of, or would be a constraint to, agricultural uses in agricultural areas (Policy 9.1.1). To protect the prime agricultural land base, the agricultural land consent policies of the Official Plan generally discourage severing smaller parcels from larger land holdings, and 40 hectares is established as the minimum size for a farm parcel (Policy 9.2.14.3).

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The Official Plan also provides protection to livestock operations that exist within the “Agriculture” designation from encroachment of all new development that may result from planning and development applications through the application of the MDS I guidelines and formulae (Policy 9.2.10).

*The London Plan*

The agricultural lands consent policies in The London Plan also provide for a minimum farm parcel size of 40 hectares (Policy 1215\_ 2.). Similar to the PPS and the 1989 Official Plan, The London Plan provides protection to livestock facilities that exist within the “Farmland” Place Type from the encroachment of all new development and any proposed planning and development application must comply with the MDS I guidelines and formulae (Policy 1773\_ and Policy 1775\_).

Maintaining the general intent of the Official Plan and The London Plan, the recommended amendments will result in a contiguous agricultural lot on the retained parcel. A special provision to the implementing AG1 Zone is required to recognize an existing undersized agricultural lot. The recommended amendments will comply with the MDS I guidelines and formulae as discussed in detail (above).

*City of London Zoning By-law Z.-1*

The Agricultural (AG) Zone is intended for lands which are designated “Agricultural” in the Official Plan. The cultivated agricultural lands on the retained parcel are to be left in the AG1 Zone. The AG1 variation permits a wide range of non-intensive agricultural uses, and in conformity with the agricultural land consent policies in the Official Plan, requires a minimum lot size of 40 hectares. As noted above, the recommended amendments will result in a contiguous agricultural lot on the retained parcel and special provisions to the AG1 Zone will recognize an undersized agricultural lot which was undersized prior to the recommended amendments.

Cultural Heritage Resources (Archaeological)

There are known significant archaeological resources located on the retained parcel. These have been identified through past archaeological assessments and an additional assessment of these resources must be undertaken prior to development and site alteration, including the construction of the driveway access to Boler Mountain.

*Provincial Policy Statement (2014, PPS)*

The PPS directs that development and site alteration shall not be permitted until such time as significant archaeological resources have been conserved (Policy 2.6.2).

*City of London 1989 Official Plan*

The Official Plan provides for the conservation of archaeological resources prior to development and site alteration (Policy 13.4.1 and Policy 13.4.3.).

*The London Plan*

The London Plan also provides for the conservation of archeological resources prior to development and site alteration (Policy 608\_). The policies of The London Plan, and the Archaeological Management Plan (adopted by Municipal Council on July 25, 2017), provide additional clarity on the City’s approach to the management of archaeological resources (Policy 609\_).

Consistent with the PPS and in conformity with the Official Plan and The London Plan, as part of this application an h-18 holding provision is proposed to be applied to the whole of the retained lands on which significant archaeological resources are known to be located. As development and site alternation is not expected to occur in the near-term, the use of an h-18 holding provision is appropriate for the time being. Best practices would dictate that the holding provision be applied to the whole of the retained parcel so that the location of the resource(s) remain confidential and are protected from potential looting.

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*City of London Zoning By-law Z.-1*

Implementing the policy direction in the PPS and the Official Plan to conserve archaeological resources, the h-18 holding provision in the Zoning By-law is intended to ensure lands are assessed for the presence of archaeological resources prior to development (Section 3.2.2 s)).

A concern was identified through the community engagement process that the proposed h-18 holding provision may restrict the agricultural use of the retained lands. Regular agricultural use has not been found to cause disturbance to known or potential archaeological resources. Where there is an h-18 holding provision in place, it has been the City’s practice that regular agricultural use (e.g. crop production) does not trigger the requirement for an archaeological assessment.

<b>CONCLUSION</b>
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The recommended amendments are consistent with the policies of the PPS and conform to the general intent of the policies of the Official Plan regarding the protection of the agricultural land base, the protection of natural heritage, and the conservation of archaeological resources. The recommended amendments will not reduce the amount of functional agricultural land and will not prevent existing cultivated agricultural lands from continuing to be used for agricultural purposes. The recommended amendments will recognize the existing undersized agricultural lot. The recommended amendments to designate and zone significant natural areas “Open Space and OS5 respectively for their protection conforms to the intent of the “Open Space” designation and OS5 Zone. The extent to which development is contemplated and would be permitted through the recommended amendments is consistent with the exceptions in the Official Plan where limited development and site alteration may be considered within significant natural areas designated as “Open Space”. The use of the h-18 holding provision will ensure significant archaeological resources are conserved prior to development or site alteration. The recommended amendments also comply with the Minimum Separation Distance (“MDS”) I guidelines and formulae.

Agenda Item #    Page #

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**File: OZ-8783**  
**Planner: M. Campbell**

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>MELISSA CAMPBELL, MCIP, RPP 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>	

15 August 2017

MJC/mjc

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Wickerson Road PEC Revised Report

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**File: OZ-8783**  
**Planner: M. Campbell**

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

<u>Telephone</u>	<u>Counter</u>
Elenanor Saddy – 2546 Westdel Bourne	Mahamed Meddaoui – 1424 Southdale Road West
Muriel Andreae – 1429 Southdale Road West (x2)	
Alan Patton - 140 Fullarton Street, Suite 1512	

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**File: OZ-8783**  
**Planner: M. Campbell**

**Bibliography of Information and Materials**  
**OZ-8783**

**Request for Approval:**

City of London Zoning By-law Amendment Application Form, May 23, 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.

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

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

City of London. *The London Plan*. June 23, 2016, council adopted.

North-South Environmental Inc. *Boler Mountain Subject Land Status Report*, November 2012.

AECOM. *Boler Mountain Access Road Environmental Impact Study*, December 20, 2016.

**Correspondence: (all located in City of London File No. Z-8783 unless otherwise stated)**

**City of London -**

Roobroeck R., Development Services. Memo to M. Campbell. July 17, 2017.

Terek C., London Hydro, Logistics and Operations Support. Memo to M. Campbell. July 31, 2017.

**Upper Thames River Conservation Authority (UTRCA)**

Creighton C., Upper Thames River Conservation Authority. Letter to M. Campbell. July 27, 2017.



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**File: OZ-8783**  
**Planner: M. Campbell**

**Appendix "A"**

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

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 2426 Wickerson Road.

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

1. Amendment No. (to be inserted by Clerk's Office) 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 September 5, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 5, 2017  
Second Reading – September 5, 2017  
Third Reading – September 5, 2017

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**File: OZ-8783  
Planner: M. Campbell**

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to change the designation of a portion of the subject lands to protect and conserve significant natural areas and delineate their boundaries comprising part of the Natural Heritage System to facilitate conditions of a severance application.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 2426 Wickerson Road in the City of London.

**C. BASIS OF THE AMENDMENT**

The recommended amendments are consistent with the policies of the PPS and conform to the policies of the Official Plan regarding the protection of the agricultural land base, the protection of natural heritage, and the conservation of archaeological resources. The recommended amendments will not reduce the amount of functional agricultural land and will not prevent existing cultivated agricultural lands from continuing to be used for agricultural purposes. The agricultural lands are an existing undersized agricultural lot.

The recommended amendments to designate significant natural areas “Open Space for their protection conforms to the intent of the “Open Space” designation and OS5 Zone. The extent to which development is contemplated and would be permitted through the recommended amendments is consistent with the Official Plan where limited development and site alteration may be considered within significant natural areas designated as “Open Space.

The recommended amendments also comply with the Minimum Separation Distance (“MDS”) I guidelines and formulae.

**D. THE AMENDMENT**

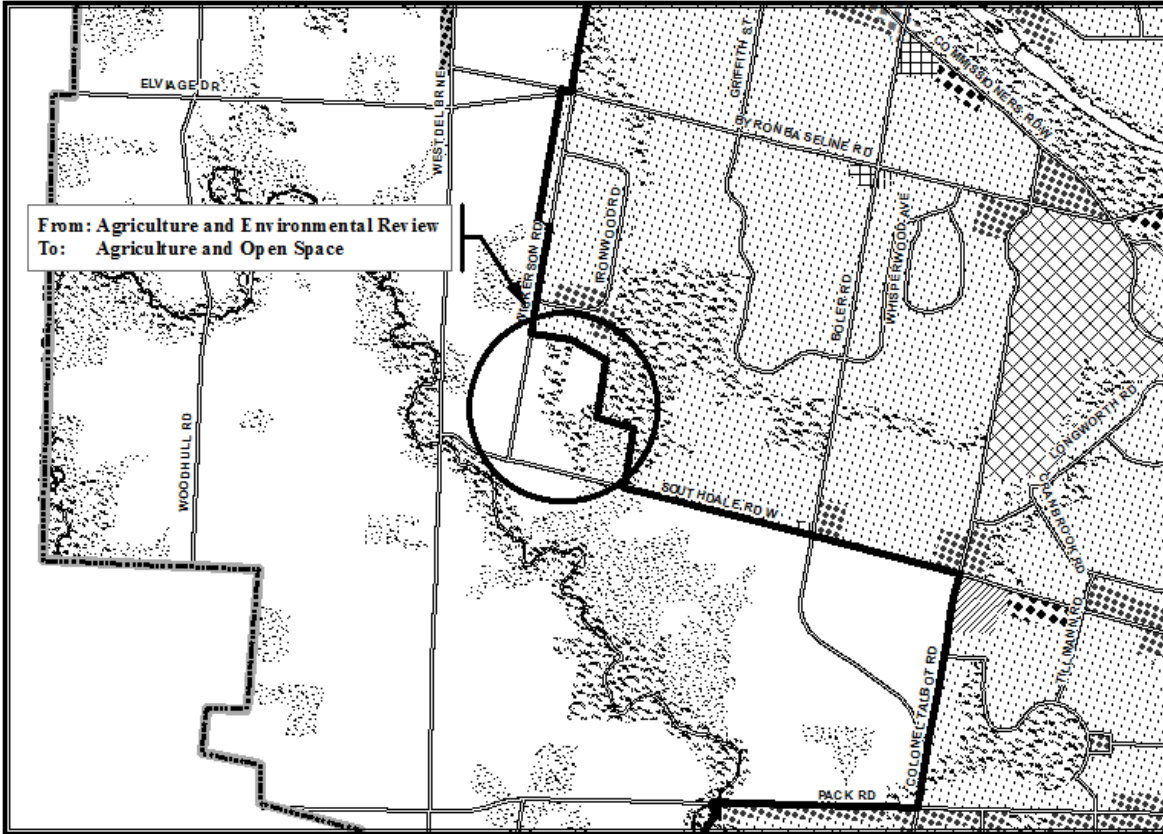
The Official Plan for the City of London is hereby amended as follows:

1. Schedule “A” – Land Use, to the Official Plan for the City of London is amended by designating those lands located at 2426 Wickerson Road in the City of London from “Agriculture” and “Environmental Review” to “Agriculture” and “Open Space”, as indicated on “Schedule 1” attached hereto;
2. Schedule “B1” – Natural Heritage Features, to the Official Plan for the City of London is amended by delineating “Significant River, Stream and Ravine Corridors”, “Significant Woodlands” and “ESAs”, and removing the delineation of “Potential ESAs” and “Unevaluated Vegetation Patches” as indicated on “Schedule 2” attached hereto;

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File: OZ-8783  
Planner: M. Campbell

AMENDMENT NO:



**Legend**

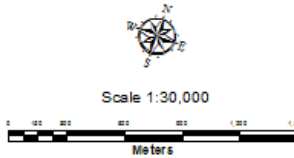
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community 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

*This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with some notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8783

PLANNER: MC

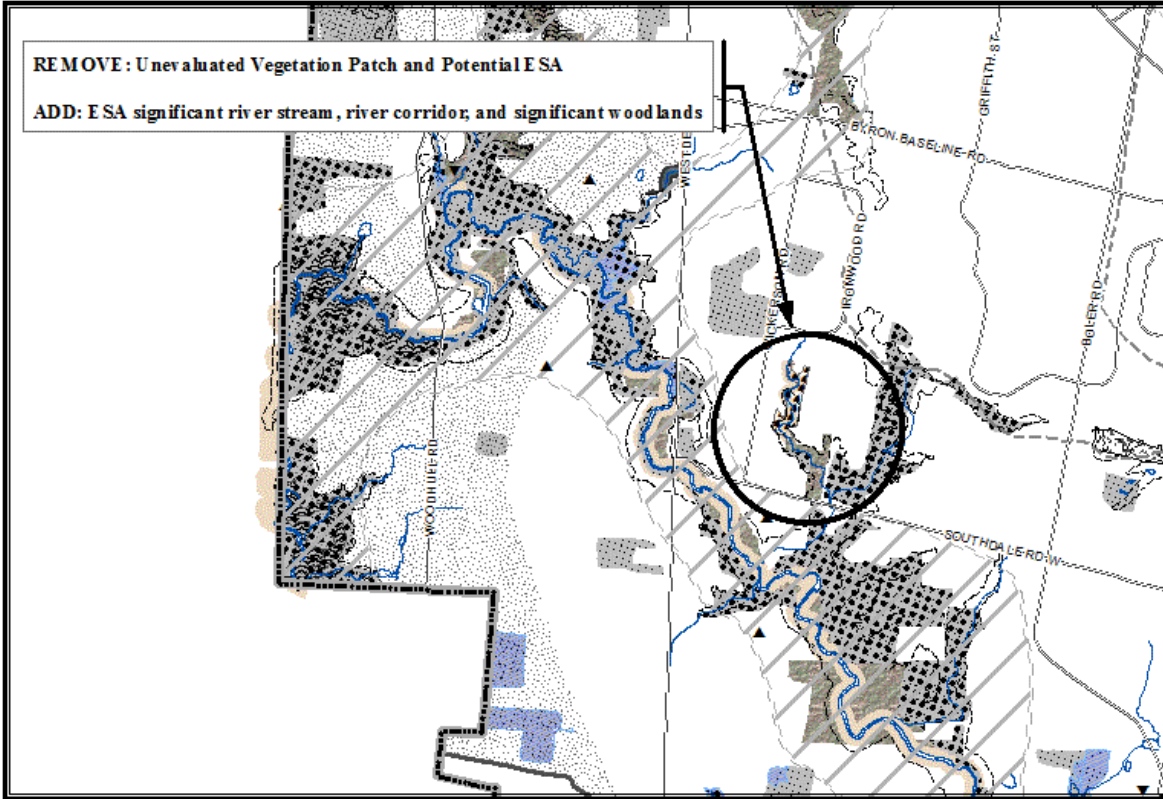
TECHNICIAN: MB

DATE: 2017/06/30

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File: OZ-8783  
Planner: M. Campbell

AMENDMENT NO:

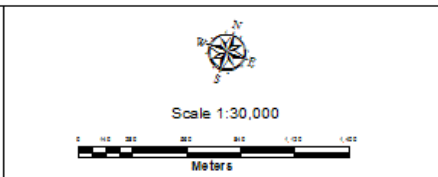


<p><b>NATURAL HERITAGE SYSTEM</b></p> <ul style="list-style-type: none"> <li> ESAs</li> <li> Potential ESAs</li> <li> Significant Woodlands</li> <li> Woodlands</li> <li> Unevaluated Vegetation Patches</li> <li> Significant River, Stream, and Ravine Corridors</li> <li> Unevaluated Stream and Ravine Corridors</li> <li> Provincially Significant Wetlands</li> <li> Locally Significant Wetlands</li> <li> Unevaluated Wetlands</li> <li> Potential Naturalization Areas</li> <li> Potential Upland Corridors</li> <li> Ground Water Recharge Areas</li> </ul>	<p><b>NATURAL HAZARDS</b></p> <ul style="list-style-type: none"> <li> Maximum Hazard Line</li> </ul> <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having Jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p> <p><b>Base Map Features</b></p> <ul style="list-style-type: none"> <li> Railways</li> <li> Water Courses/Ponds</li> <li> Streets (refer to Schedule "C")</li> <li> Conservation Authority Boundary</li> <li> Subwatershed Boundary</li> <li> Big Picture Meta-Cores and Meta-Corridors</li> </ul> <p><small>This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.</small></p>
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**SCHEDULE 2  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

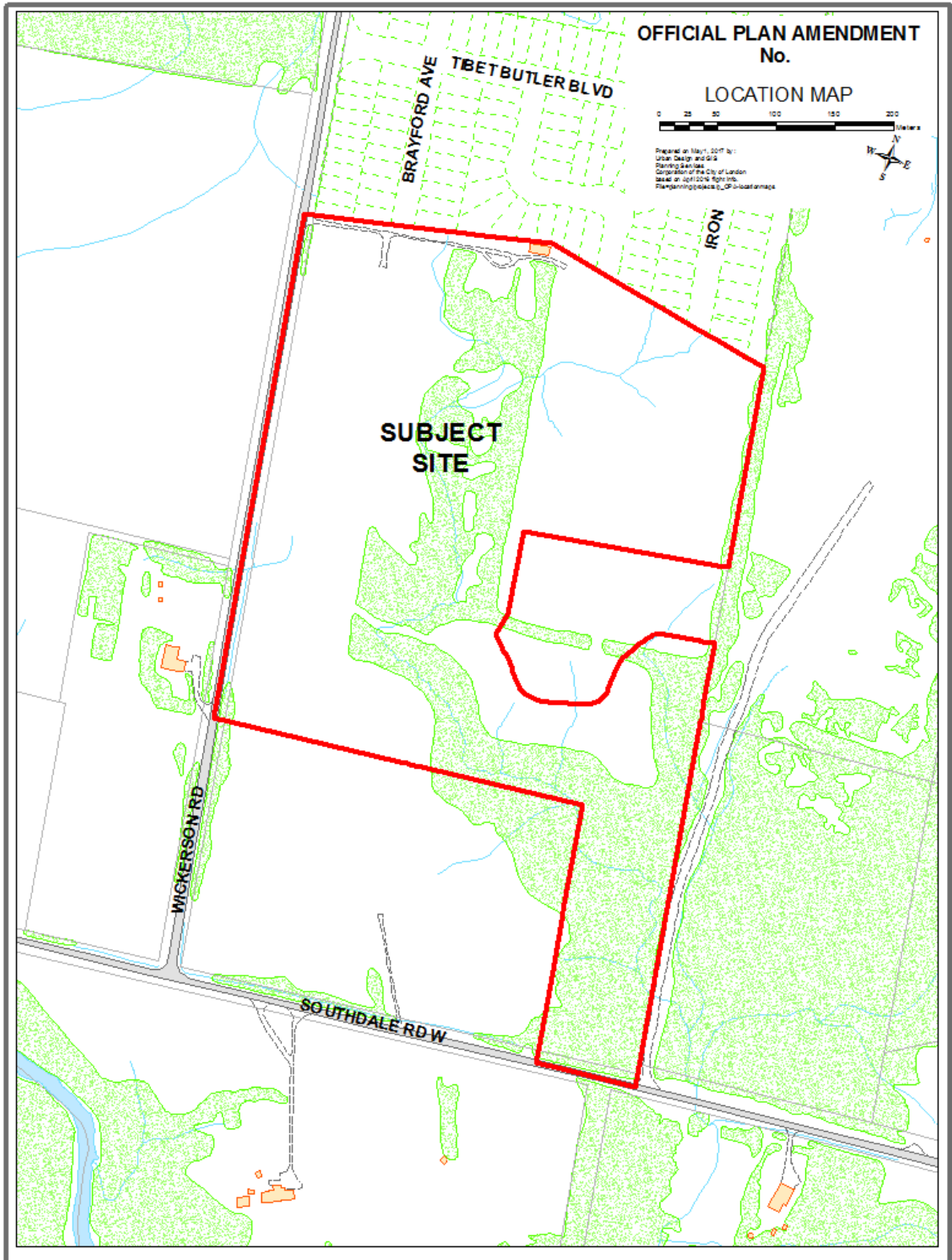
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8783  
PLANNER: MC  
TECHNICIAN: MB  
DATE: 2017/06/30

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File: OZ-8783  
Planner: M. Campbell



Two empty rectangular boxes for Agenda Item # and Page #.

**File: OZ-8783  
Planner: M. Campbell**

**Appendix "B"**

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 2426 Wickerson Road.

WHEREAS The Corporation of the City of London has applied to rezone an area of land located at 2426 Wickerson Road, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform 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 2426 Wickerson Road, as shown on the attached map comprising part of Key Map No. A105, from an Open Space (OS4) Zone and Holding Open Space (h-2•OS4) Zone and Environmental Review (ER) Zone and Agricultural (AG1) Zone to an Open Space Special Provision (OS2(  )) Zone and an Open Space (OS5) Zone and a Holding Open Space Special Provision (h-18•OS5(  )) Zone and as Open Space Special Provision (OS5(\*\*)) Zone and a Holding Agricultural Special Provision (h-18•AG1(  )) Zone.
- 2) Section Number 36.4 b) of the Open Space (OS2) Zone is amended by adding the following Special Provision:
  - ) OS2(  ) 2426 Wickerson Road
    - a) Additional Permitted Use
      - i) Passive Recreation Use
    - b) Regulation
      - i) No minimum lot area requirement.
      - ii) No minimum lot frontage requirement.
- 3) Section Number 36.4 e) of the Open Space (OS5) Zone is amended by adding the following Special Provision:
  - ) OS5(\*) 2426 Wickerson Road
    - a) Regulation
      - i) No minimum lot frontage requirement.
- 4) Section Number 36.4 e) of the Open Space (OS5) Zone is amended by adding the following Special Provision:
  - ) OS5(\*\*) 2426 Wickerson Road
    - a) Regulation
      - i) No minimum lot area requirement

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**File: OZ-8783  
Planner: M. Campbell**

ii) No minimum lot frontage requirement.

5) Section Number 45.4 a) of the Agricultural (AG1) Zone is amended by adding the following Special Provision:

) AG( ) 2426 Wickerson Road

a) Regulation

i) Lot Area 9.6 hectares (26.6 acres)  
(minimum)

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 September 5, 2017.

Matt Brown  
Mayor

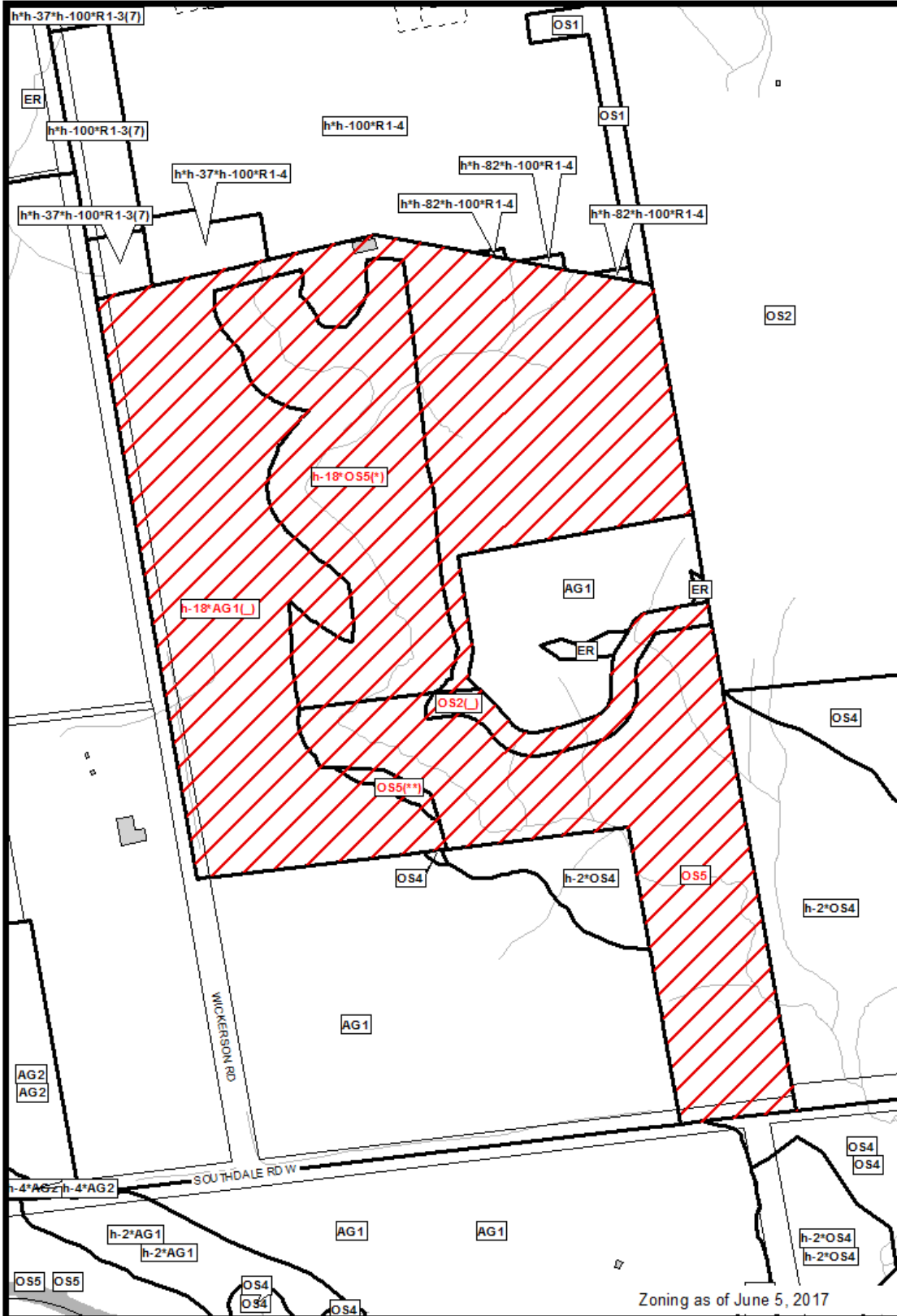
Catharine Saunders  
City Clerk


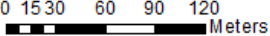

First Reading – September 5, 2017  
Second Reading – September 5, 2017  
Third Reading – September 5, 2017

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Planner: M. Campbell

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



<p>File Number: OZ-8783  Planner: MC  Date Prepared: 2017/06/30  Technician: JTS  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,500</p> <p>0 15 30 60 90 120 Meters </p> <p></p>
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