

Bill No. 396  
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 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

**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.

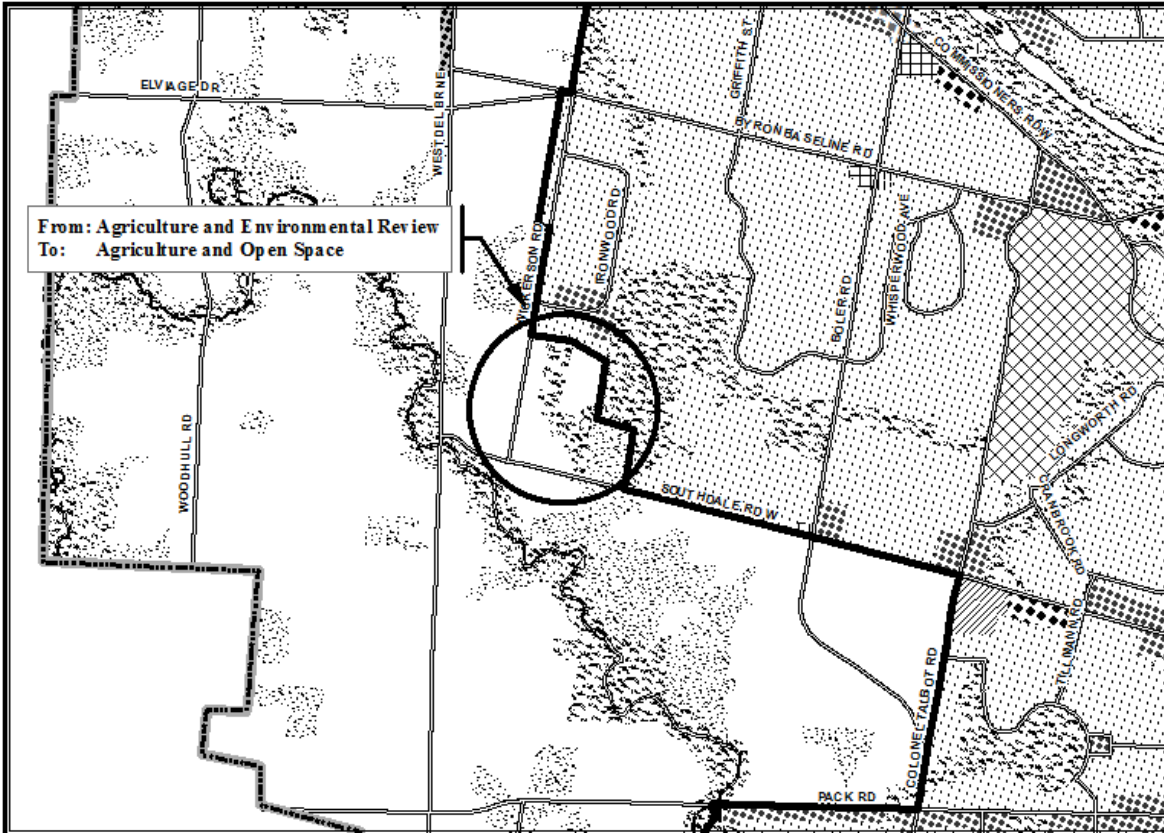
The recommended amendments to designate significant natural areas “Open Space for their protection conforms to the intent of the “Open Space” designation and OS5 Zone. The extent to which development is contemplated and would be permitted through the recommended amendments is consistent with the Official 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;



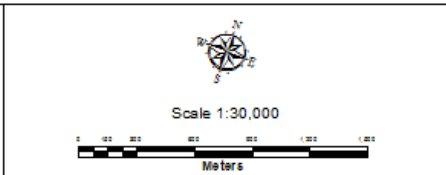
From: Agriculture and Environmental Review  
To: Agriculture and Open Space

**Legend**

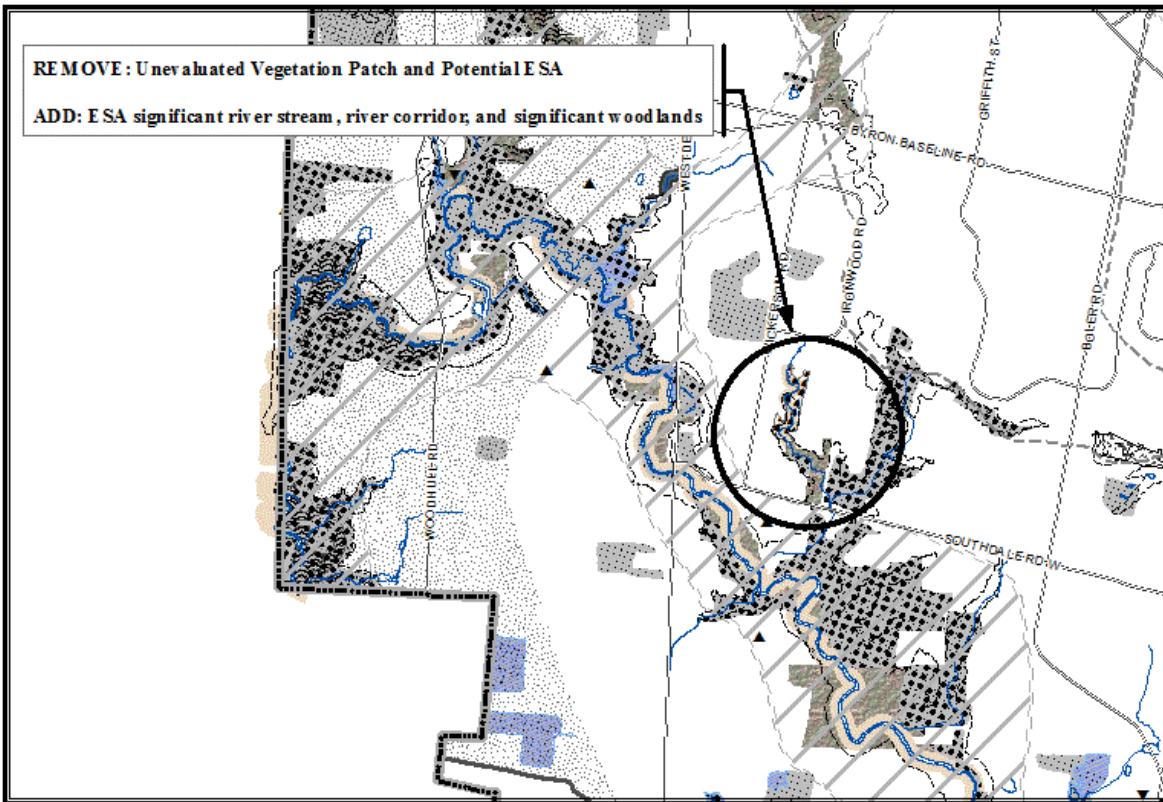
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community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



**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 in applying to certain areas of the city is available from the Upper Thames River Conservation Authority.

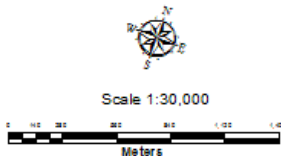
**Base Map Features**

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

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2  
TO  
OFFICIAL PLAN  
AMENDMENT NO. \_\_\_\_\_**

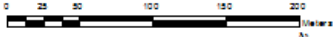
PREPARED BY: Graphics and Information Services



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

**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared in May 2017 by:  
Urban Design and GIS  
Planning Services  
Corporation of the City of London  
based on April 2016 Right of Way  
Plan (plan060626)\_CP-01-04-01-01

