

20TH REPORT OF THE

PLANNING AND ENVIRONMENT COMMITTEE

Meeting held on July 23, 2012, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor B. Polhill (Chair), Councillors J.P. Bryant, D.G. Henderson, J.B. Swan and S. White and H. Lysynski (Secretary).

ALSO PRESENT: G. Barrett, J. Braam, M. Corby, A. Dunbar, B. Henry, P. Kokkoros, G. Kotsifas, B. Krichker, J. Leunissen, J. Ramsay, M. Ribera, A. Riley, C. Smith, M. Tomazincic, B. Warner, J. Yanchula and P. Yeoman.

I. DISCLOSURES OF PECUNIARY INTEREST

1. That it **BE NOTED** no pecuniary interests were disclosed.

II. CONSENT ITEMS

2. Holiday Avenue/Greenfield Drive Area

Recommendation: That, on the recommendation of the Acting Executive Director, Planning Environmental and Engineering Services & City Engineer, the Civic Administration **BE AUTHORIZED** to remove the holding provision on the property located at 7 Holiday Avenue; it being noted that the owner is required to contain and manage the stormwater on site, in accordance with City requirements. (2012-W10-02)

3. Potential Adverse Impacts to Municipal Infrastructure, Private and/or Public Lands and Ecological Conditions of the Water Resources System From Beaver Activity

Recommendation: That, on the recommendation of the Acting Executive Director Planning, Environmental and Engineering Services & City Engineer, the following actions be taken with respect to beaver activity in the vicinity of infrastructure, such as stormwater management facilities and Municipal Drains or watercourses:

- a) the Civic Administration **BE DIRECTED** to refrain from interfering with beaver dams where the damming activity does not compromise the operation of infrastructure, such as, stormwater management (SWM) facilities, municipal drains, channels, and/or does not create flooding conditions that impacts the safety of people or property; and/or does not adversely impact the environment and ecological conditions of the water resources system;
- b) the Civic Administration **BE DIRECTED** to maintain the City's existing practices in accordance with requirements identified and governed by the Ministry of Natural Resources that allow the removal of beaver dams to protect, maintain or construct municipal infrastructures, protect the safety of the people and properties in accordance with the City of London's operating authority responsibilities for water resources/SWM infrastructure under the *Ontario Water Resources Act, Drainage Act, Environmental Assessment Act, Fisheries Act*, as well as Riparian Rights Law and other applicable laws, wherein beaver dams compromise the operation of infrastructure, such as, SWM facilities, municipal drains, channels, open watercourses, present a barrier to fish movement, cause a hazard to public health, alter sediment transport regimes, increase water temperatures or cause adverse flooding of private or public land; and,
- c) the Civic Administration **BE DIRECTED** to report back on the outcome of what actions are undertaken with respect to the beavers;

it being noted that the Planning and Environment Committee received a communication, dated July 22, 2012, from Sara Rans, Animal Welfare Advisory Committee, with respect to this matter. (2012-W10-00/P04-00)

4. Properties located at 2365 and 2865 Innovation Drive (H-8062)

Recommendation: That, on the recommendation of the Senior Planner, Development Services, based on the application by the City of London relating to properties located at 2365 Innovation Drive and 2865 Innovation Drive, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on July 24, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** a holding Light Industrial Special Provision (h•h-2•LI2(9)) Zone **TO** a Light Industrial Special Provision (LI2(9)) Zone to remove the holding provisions. (2012-D11-02)

5. Municipal Support Resolutions for Local Renewable Electricity Generation Projects Seeking Ontario Feed-In Tariff Contracts

Recommendation: That, on the recommendation of the Director, Development & Compliance & Chief Building Official, the Civic Administration **BE DIRECTED** to undertake the following actions with respect to proposed changes (Program Rules) to the Feed-in-Tariff (FIT) Program, operated by the Ontario Power Authority (OPA):

- a) undertake the process described in the recommendations below when the Draft FIT Program Rules (April 5, 2012), which are designed to assist renewable energy project developers obtain timely Municipal Council Support Resolutions, are finalized in the very near future; it being noted that if the FIT Program Rules are substantially changed when finalized, the Civic Administration will revise these recommendations and resubmit, if required;
- b) co-ordinate and review all requests for a Municipal Council Support Resolution and determine if the request(s) fall into Category 1 Projects (all rooftop solar anywhere in London), Category 2 Projects (ground-mounted solar at specific locations in London) or Category 3 Projects (significant FIT projects, such as wind, biomass and biogas at specific locations in London);
 - i) for Category 1 Projects, the proposed resolution that the construction and operation of rooftop solar projects, having little or no potential for impacts on adjacent properties, be supported without reservation anywhere in London where permitted by the Province of Ontario's Feed-In Tariff (FIT) Program rules be approved, as set out in the Municipal Council Blanket Support Resolution attached hereto as Appendix "A";
 - ii) for Category 2 Projects, the proposed resolution that the construction and operation of ground-mounted solar projects, having little or no potential for impacts on adjacent properties, be supported at a specific location(s) identified by the project developer where permitted by the Province of Ontario's Feed-In Tariff (FIT) Program rules be approved as at two step process:
 - A) the Civic Administration prepare a recommendation report to Planning & Environment Committee commenting on the proposed location; and,
 - B) if supported by the Civic Administration, submit a Municipal Council Support Resolution attached hereto as Appendix "B" as part of the report to Planning & Environment Committee; and,
 - iii) for Category 3 Projects, the Civic Administration will review and offer recommendations to Council on the required steps for undertaking these types of projects and opportunities for a Municipal Council Support Resolution;

- c) co-ordinate the Municipal Council Support Resolution process through the Land Use Planning Division; it being noted that liaison will take place with the Civic Administration from Development & Compliance and Environmental & Engineering Services; and,
- d) the Mayor and the City Clerk be authorized to sign any requested Council Resolution for Category 1 Projects using the Municipal Council Blanket Support Resolution (Appendix "A"); it being noted that these recommendations are solely for the purpose of enabling an applicant of the FIT Program to receive priority points under the new FIT Program rules, and may not be used for the purpose of any other form of municipal approval in relation to the application or project or any other purpose;

it being noted that the Planning and Environment Committee received a communication, dated June 25, 2012, from Richard Weston, Director of Business Development, QPA Solar Inc., with respect to this matter. (2012-W12-00)

6. Ontario Municipal Board Decision - 1240 Richmond Street (Z-7949)

Recommendation: That, the Ontario Municipal Board decision relating to the appeal by Linda Anne Brand with respect to the Municipal Council decision to refuse a Zoning By-law amendment relating to the property at 1240 Richmond Street, **BE RECEIVED**. (2012-D11-01)

7. Notice of Completion of Provincial Environmental Assessment for Disposition of the London Psychiatric Hospital Lands (O-7668)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, the Class Environmental Assessment, Notice of Completion of Consultation and Documentation Report, Category B, for the London Psychiatric Hospital lands located at 850 and 900 Highbury Avenue, **BE RECEIVED**. (2012-D11-05)

8. Meadowlily Secondary Plan - Status Report (O-7614)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, the preferred land use and servicing options, and associated draft background studies for the Meadowlily Secondary Plan, **BE RECEIVED**; it being noted that the preferred land use option, and associated background studies, for the Meadowlily Secondary Planning Area will be tabled for public review and comment at the Planning and Environment Committee meeting to be held on September 4, 2012. (2012-D11-09)

9. Airport Area Tax Increment Grant Program - 2480 Huron Street

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, the processing of an Airport Area Tax Increment Grant Application for lands in the Airport Area Community Improvement Plan known municipally as 2480 Huron Street, **BE RECEIVED**. (2012-F12-00)

10. Telecommunication Facilities Consultation Policy (O-7881)

Recommendation: That, on the recommendation of the Director of Land Use Planning and City Planner, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on July 24, 2012, to implement a Telecommunications Facilities Consultation Policy; it being noted that the regulation of these facilities, including the siting, is a Federal matter administered through Industry Canada. (2012-I11-00)

III. SCHEDULED ITEMS

11. Properties located at 603, 609 and 611 Oxford Street West (Z-7578)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, based on the application of 625041 Ontario Limited, relating to the properties located at 603, 609 and 611 Oxford Street West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on July 24, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property **FROM** a Restricted Service Commercial (RSC4) Zone and a Residential R9 (R9-7.H38) Zone **TO** a Restricted Service Commercial/Restricted Service Commercial Special Provision (RSC2/RSC3/(RSC4()) Zone, to permit a broad range of restricted service commercial uses and to recognize an existing auto body shop use; it being pointed out that there were no oral submissions made at the public participation meeting associated with this matter. (2012-D11-07)

12. Properties located at 981 and 983 Wonderland Road South (OZ-8043)

Recommendation: That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of Sobeys Development Limited Partnership, relating to the properties located at 981 & 983 Wonderland Road South:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on July 24, 2012, to amend Special Policy 10.1.3, cxxxvi) of the Official Plan, which applies to 981 Wonderland Road South to **DELETE** the words "In the Southdale/Wonderland Commercial Policy area applicable to 981 Wonderland Road South, in addition to the uses permitted in the Commercial Policy designation, a small-scale supermarket may also be permitted" and to **INSERT** the words "In the Auto-Oriented Commercial Corridor designation applicable to 981 & 983 Wonderland Road South, in addition to the uses permitted in the Auto-Oriented Commercial Corridor designation, a small-scale supermarket and a limited amount of retail space with a maximum gross floor area of 996 m² (10,721 sq.ft.) may and also be permitted"; and,
- b) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on July 24, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a) above), **FROM** a Restricted Service Commercial Special Provision/Highway Service Commercial (RSC2(10)/HS2) Zone, which permits a wide range of commercial uses and a small scale supermarket with a maximum gross floor area of 3,372 m² (36,300 sq.ft.) and a minimum of 172 parking spaces **TO** a Restricted Service Commercial Special Provision/Highway Service Commercial Special Provision (RSC2()/HS2()) Zone, to allow retail store use with a maximum gross floor area of 996 m² (10,721 sq.ft.), a small scale supermarket with a maximum gross floor area of 3,372 m² (36,300 sq.ft.), a minimum of 172 parking spaces, a reduced front yard setback to 2.2 metres (7.2 feet), a reduced exterior side yard setback to 3 metres (7.2 feet) and a reduced rear yard setback to 5 metres (16.4 feet);

it being noted that the site plan process will address issues such as building location, landscaping, buffering, fencing, access, and drainage;

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- Jason Jordan, 60 Blackfriars Street – enquiring as to where the walkway will be located from the retail to the street; and, enquiring as to the location of the bicycle parking. (2012-D11-07)

13. Property located at 7 Greenfield Court

Recommendation: That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application by Joseph Ruscio Construction Ltd., relating to the property located at 7 Greenfield Court:

- a) the Approval Authority **BE ADVISED** that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the site plan approval application;
- b) the Approval Authority **BE ADVISED** that the Municipal Council supports the approval of the attached Site Plan for a single detached dwelling; and,
- c) the financing for the project **BE APPROVED** in accordance with the "Claims and Revenues Report" provided as Schedule "A" to the associated staff report, dated July 23, 2012. (2012-D25-00)

IV. ITEMS FOR DIRECTION

14. Forest City Industrial Stormwater Management Facility and Westminster Wetland Complex

Recommendation: That the Committee Secretary **BE DIRECTED** to make the necessary arrangements for a delegation by J.R. Keron, regarding the Forest City Industrial Stormwater Management Facility and Westminster Wetland Complex, at the Planning and Environment Committee meeting to be held on August 20, 2012. (2012-W10-00)

15. Property located at 1365 Dundas Street

Recommendation: That, the following actions be taken with respect to the verbal presentation from A.R. Patton, Patton, Cormier & Associates, with respect to the proposed plans to update the existing site plan for Highbury Ford, located at 1365 Dundas Street:

- a) the proposal **BE SUBJECT TO** a scoped site plan approval;
- b) any required road widening dedications **BE TAKEN**, and the Civic Administration **BE DIRECTED** to review the by-laws relating to boulevard rental fees and establish a nominal fee for this application while the City of London Policy is being reviewed by the Civic Administration;
- c) the Civic Administration **BE DIRECTED** to consider the proposed site plan with limited scope when addressing the oil/grit separator and parkland requirements; and,
- d) the Civic Administration **BE DIRECTED** to confirm the road widening requirements for this site; it being noted that road widening requirements will not include areas where there are existing buildings;

it being noted that the Planning and Environment Committee reviewed and received a communication, dated July 9, 2012, from A.R. Patton, Patton Cormier & Associates, with respect to this matter. (2012-D25-00)

16. Properties located at 1197 York Street and 1201-1203 York Street (Z-8046)

Recommendation: That, notwithstanding the recommendation of the Director, Land Use Planning and City Planner, based on the application of Insites Consulting, relating to the properties located at 1197 York Street and 1201-1203 York Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on July 24, 2012, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject properties **FROM** a Residential R2 (R2-2) Zone, which permits single detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings (to a maximum of 2 units) **TO** a Residential R2 Special Provision (R2-2(*)) Zone, for the lands at 1197 York Street to allow for maximum of 4 units within a

converted dwelling with a minimum lot area of 520 m², a minimum front yard depth of 2.7 meters, a minimum interior yard (east) of 1.9 meters, a minimum yard depth (west) of 0.7 meters and a maximum building height of 12 meters and a Residential Special Provision (R2-2(**)) Zone, for the lands at 1201/1203 York Street to allow for a maximum of 4 units within a converted dwelling with a minimum lot area of 520 m², a minimum front yard depth of 3.1 meters, a minimum interior yard (east) of 2.6 meters and a maximum building height of 12 meters and maximum parking area coverage of 25.4%

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

VI. ADJOURNMENT

The meeting adjourned at 6:25 p.m.

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H-8062/L. Mottram

Bill No. (Number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning for an area of land located at 2365 Innovation Drive and 2865 Innovation Drive.

WHEREAS the City of London has applied to remove the holding provisions from the zoning for an area of land located at 2365 Innovation Drive and 2865 Innovation Drive, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said lands;

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 2365 Innovation Drive and 2865 Innovation Drive, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Light Industrial Special Provision (LI2(9)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on August 28, 2012.

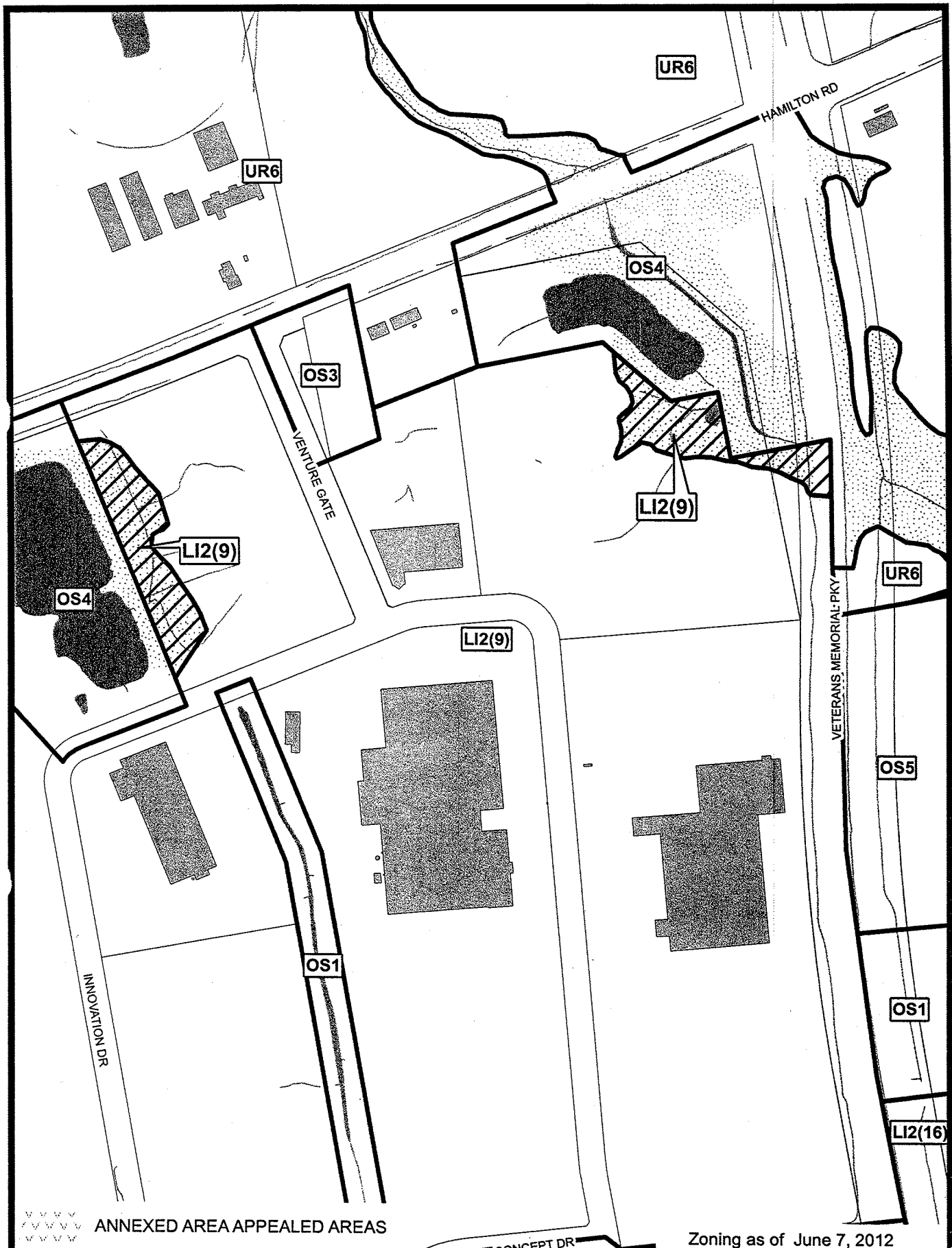
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - August 28, 2012
Second Reading - August 28, 2012
Third Reading - August 28, 2012

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



File Number: H-8062

Planner: LM

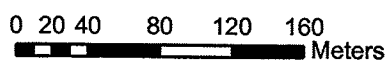
Date Prepared: June 28, 2012

Technician: RN

By-Law No: Z.-1-

SUBJECT SITE 

1:4,000



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APPENDIX A

**MUNICIPAL COUNCIL BLANKET SUPPORT RESOLUTION
(Section 6.1(c)(i) - FIT Rules, Version 2.0)**

RESOLUTION NO.: _____

DATE: _____

WHEREAS the Province's FIT Program encourages the construction and operation of rooftop solar projects.

AND WHEREAS one or more rooftop solar project may be constructed and operated in the City of London, Ontario.

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Municipalities will be awarded priority points, which may result in these Applicants being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the City of London supports without reservation the construction and operation of:

- rooftop solar projects anywhere in the City of London;

This resolution's sole purpose is to enable the participants in the FIT Program to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Projects or any other purpose.

This resolution shall expire twelve (12) months after its adoption by Council.

 Joe Fontana
 Mayor

Date: _____

 Catharine Saunders
 City Clerk

Date: _____

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APPENDIX B

**MUNICIPAL COUNCIL SUPPORT RESOLUTION
(Section 6.1(c)(i) - FIT Rules, Version 2.0)**

RESOLUTION NO.: _____ DATE: _____

WHEREAS [insert name of applicant] (the "Applicant") proposes to construct and operate a ground mount solar project (the "Project") on [insert description of the lands] (the "Property") in the City of London, Ontario under the Province's FIT Program.

AND WHEREAS the Applicant has requested that Council of the City of London indicate by resolution Council's support for the construction and operation of the Project on the Property.

AND WHEREAS, pursuant to the rules governing the FIT Program (the "FIT Rules"), Applications whose Projects receive the formal support of Municipalities will be awarded priority points, which may result in the Applicant being offered a FIT Contract prior to other persons applying for FIT Contracts;

NOW THEREFORE BE IT RESOLVED THAT:

Council of the City of London supports the construction and operation of the Project on the Lands.

This resolution's sole purpose is to enable the Applicant to receive priority points under the FIT Program and may not be used for the purpose of any other form of municipal approval in relation to the Application or Project or any other purpose.

This resolution shall expire twelve (12) months after its adoption by Council.

Joe Fontana
Mayor

Date: _____

Catharine Saunders
City Clerk

Date: _____

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

2012

By-law No. A.-

A by-law to implement a Telecommunication
Facilities Consultation Policy for the City of
London.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; in paragraph 6, Health, safety and well-being of persons; in paragraph 10, Structures, including fences and signs;

AND WHEREAS Municipal Council has deemed that it is in the public interest to provide for a public consultation process for the purpose of providing comments to Industry Canada in connection with its approval process for proposed telecommunications facilities;

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

1. The attached Telecommunication Facilities Consultation Policy is hereby adopted.
2. This by-law shall come into force and effect on the date it is passed.

PASSED in Open Council on July 24, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – August 28, 2012
Second Reading - August 28, 2012
Third Reading - August 28, 2012

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City of London Telecommunication Facilities Consultation Policy

Introduction

The purpose of this policy is to provide guidelines to be followed by applicants for all facilities to which Industry Canada's CPC-2-0-03 is applicable within the City of London. Industry Canada is responsible for approving and licensing radiocommunication facilities. As part of the approval process, Industry Canada requires applicants of significant antenna structures to confer with the local land use authority prior to the issuance of a license. The City of London's Telecommunication Facilities Consultation Policy institutes a consultation procedure between telecommunication carriers and the City which provides an opportunity for public consultation in the site selection process. These procedures are intended to provide opportunities for public feedback regarding the location of telecommunication facilities.

The City will provide applicants of new telecommunication towers, subject to the application review process, with a Letter of Concurrence within 45 days of a complete application if the City is satisfied that its telecommunication consultation process has been followed.

The participation of the City of London or the public in the consultation process does not convey the right to prevent the location of a telecommunications facility. Local By-laws cannot prevent a telecommunication facility from being built since Industry Canada has the final authority provided to them under the Radiocommunication Act. This procedure is intended to identify sensitive locations, promote appropriate design, and promote co-located facilities to be located in areas away from residential neighbourhoods where possible. The decision to grant a license for a telecommunications facility ultimately rests with Industry Canada. Industry Canada only intervenes i.e. makes a decision if the condition requiring concurrence cannot be met. As such, issuance may be delayed for a period of time to or the licenses may not be issued for the wireless facility.

This policy applies to:

- Antenna systems or platforms co-located on existing towers where the overall height of the structure is increased by more than 25%;
- Rooftop structures, such as antennas or related equipment, on buildings where the structure is more than 25% of the height of the building or the greater of 16.6 metres (54.5 feet) in height;
- New antennas systems that are located on a new, purpose-built tower or structure that is greater than 16.6 metres (54.5 feet) above ground level;
- Any modification (e.g. increasing the height) to existing structures greater than 16.6 metres (54.5 feet) above ground level in residential areas or is located less than 120 metres from a residential dwelling, residential zone or lands designated as Residential in the Official Plan;
- New antenna systems that are located on located on a property designated under Part IV or Part V of the *Ontario Heritage Act*.

The CPC-2-0-03, Section 1.2 states "The requirements of this document apply to anyone regardless of the type of installation or service. This includes, amongst others, Personal Communications Services (PCS) and cellular, fixed wireless, broadcasting, land-mobile, licence-

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exempt and amateur radio from other radiocommunication antenna structures, and as such the exclusion criteria outlined in Section 6 of the CPC-2-0-03 applies to amateurs as well.

Section 1 – Objectives

1. To facilitate, coordinate and influence the planning and site selection process for telecommunication facilities in the City;
2. To encourage consultation between the City and telecommunication carriers on all applications, and to expedite the review process on applications for new telecommunications sites;
3. To provide a process for public consultation as specified by this policy on all applications; and
4. To inform applicants and the public about the guidelines for the location and design of telecommunication facilities.

Section 2 – Submission Requirements (Applicant/Proponent)

1. A brief written explanation of the telecommunications proposal. The Applicant (carrier) should demonstrate the steps taken to investigate all non-tower and co-location options in the vicinity of the proposed site, and reasons why a tower option is the only feasible alternative in that location. A description of the design elements proposed to minimize the visual impact of the support structure is also required. Pre-consultation with Building Division staff is recommended, particularly where accessory structures are contemplated or for rooftop locations.
2. A survey of the subject property (or leased portion of the property) drawn to a metric scale showing site grading, location of existing property lines, existing or proposed buildings, fences, existing and proposed landscaping, access, and the type and height of the proposed tower structure. While the City of London recognizes that Industry Canada is the final approval authority for telecommunication facilities, it is also recognized that Industry Canada directs telecommunication providers to consult with the local municipality prior to erecting any non-exempt telecommunication towers.
3. A location map showing the horizontal distance between the proposed support structure installation and the nearest residential dwelling, residential zone or area designated for current or future residential uses at an appropriate scale to show the context of the facility location and the surrounding area..
4. A building permit is required for:
 - a. Equipment shelters that exceed 10 square metres of gross floor area.
 - b. A tower and/or equipment building attached to or constructed on an existing building that is greater than 10 square metres.
 - c. Towers that exceed 16.6 metres above ground level where they are not used for federally regulated broadcasting and telecommunications undertakings.
5. Refer to conformity with site location guidelines and any drawings as required by the Building Division for a new telecommunication tower which are not exempt from the requirement for municipal consultation, as specified in Section 6 - Site Location Guidelines.

6. A completed Application form including the application fee as set out in Section 4, a cheque payable to the City Treasurer.

Section 3 – Public Consultation Process

3.1 Exemptions to the City of London Municipal Concurrence and Public Consultation Process

In an attempt to simplify approvals, the following proposals will be exempt from the City's Telecommunications Facilities Consultation Policy:

1. Maintenance of an existing telecommunication facility, including painting or lighting in order to comply with Transport Canada's requirements;
2. Maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure;
3. Proposals for the addition to, reconstruction of, or modification of an antenna systems provided that addition, reconstruction or modification does not result in an overall height increase above the existing antenna of 25% or more of its original height;
4. Proposals of temporary antennas that are portable or mobile and used for public uses, public demonstration or public education purposes, and not exceeding a 3 months duration;
5. Proposals for new ground mounted antenna systems including masts, towers or other antenna-supporting structure, with a height less than 15 metres above ground level;
6. Ground supported towers less than 16.6 metres (54.5) in height above ground level within industrially-designated lands, excluding designated Secondary Plan areas in the City's Official Plan, and located greater than 300 metres from residentially-designated lands in the Official Plan; and,
7. Antenna systems on the rooftops of non-residentially zoned buildings that do not exceed 25% of the original height of the building or structure, excluding properties designated under the *Ontario Heritage Act*.

A Letter of Concurrence shall be provided by the City Planner within 45 days of receiving a complete application to notify the Applicant whether the City's requirements have been satisfied. If an application affects a property designated under the *Ontario Heritage Act*, staff will notify the City's Heritage Planner and the London Advisory Committee on Heritage (LACH), and will inform the Applicant of LACH's comments or concerns.

3.2 Submission Requirements for Public Consultation Exemptions

If the proposal meets the requirements for public consultation exemptions, it is requested that the proponents of new telecommunications installations that are exempt still provide the City of London with information on the installation for information purposes only. This will provide staff the ability to provide information to residents and Ward Councillor(s) if any questions or concerns emerge.

1. The proposed location of the telecommunication tower(s) on the subject site,
2. A description of the proposed telecommunication structure including its height,

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- dimension, type, design, and colour.
3. A letter demonstrating compliance with exclusion criteria identified in Industry Canada's CPC-2-0-03 or in this procedure.
 4. Site plan showing the tower.
 5. Supporting drawings.

3.3 Procedure of Notification When Public Consultation Is Required

The public consultation process consists of providing public notice and arranging a public information meeting. Public consultation will be required, and Proponents will be required to demonstrate that they have complied with this policy. This will ensure that the public is made aware of the proposal and are given opportunity to provide their opinions and concerns.

1. Public consultation is required for:
 - i. Antenna systems or platforms co-located on existing towers where the overall height of the structure is increased by more than 25%;
 - ii. New antennas systems that are located on a new, purpose-built tower or structure that is greater than 16.6 metres (54.5 feet) above ground level;
 - iii. Any modification (e.g. increasing the height) to existing structures greater than 16.6 metres (54.5 feet) above ground level in residential areas or is located less than 120 metres from a residential dwelling, residential zone or lands designated as Residential in the Official Plan; and,
 - iv. New antenna systems that are located on located on a property designated under Part IV or Part V of the *Ontario Heritage Act*.

3.4 Requirements for Public Notice

For applications that are not exempt from the requirements identified in Section 3.1 of the City of London Telecommunication Process, the proponent shall provide to the City, concurrently with submission requirements, a complete package containing the following information:

- a) The proposed location of the telecommunication tower(s) on the subject site,
- b) Physical details of the tower (e.g. height, colour, type, design and lighting),
- c) The time and location of the public information meeting, the names and telephone numbers of contact persons employed by the Carrier and the City of London,
- d) The purpose of the proposed telecommunication structure, the reasons why an existing telecommunication structure or other infrastructure cannot be used, a list of other telecommunication structures that were considered unsuitable and future co-location possibilities for the proposed telecommunication structure.
- e) A survey plan which shows the location of the tower and any associated structures, and a map showing the site within the required circulation area.
- f) Transport Canada's and Navigation Canada's aeronautical obstruction marking requirement if applicable.
- g) Written confirmation that the proposed structure will be in compliance with Health Canada's Safety Code 6 including combined effects within the local environment at all times.
- h) Notice that general information relating to antenna systems is available on Industry Canada's Spectrum Management and Telecommunications website (<http://strategis.ic.gc.ca/antenna>).

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O-7881
Telecommunication Facilities
S. Meksula

- i) A statement from a communications specialist or an engineer specializing in propagation patterns should provide a statement indicating the need for the height proposed height as well location.
- j) Closing date for the submission of written public comments, not less than 20 days from the date of the public information meeting.
- k) Fees
- l) The applicant will provide notice of both the application and the time and date of the Public Information Meeting, by regular mail to all property owners located within a radius of three times the tower height, measured from the base or the outside perimeter of the supporting structure, or 120 metres from the property boundary, whichever is greater. The applicant shall also provide notice to the Ward Councillor(s), Industry Canada, Ratepayer's Association (if existing), and the Urban League.
- m) The proponent shall provide notice at their expense in the local newspaper where the proposed antenna system is:
 - i. to be 30 metres or more in height;
 - ii. after an addition, the facility will measure 30 metres or more in height; or,
 - iii. is expected to contain medium or high with intensity lighting for the purpose of satisfying Transport Canada requirements,

The notice shall be in accordance with the requirements of Industry Canada's CPC-2-0-03. The notice shall also provide the time, date, and location of the Public Information Meeting. The notice shall be published a minimum of 10 days before the Public Information Meeting.

3.5 Public Information Meeting and Review

1. The public meeting shall occur no sooner than 10 days or more than 30 days from the date that notices are mailed to area residents. The applicant/proponent will maintain the minutes of the meeting and assemble a record of names, addresses and phone numbers of all participants.
2. The Proponent shall conduct the public meeting.
3. In addition to the application details provided in the notice, the Applicant shall also make available at the public meeting, the drawings and diagrams required in a display sized format.
4. Following the meeting, the Applicant shall provide a follow-up letter to the City to indicate their formal response to the concerns raised during the public meeting. If any modifications to the proposed structure or mitigation measures arise from the consultation, then further details (e.g. revised plans or drawings) shall be provided to the City.

Section 4 – Completion of Review

1. Following the completion of the application review process, the City Planner shall either:
 - i. Provide a Letter of concurrence, conditional concurrence or non-concurrence to the Applicant within 30 days of the public meeting to advise whether adequate public consultation has been conducted by the proponent and to indicate the City's recommendation based on probable land use impacts.

- ii. For applications that, in the opinion of the City, are not appropriate based on probable land use impacts, a report will be prepared for the Planning and Environment Committee.
 - iii. Comments and concerns from the Planning and Environment Committee will be added to the City's response to the Applicant for Industry Canada's consideration.
 - iv. The whole procedure will not take longer than 120 days to complete, as described in Industry Canada's publication CPC-2-0-03 ("Telecommunication and Broadcasting Antenna Systems", June 2007). Applications that do not need public consultation are anticipated to be completed in less than 60 days.
2. Following the completion of public consultation, the City shall provide a copy of the City's response to interested parties, neighbourhood associations and Ward Councillors.

Section 5 – Application Fees

If the proposal requires public consultation, the proponent shall be responsible for the cost associated with the public consultation process fee for services as invoiced by the City, i.e. maps, labels, list for residents, or any other public information required. The fee shall be \$125.00 or the actual costs associated with the mapping, labels and circulation lists prepared by the City, and required for the application, whichever is greater.

Note - Building permit fees are not included in the above application fees.

Section 6 – Site Location Guidelines

1. The location of new commercial and institutional telecommunication towers in lands designated as Residential in the City of London Official Plan will be discouraged.
2. Proponents of towers are encouraged to protect the natural and cultural landscape at all times. Where appropriate, landscaping at the tower site to enhance the character of the surroundings is recommended. Sites within designated Heritage Conservation Districts (e.g. East Woodfield, West Woodfield, Bishop Hellmuth, and Old East Village Heritage Conservation Districts) and properties within the Natural Heritage System or an Environmentally Significant Area as identified on Schedule "A" Land Use of the City of London Official Plan should be avoided.
3. New telecommunication towers or antennas are greatly discouraged within 120 metres of any Residential Zone or elementary or secondary school, unless required for engineering or network purposes. If a new tower or antenna is planned to be located within 120 metres of a Residential Zone or a school, a detailed rationale for the necessity of this location is to be provided in the justification report of the submission requirements in Section 2.
4. Locations should be selected that will reduce the necessity to construct new telecommunication towers in the City. Locating towers on existing structures or buildings or co-location on an existing telecommunications tower are encouraged. Options to integrate an antenna into the design of a new building or structure are to be explored by the applicant. Support for the construction of a new telecommunication tower will be permitted only when other alternatives to accommodate the telecommunication tower are not feasible.
5. The development or redevelopment of telecommunication towers and equipment shelters

should be of a colour and design that diminishes the visual impact and avoids disturbance of significant natural features. Towers and accessory structures are to reflect the context of the surrounding area. Tower designs that mimic other characteristics normally found in the area surroundings, such as stealth (camouflage) towers or monopole designs are encouraged where suitable.

6. Lighting on a telecommunication structure is discouraged except when required by Transport Canada, Navigation Canada, or for the health and safety of the proponents' employees. Where Transport Canada requires a telecommunication antenna structure to be lit, the lighting should be limited to the minimum number of lights and the lowest illumination allowable. Any required strobe lighting should be set to the maximum strobe interval allowed by Transport Canada.
7. Towers shall accommodate only communication antennas. Signs or other material not directly related to this equipment or required by Industry Canada shall not be permitted on the site.
8. The preferred location of new towers within the City is in industrial and agricultural designations which are away from existing or future residential developments. Commercial land use designations may also be considered. New telecommunication towers located on agricultural land should use the smallest area of land permitted by the structure type, and must have access to a public road for maintenance.
9. Towers should be located a minimum three times the tower height away from any public road or right-of-way, including pathways, walkways, and bicycle paths. Towers should also be located a minimum distance of three times the tower height away from a residential zone, school, or dwelling.
10. The procedure requires all requests for the installation of telecommunication equipment on City lands to be submitted to the Realty Services Division.
11. The City may consider permitting private telecommunication facilities on City-owned lands that are not designated as parkland or components of the Natural Heritage System.

Section 7 – Definitions

Amateur Radio Service – means a radiocommunication service in which radio apparatus are used for the purpose of self-training, intercommunication or technical investigation by individuals who are interested in radio technique solely with a personal aim and without pecuniary interest.

Antenna – An exterior supporting structure upon which receiving and transmitting antennas are mounted, and also include towers, supporting cables, guy wires, small buildings containing antenna switching gear and other radio frequency circuitry. These antennas are designed for various uses such as cell phones, radio, and satellite television communications by sending and/or receiving radio signals. Example include whip, omnidirectional, microwave, and panel antennas.

Antenna System – means all the components and equipment required on a site, including an antenna and, if required, its supporting tower and an equipment shelter, for the operation of a wireless communication network, but does not include a residential use antenna system.

Broadcasting - means any radiocommunication in which the transmissions are intended for direct reception by the general public.

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O-7881
Telecommunication Facilities
S. Meksula

Carrier - A company, organization or person which offers, provides or operates wireless communication services to the general public and includes, but is not limited to companies which have a radio authorization from Industry Canada. Examples include Bell Mobility, Aliant, Rogers Telecom, and TELUS.

Co-location - The placement of multiple telecommunications antenna systems or other platforms on a building, structure or tower by two or more proponents.

Equipment Shelters - A shelter containing electronic equipment such as radios, electronic and other equipment necessary to support the operation of the communications site to receive or transmit signals and which is not staffed on a permanent basis and only requires periodic maintenance.

Height - means the vertical distance between the grade at the base of the tower, or if the installation is located on a building or structure, the average grade abutting the building or structure, to the installations highest point including any antenna, lighting, lightning rod or other attached device.

Industry Canada - Is the Federal Department, which is responsible for radio frequency spectrum management. Information outlining the federal process relating to the location of telecommunication and broadcasting antenna systems is available at: www.ic.gc.ca/antenna

London Advisory Committee on Heritage - Is an advisory committee to London City Council, responsible for recommending the designation of individual heritage features such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form, distinctive from that of its basic elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods and neighbourhood, cemeteries, trailways, and industrial complexes of cultural heritage value. (PPS, 2005).

Stealth Design - the blending in or hiding of an antenna system within surrounding buildings, structures or landscaping such as camouflaging antenna systems within church steeples, clock towers, flagpoles or lighting standards.

Radiocommunication or Radio - means any transmission, emission or reception of signs, signals, writing, images, sounds or intelligence of any nature by means of electromagnetic waves of frequencies lower than 3000 GHz propagated in space without artificial guide.

Telecommunication Tower - A structure used to support one or more antenna systems or other platform for the purpose of radio telecommunications and which may include, but is not limited to guyed towers, self support towers, monopole towers, poles, masts or other structures which are used to support telecommunication facilities and which may be located at ground level or on the roof of a building.



Z-7578
Alanna Riley

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 603, 609
and 611 Oxford Street West.

WHEREAS 625041 Ontario Limited have applied to rezone an area of land
located at 603, 609, and 611 Oxford Street West, as shown on the map attached to this by-law,
as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

**Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located
at 603, 609, and 611 Oxford Street West, as shown on the attached map comprising part of Key
Map No. 47, from a Restricted Service Commercial (RSC4) Zone to a Restricted Service
Commercial/Restricted Service Commercial Special Provision (RSC2/RSC3/(RSC4()) Zone.**

1) Section Number 28.4 of the Restricted Service Commercial (RSC4) Zone is amended by
adding the following Special Provision:

- 28.4) RSC4() 603, 609, and 611 Oxford Street West
- a) Additional Permitted Use
- i) Auto Body Shop

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 August 28, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

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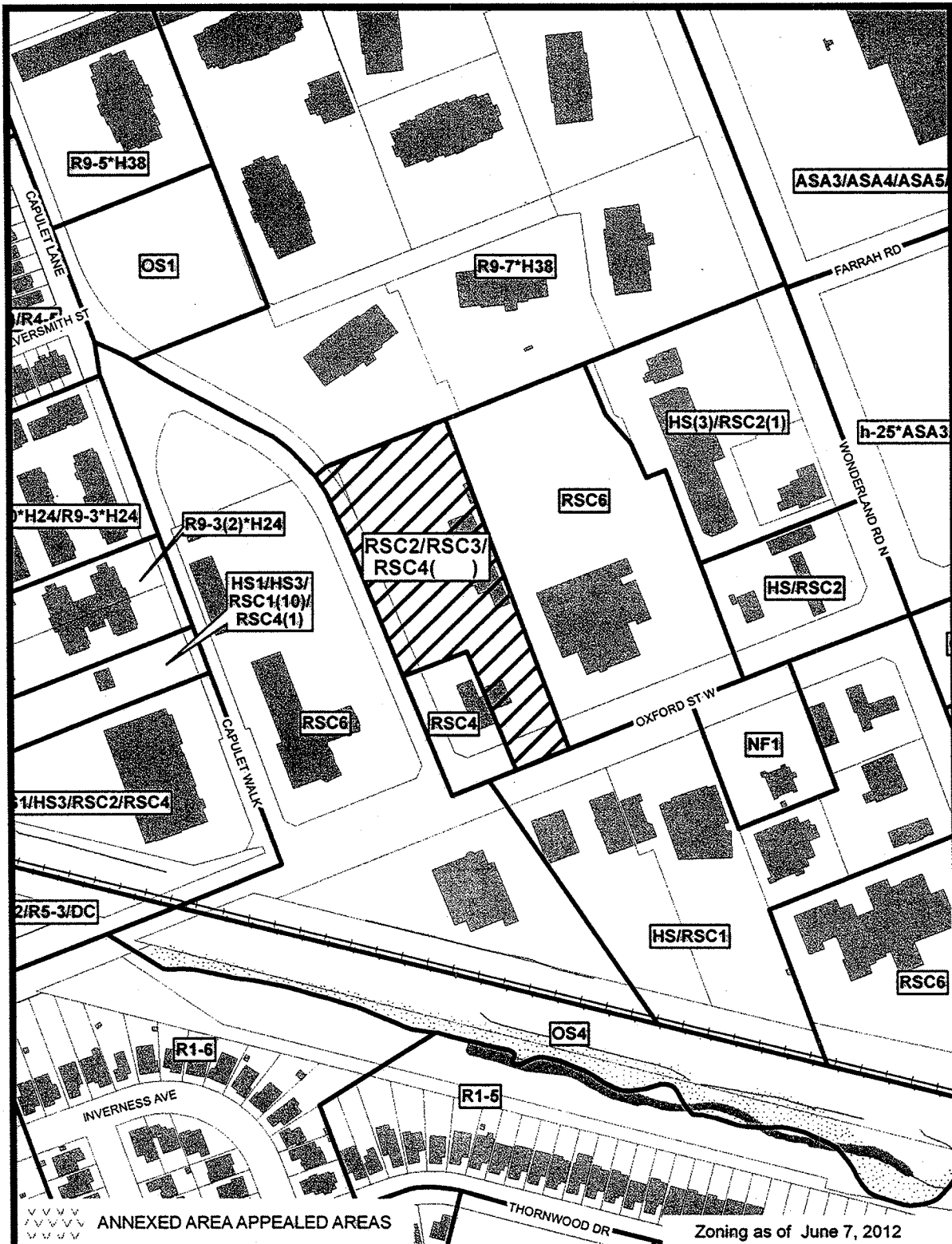
Z-7578
Alanna Riley

First Reading - August 28, 2012
Second Reading - August 28, 2012
Third Reading - August 28, 2012

//

Z-7578
Alanna Riley

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



File Number: Z-7578
 Planner: AR
 Date Prepared: 2012/07/11
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120
 Meters



Geodatabase

12

File: OZ-8043
Planner: Mike Corby

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 981 & 983 Wonderland Road South.

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 July 24, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - July 24, 2012
Second Reading - July 24, 2012
Third Reading - July 24, 2012

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To amend Section 10.1.3 of the Official Plan for the City of London by deleting specific area policy 10.1.3 cxxxvi) and replacing it with a new specific area policy cxxxvi) to permit a limited amount of retail space in addition to the uses permitted under the Auto Oriented Commercial Corridor designation located on the north-west quadrant of Southdale Road West and Wonderland Road South.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 981 & 983 Wonderland Road South in the City of London.

C. BASIS OF THE AMENDMENT

An Official Plan amendment is required to delete and replace Special Policy 10.1.3 cxxxvi) of the Official Plan to develop site-specific regulations to limit the amount of retail space on the subject site to ensure the retail uses develop at an appropriate scale and intensity to minimize impacts on the adjacent uses. As previously determined back in 2005 by City Council the subject site has proven to be an appropriate location for a site specific use and the addition of a limited scale retail use in conjunction with the supermarket will function well with the current mix of surrounding uses. The amendment to the site specific designation will still allow for the existing land use designation to be maintained and not negatively affect the character of the area. The proposed use will provide a positive transition and opportunity for the parcel to be developed appropriately by restricting the scale and density of both the supermarket use and the retail component.

D. THE AMENDMENT

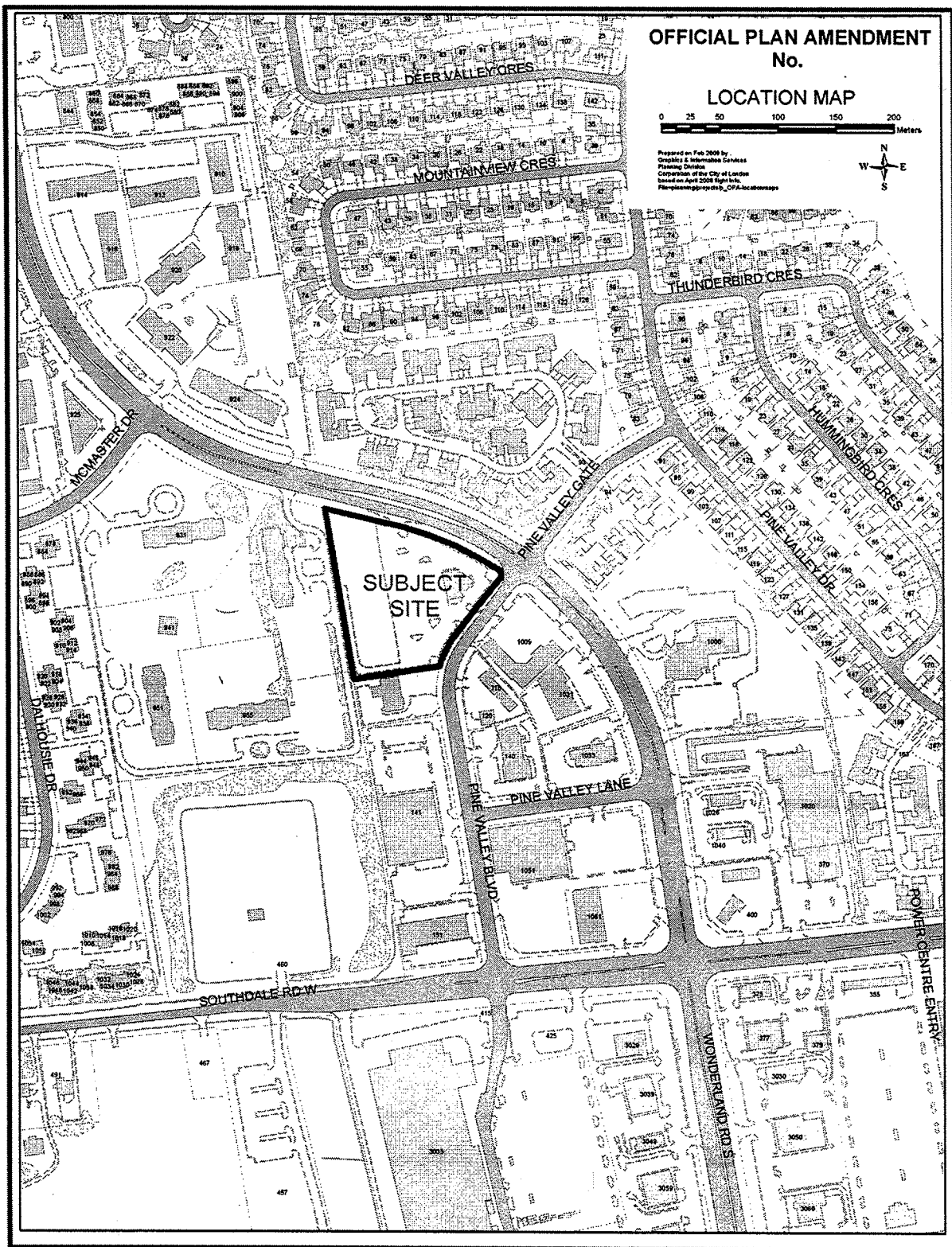
The Official Plan for the City of London is hereby amended by deleting Section 10.1.3 cxxxvi) in its entirety and replacing it with the following new Section 10.1.3 cxxxvi) as follows:

Section 10.1.3 cxxxvi) – 981 & 983 Wonderland Road South of the Official Plan for the City of London is amended by adding the following:

In the Auto-Oriented Commercial Corridor designation applicable to 981 & 983 Wonderland Road South, in addition to the uses permitted in the Auto-Oriented Commercial Corridor designation, a small-scale supermarket and a limited amount of retail space with a maximum gross floor area of 996m² (10,721sq.ft.) may also be permitted.

12

File: OZ-8043
Planner: Mike Corby



12

File: OZ-8043
Planner: Mike Corby

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 981 & 983 Wonderland Road South.

WHEREAS Sobeys Development Limited Partnership have applied to rezone an area of land located at 981 & 983 Wonderland Road South, 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:

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 981 & 983 Wonderland Road South, as shown on the attached map comprising part of Key Map No. 128, **FROM** a Restricted Service Commercial Special Provision/Highway Service Commercial (RSC2(10)/HS2) Zone which permits a wide range of commercial uses and a small scale supermarket with a maximum gross floor area of 3,372m² (36,300sq.ft.) and a minimum of 172 parking spaces **TO** a Restricted Service Commercial Special Provision/Highway Service Commercial Special Provision (RSC2(__)/HS2(__) Zone to allow retail store use with a maximum gross floor area of 996 m² (10,721sq.ft.); a small scale supermarket with a maximum gross floor area of 3,372m² (36,300sq.ft.); a minimum of 172 parking spaces; a reduced front yard setback to 2.2 metres (7.2 feet); a reduced exterior side yard setback to 3 metres (7.2 feet) and a reduced rear yard setback to 5 metres (16.4 feet).

1) Section Number 28.4 of the Restricted Service Commercial Zone (RSC) Zone is amended by adding the following Special Provision:

- 28.4) RSC2 () 981 & 983 Wonderland Road South
- a) Additional Permitted Uses:
 - i) Retail Store.
 - ii) Supermarket
 - b) Regulations:
 - i) Gross Floor Area: 996 m²
Retail Store (10,721 sq. ft.)
(Maximum)
 - ii) Gross Floor Area: 3,372 m²
Supermarket (36,300 sq. ft.)
(Maximum)
 - iii) Parking Spaces: 172
(Minimum)
 - iv) Front Yard Depth: 2.2 metres (7.2 feet)
(Maximum)

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File: OZ-8043
Planner: Mike Corby

- v) Exterior Side Yard Depth 3 metres (9.8 feet)
(Maximum)
- vi) Rear Yard Setback Depth 5 metres (16.4 feet)
(Maximum)

2) Section Number 27.4 of the Highway Service Commercial Zone (HS) Zone is amended by adding the following Special Provision:

27.4) HS2 () 981 & 983 Wonderland Road South

a) Regulations:

- i) Front Yard Depth 2.2 metres (7.2 feet)
(Maximum)
- ii) Exterior Side Yard Depth 3 metres (9.8 feet)
(Maximum)
- iii) Rear Yard Setback Depth 5 metres (16.4 feet)
(Maximum)

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 July 24, 2012.

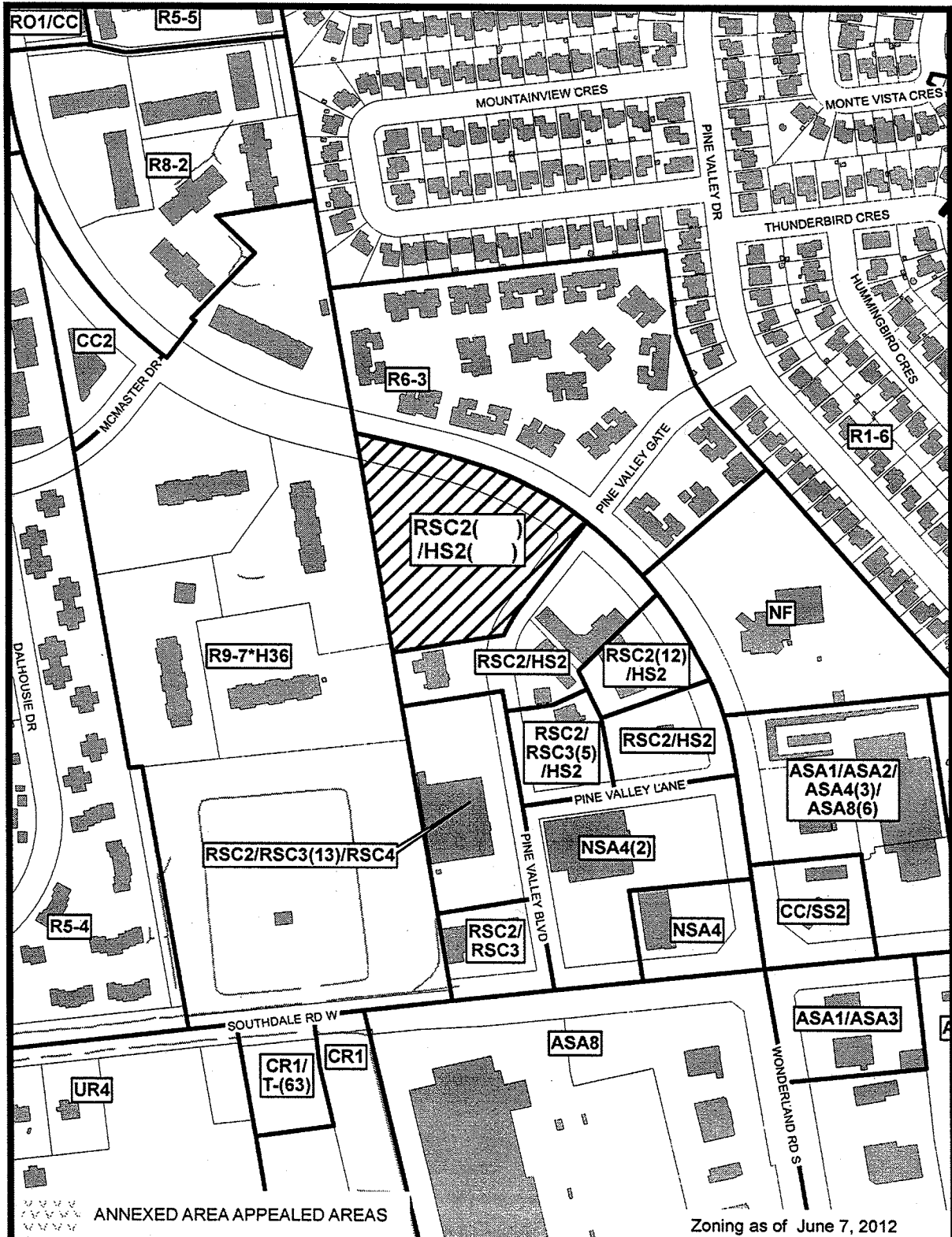
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - July 24, 2012
Second Reading - July 24, 2012
Third Reading - July 24, 2012

12

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



File Number: OZ-8043

Planner: MC


Date Prepared: 2012/07/10

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:3,800

0 1530 60 90 120
 Meters



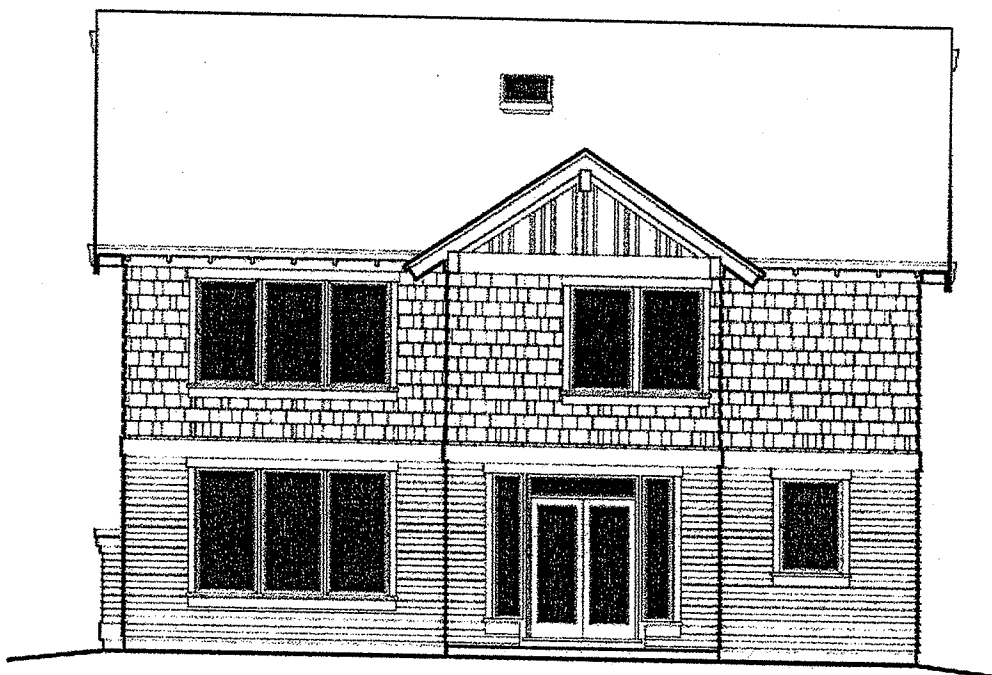
Potential Elevation for 7 Greenfield Court

Typical, variations will be made to building layout and design

Figure A – Front Rendering

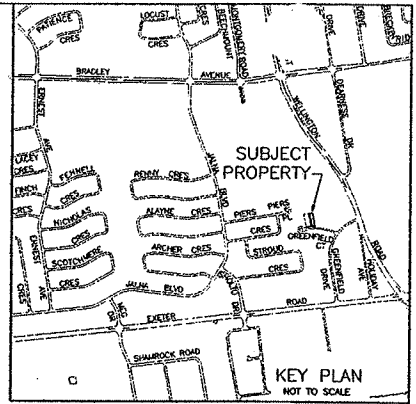


Figure B – Rear Elevation



RECEIVED BY

JUN 01 2012



PART OF
LOT 7
REGISTERED PLAN No. 585
(FORMERLY TOWNSHIP OF WESTMINSTER)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

SITE DATA

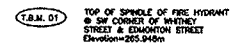
1. GROSS SITE AREA: 1007.00 sq m
2. BUILDING AREA: 1512.00 sq m
3. PERMITTED AREA: 1652.00 sq m

NO.	DESCRIPTION	MEASUREMENTS	PROPOSED
1.	ZONES	R1-2	R1-2
2.	PERMITTED AREA	SINGLE DWELLING DWELLING	SINGLE DWELLING DWELLING
3.	LOT AREA (SQUARE METERS)	1007.00	1007.00
4.	LOT FRONTAGE (METERS)	12.0	12.0
5.	FRONT SETBACK (METERS)	4.8	6.7
6.	REAR SETBACK (METERS)	8.0	8.3
7.	SIDE SETBACK (METERS)	8.0	N/A
8.	HEIGHT (METERS)	4.0	N/A
9.	REAR WIND BOPN (METERS)	4.0	N/A
10.	INTERIOR REAR WIND BOPN (METERS)	4.0	N/A
11.	REAR WIND BOPN (METERS)	8.0	8.3
12.	INTERIOR REAR WIND BOPN (METERS)	1.3	1.3
13.	LOT COVERAGE ON SHARROW	10%	(153.87) 15%
14.	PERMITTED COVERAGE	10%	8.8% MAX
15.	PARKING AND COVERAGE ON SHARROW	10%	(153.87) 0%
16.	NUMBER OF UNITS PER LOT	1	1

LEGEND

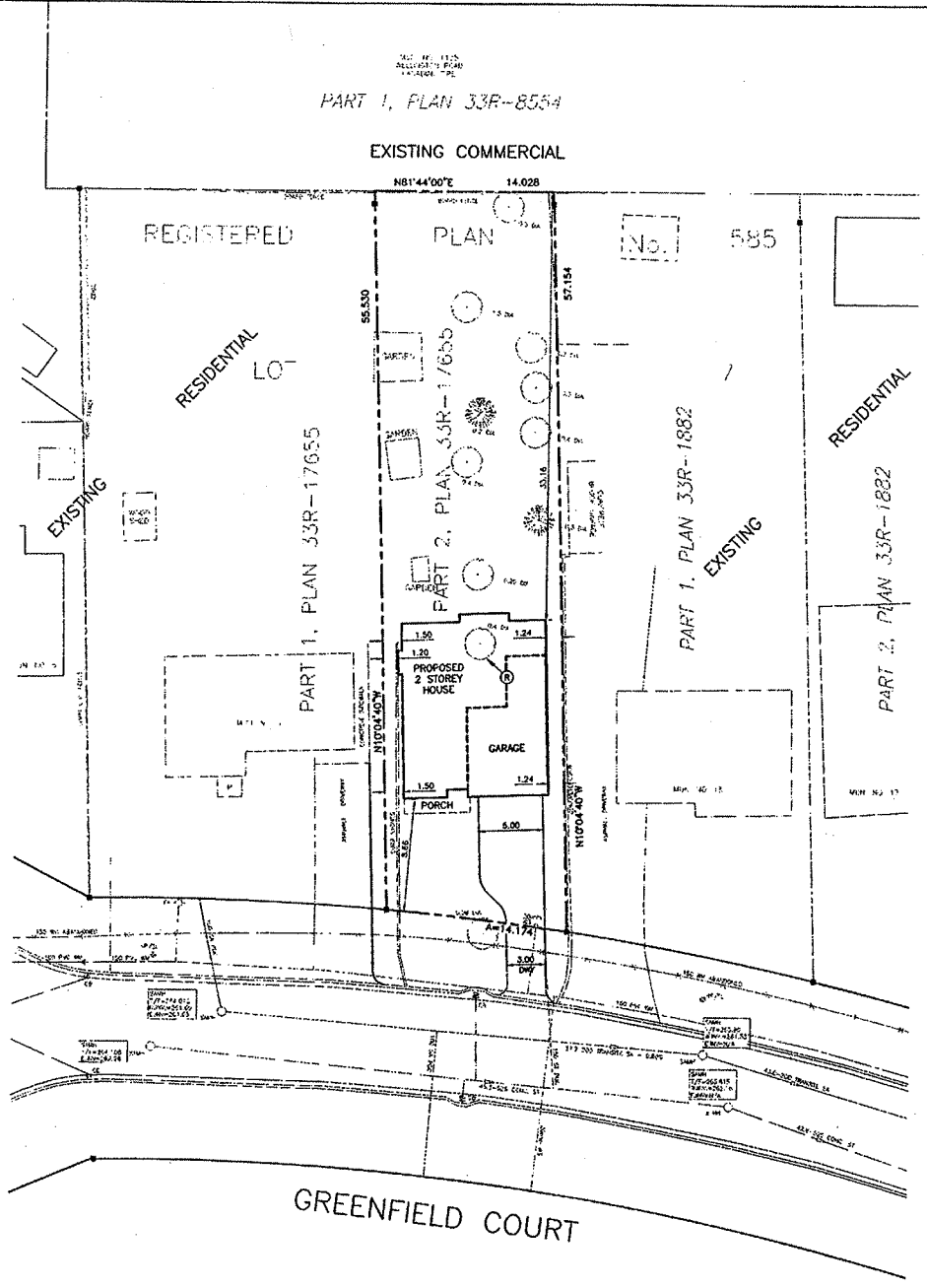
- ▲ PROPOSED FINISHED FLOOR ELEVATION
- ◀ FIREFIGHTERS PRINCIPAL ENTRANCE AND/OR BARRIER-FREE ENTRANCE
- ⊙ PROPOSED LANDSCAPED AREA
- * PROPOSED BUILDING MOUNTED LIGHT
- ⊖ ITEM TO BE REMOVED

SITE BENCHMARK:



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTE:
DIMENSIONS ARE TO EDGE OF ASPHALT UNLESS SHOWN OTHERWISE.



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RECEIVED BY
 JUN 01 2012
 CITY OF LONDON
 DEVELOPMENT APPROVALS BUSINESS UNIT

AS CONSTRUCTED SERVICES						COMPLETION	NO.	REVISIONS	DATE	BY	CONSULTANT OF RECORD	ENGINEER'S SIGNATURE	SCALE	TITLE	PROJECT NO.	SHEET NO.
															1293-1	01

AGM
ARCHIBALD GRAY & MCKAY ENGINEERING LTD.
3514 WHITE CHART ROAD, LONDON, ON, M6E 2Z9
PHONE 918-885-8300 FAX 918-885-8303
EMAIL agm@agm.ca WEB www.agm.ca

JOSEPH RUSCIO
CONSTRUCTION LTD.

SCALE
1:200

TITLE
GREENFIELD COURT
SITE PLAN

PROJECT NO.
1293-1
SHEET NO.
01
PLAN FILE NO.

CONSTRUCTION NOTES:

- GENERAL:
 - AT LEAST 5 PRIOR TO COMMENCING CONSTRUCTION ON ANY EXISTING ROAD ALONG WITH THE PUBLIC SERVICE DIVISION OF THE CITY ENGINEER'S DEPARTMENT AND CONSULTATIONS WITH THE START OF THE WATER, SEWER AND URINAL DRAINAGE AND SANITATION DIVISIONS.
 - ALL WORK SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF LONDON ENVIRONMENTAL SERVICES DEPARTMENT. THE STANDARD CONTRACT DOCUMENTS FOR GENERAL CONSTRUCTION PROJECTS, AS ADOPTED BY COUNCIL ON MAY 30, 1994 AND AS AMENDED FROM TIME TO TIME, ARE TO BE APPLIED TO THIS PROJECT. WHERE ANY DISCREPANCY EXISTS BETWEEN THE ADOPTED STANDARD CONTRACT DOCUMENTS AND THE STANDARDS AND SPECIFICATIONS NOTED ON THESE DRAWINGS, THE STANDARD CONTRACT DOCUMENTS SHALL GOVERN, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 - THE SUBDIVIDER/DEVELOPER IS TO MEET ALL THE REQUIREMENTS OF THE OWNERS OF THE UTILITIES ON THIS PLAN AND MUST HAVE SATISFACTORY ARRANGEMENTS WITH THE UTILITY COMPANIES FOR CROSSING THEIR INSTALLATIONS AND FOR PROVIDING ADEQUATE PROTECTION DURING CONSTRUCTION.
 - EXISTING SURFACES WITHIN THE ROAD ALLOWANCE WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST AS GOOD AS ORIGINAL OR AS OTHERWISE NOTED TO THE SPECIFICATIONS OF THE CITY ENGINEER. ALL ASPHALT CUTS ARE TO BE HEALED (50mm DEEP X 500mm WIDE).
 MINIMUM GREENFIELD COURSE PAVEMENT STRUCTURE TO CONSIST OF:
 50mm 14-2 - COMPACTED TO 97% MARSHALL DENSITY
 50mm 10-2 - COMPACTED TO 97% MARSHALL DENSITY
 150mm GRANULAR "A" - COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY
 300mm GRANULAR "B" - COMPACTED TO 100% STANDARD PROCTOR MAXIMUM DRY DENSITY OR TO MATCH EXISTING ROAD STRUCTURE.
 - THE SUBDIVIDER/DEVELOPER IS TO NOTIFY THE TECHNICAL SERVICES DIVISION IN WRITING AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
 - THE SUBDIVIDER/DEVELOPER SHALL HAVE ITS PROFESSIONAL ENGINEER PROVIDE FULL-TIME INSPECTION DURING CONSTRUCTION AND A CERTIFICATE OF COMPLETION OF WORKS UPON COMPLETION OF ALL WORKS WHICH ARE TO BE ASSIGNED BY THE CITY.
 - THE UTILITY CO-ORDINATING COMMITTEE MUST BE INFORMED AT LEAST TWO WEEKS PRIOR TO COMMENCING CONSTRUCTION ON ANY EXISTING CITY ROAD ALLOWANCE.
 - BOULEVARDS TO BE RESTORED WITH NURSERY SOG ON 100mm TOPSOIL.
 - TREES THAT WILL NOT BE REMOVED MUST BE PROTECTED FROM CONSTRUCTION DAMAGE.
- SEWER:
 - P.D.C.'s SHALL BE PVC SDR 26.
 - SEWER BEDDING SHALL BE GRANULAR "A" COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY. WHERE HIGH GROUND WATER LEVELS ARE ENCOUNTERED, 10% CRUSHED STONE BEDDING SHALL BE USED AND SHALL HAVE A DEPTH OF MINIMUM 200mm. A DRAINAGE TIE OR CLEANOUT IS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. 14% CRUSHED STONE SHALL ALSO BE USED FOR THE SANITARY SEWER BETWEEN ANY S.A.1 AND S.A.2.
 - APPROVED BACKFILL MATERIAL TO BE COMPACTED TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- WATERMAIN:
 - ALL WATERMAIN CONSTRUCTION AND APPURTENANCES AS PER CITY OF LONDON ENGINEER'S DEPARTMENT WATERWORKS GENERAL CONDITIONS, SPECIFICATIONS AND DRAWINGS FOR THE WATER, SEWAGE & URBAN DRAINAGE DIVISION.
 - TAPPING SLEEVE AT EXISTING WATERMAIN BY CITY OF LONDON FORCES.
 - MINIMUM COVER OVER WATERMAIN AND SERVICES TO BE 1.70m.
 - EXISTING WATER SERVICES TO BE ABANDONED MUST BE CUT AND CAPPED AT THE SOURCE. EXISTING VALVE BOX AND ROD TO BE ABANDONED MUST BE CUT 600mm BELOW FINISHED GRADE.

LOT GRADING NOTES:

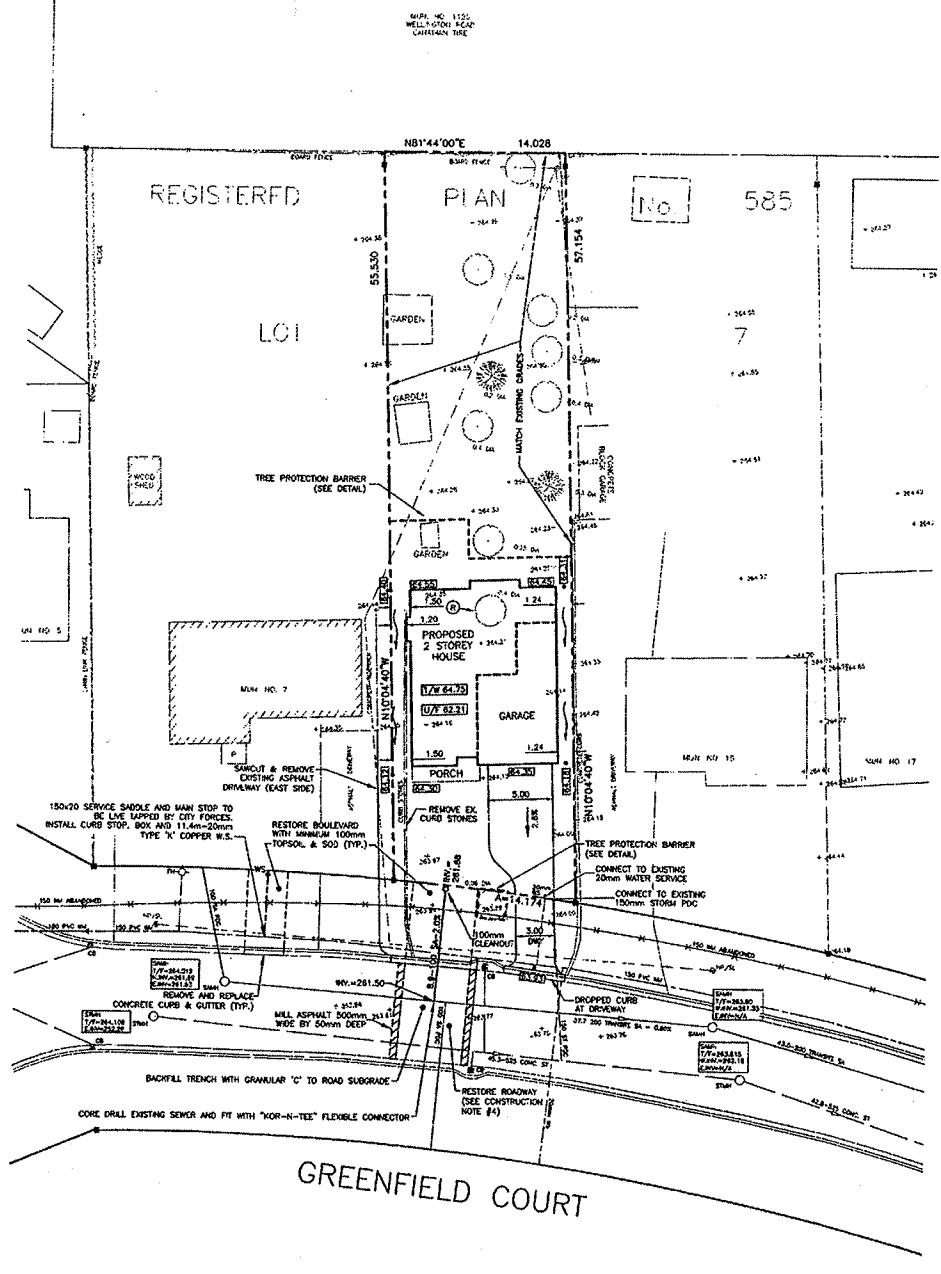
- EXISTING DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED.
- GROUND ELEVATIONS AT BUILDINGS ADJUTING OVERLAND FLOW ROUTES ARE TO BE 225mm ABOVE OVERLAND FLOW ROUTE ELEVATIONS.
- ALL ROOF WATER OUTLETS FROM THE PROPOSED BUILDINGS AND DRAINAGE FROM IMPERVIOUS AREAS ARE TO BE DIRECTED TOWARDS THE SITE'S STORM DRAINAGE SYSTEM.
- NO WEAVING THE CONNECTIONS WILL BE PERMITTED INTO THE SANITARY SEWERS AND NO DIRECT GRAVITY CONNECTIONS FROM THE WEAVING TILES WILL BE PERMITTED TO THE STORM SEWER SYSTEM UNLESS THE STORM SYSTEM HAS THE CAPACITY TO PROVIDE FOR SUCH CONNECTION TO THE SATISFACTION OF THE CITY ENGINEER. PUMPED CONNECTIONS FROM THE WEAVING TILES TO THE STORM SEWER WILL BE PERMITTED.
- IF AN EXISTING DRAIN IS ENCOUNTERED DURING CONSTRUCTION CONTACT THE PUBLIC SERVICE DIVISION OF THE CITY'S ENVIRONMENTAL SERVICES DEPARTMENT.
- BASEMENT SERVICES TO BE A MINIMUM 300mm ABOVE THE CENTERLINE OF ROAD UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- SUMP PUMP DISCHARGE MUST BE DIRECTED AWAY FROM DRIVEWAYS AND SIDEWALKS.
- BUILDING OPENINGS TO BE 450mm ABOVE OVERLAND FLOW ROUTES.
- RETAINING WALLS 1.0m OR GREATER ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED P. ENG. IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

SEDIMENT CONTROL MEASURES:

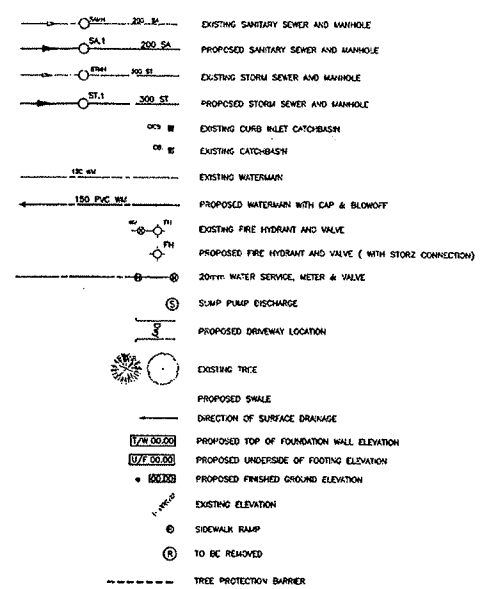
- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
- ALL EROSION CONTROL MEASURES TO BE IN PLACE BEFORE STARTING CONSTRUCTION, AND REMAIN IN PLACE UNTIL RESTORATION IS COMPLETE.
- MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
- ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
- MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
- ALL DRAINAGE TO BE DISPOSED OF IN AN APPROVED SEDIMENTATION BASIN.
- PROTECT ALL CATCH BASIN MAINTENANCE HOLES, AND FEE EXES FROM SEDIMENT INTRUSION WITH STRAW BALE FILTERS AND GRASS/TILE (FORKED STOPS).
- KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
- PREVENT WIND-BLOWN DUST.
- STRAW BALES TO BE USED IN LOCALIZED AREAS AS SHOWN AND AS DIRECTED BY THE ENGINEER DURING CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODING, FALL LINES AND HAZARDOUS SLOPES.
- STRAW BALES TO BE TERMINATED BY ROLLING BALES TO CONTAIN AND FILTER RUNOFF.
- OBTAIN APPROVAL FROM UFRCA PRIOR TO CONSTRUCTION FOR WORKS WHICH ARE IN, OR ADJACENT TO FLOODING, FALL LINES AND HAZARDOUS SLOPES.
- ALL SRI FENCING AND DETAILS ARE AT THE MINIMUM TO BE CONSTRUCTED IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.
- ALL OF THE ABOVE NOTES AND ANY SEDIMENT AND EROSION CONTROL MEASURES ARE AT THE MINIMUM TO BE IN ACCORDANCE WITH THE MINISTRY OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



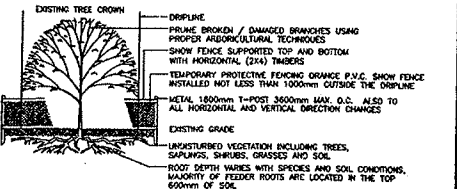
LEGEND



ONTARIO PROVINCIAL STANDARDS

- THE FOLLOWING ONTARIO PROVINCIAL STANDARD DRAWINGS AND CITY OF LONDON ENGINEERING STANDARDS SHALL BE USED ON THIS PROJECT:
- OPSD 600.11D CONCRETE BARRIER CURB WITH STANDARD CUTTER
 - ENR. SW-1.0 BEDDING STANDARD FOR GRAVITY AND PRESSURE PIPE
 - ENR. SW-2.0 PRIVATE DRAIN CONNECTION
 - ENR. SW-3.3 PRIVATE DRAIN CONNECTION CLEANOUTS
 - ENR. W-C5-6 STANDARD INSTALLATION OF 20mm AND 25mm WATER SERVICE

TEMPORARY TREE PROTECTION BARRIER



- EXISTING TREES ARE TO BE PROTECTED FROM CONSTRUCTION WITH THE INSTALLATION OF A 1200mm HIGH SHOW FENCE, AT NOT LESS THAN 1000mm FROM THE EXISTING DRIPLINE, HELD IN PLACE WITH 1800mm T-SUBS.
- THE BARRIER IS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
- ALL SUPPORTS AND BRACING SHOULD BE INSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS IN THE TREE PROTECTION ZONE.
- NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT, OR EXCAVATION OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO MOVEMENT OF EQUIPMENT, STORAGE OF BUILDING SUPPLIES, CLEANING OF EQUIPMENT, OR DUMPING OF SOLVENTS, GASOLINE, ETC. MAY OCCUR WITHIN THIS FENCE LINE.
- WHERE HIGH QUALITY SPECIMENS OCCUR ADJACENT TO AREAS SUBJECTED TO INTENSIVE CONSTRUCTION ACTIVITY, WOODEN CRIBBING SHOULD BE INSTALLED TO PROTECT TRUNKS FROM DAMAGE IN THE EVENT THAT HEAVY EQUIPMENT BREAKS DOWN THE SHOW FENCING.
- FENCE TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT ON A REGULAR BASIS AND BE MAINTAINED BY THE SUBDIVIDER/BUILDER.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANCE DRAWINGS COMPLY WITH SOUND ENGINEERING DESIGN AND DRAINAGE PATTERNING ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS OR APPLICABLE CITY BY-LAWS.

SITE BENCHMARK:

(E.B.M. D1) TOP OF SPINDLE OF FIRE HYDRANT @ SW CORNER OF WINDREY STREET & EDWINGTON STREET Elevation=226.84m

NOTE:

DIMENSIONS ARE TO EDGE OF ASPHALT UNLESS SHOWN OTHERWISE. ADD 200 METRES TO ALL PROPOSED ELEVATIONS.

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13

AS LISTED	COMPLETION	BY	REVISIONS	DATE	BY	CONTRIBUTOR OF CHANGE
DESIGN	APR 2012	AGM				
DRAWING	APR 2012	AGM				
APPROVED	APR 2012	AGM				
DATE	MAY 2012					

AGM ARCHIBALD, GRAY & McVAY ENGINEERING LTD.
 3614 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
 PHONE: 514-885-3300 FAX: 514-885-3300
 EMAIL: info@agm.ca WEB: www.agm.ca

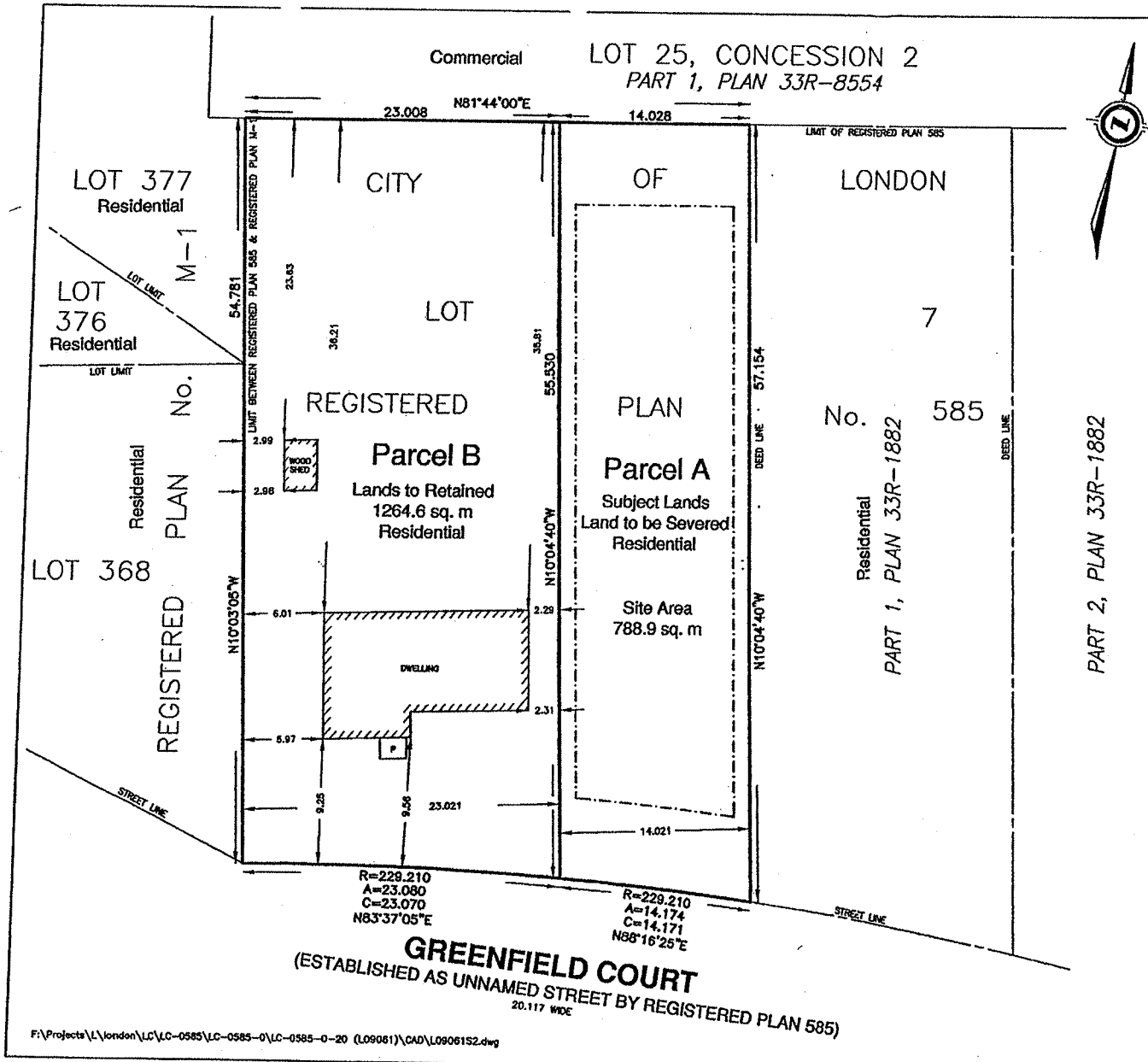
Professional Engineer
 S. P. BROWN
 (P. ENG.)

JOSEPH RUSCIO
CONSTRUCTION LTD.

SCALE: 1:200

GREENFIELD COURT
SITE SERVICING
AND GRADING PLAN

PROJECT NO. 1293-1
 SHEET NO. 02
 PLAN FILE NO.



SEVERENCE SKETCH
OF PART OF
LOT 7
REGISTERED PLAN No. 585
(FORMERLY TOWNSHIP OF WESTMINSTER)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
SCALE 1:300
0 1 2 3 4 5 10 15
SCALE IN METRES



13

ZONING CHART (METRES)

	PER ZONING R - 1-4	PARCEL A	PARCEL B
SET BACK:	6.0	N/A	9.3
SIDE YARDS:	1 STOREY 1.2	N/A	2.3
	2 STOREY 1.2		
REAR YARDS:	6.0	N/A	35.8
COVERAGE:	40%	N/A	9.5%
AREA:	360	788.9	1264.6
FRONTAGE:	12.0	14.0	23.0

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AGM ARCHIBALD, GRAY & MCKAY LTD.
553 SOUTHDALE RD, E., LONDON, ON, N6E 1A2
PHONE 519-685-8300 FAX 519-685-8303
EMAIL survey@agm.on.ca WEB www.agm.on.ca

SURVEYING • ENGINEERING

DRAWN BY: BAS	DIGITAL FILE: L09061S2.DWG	BUILDER:
CHECKED BY: DER	COGO FILE: 108045GN.COG	JOSEPH RUSCO
Plot date: Sep 29, 2009	FILE No: LC-0585-0-20	CONSTRUCTION LTD.

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RECEIVED BY
 JUN 01 2012
 CITY OF LONDON
 DEVELOPMENT APPROVALS BUSINESS UNIT

16

File: Z-8046
Planner: N. Musicco

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 1197
York Street and 1201/1203 York Street.

WHEREAS Insites Consulting has applied to rezone an area of land located at 1197 York Street and 1201/1203 York Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to the lands located at 1197 York Street and 1201/1203 York Street, as shown on the attached map comprising part of Key Map No. 87 **FROM** a Residential R2 (R2-2) Zone **TO** a Residential R2Special Provision (R2-2(*)) Zone **and** a Residential Special Provision (R2-2(**)) Zone.

2. Section Number 6 of the Residential R2 Zone is amended by adding the following Special Provision:

6.4__ R2-2 (*) 1197 York Street

a) Regulations

- | | | |
|------|--|------------------------------|
| i) | Number of Dwelling Units
Within a Converted Dwelling
(maximum) | 4 units |
| ii) | Lot area
(minimum) | 520 m ² (5597 ft) |
| iii) | Front yard depth
(minimum) | 2.7 meters (8.85 ft) |
| iv) | Interior yard depth (east)
(minimum) | 1.9 meters (6.23 ft) |
| v) | Interior yard depth (west)
(minimum) | 0.7 meters (2.29 ft) |
| vi) | Building Height
(maximum) | 12 meters (39.3 ft) |

16

File: Z-8046
Planner: N. Musicco

R2-2(**) 1201/1203 York Street

a)	Regulations	
i)	Number of Dwelling Units Within a Converted Dwelling (maximum)	4 units
ii)	Lot area (minimum)	520 m ² (5597 ft)
iii)	Front yard depth (minimum)	3.1 meters (10.17 ft)
iv)	Interior yard depth (east) (minimum)	2.6 meters (8.5 ft)
v)	Building Height (maximum)	12 meters (39.3 ft)
vi)	Parking Area Coverage (maximum)	25.4 %

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.

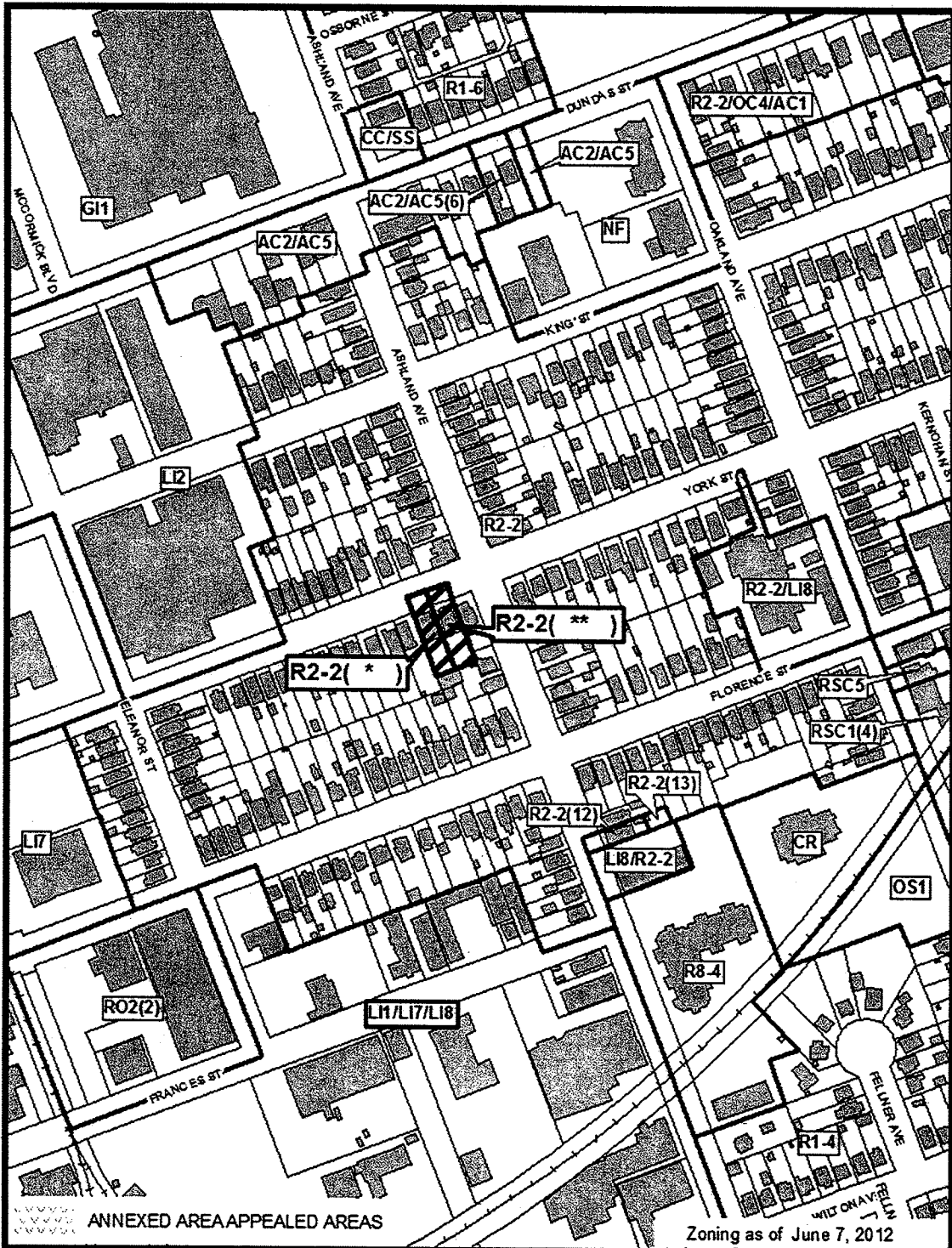
PASSED in Open Council on July 24, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - July 24, 2012
Second Reading - July 24, 2012
Third Reading - July 24, 2012

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



File Number: Z-8046
 Planner: NM
 Date Prepared: 2012/07/18
 Technician: CK
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

