

<b>TO:</b>	<b>CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>DAVID AILLES MANAGING DIRECTOR DEVELOPMENT APPROVALS  D.N. STANLAKE DIRECTOR OF DEVELOPMENT PLANNING</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: HUDSON BOAT WORKS 2519 FANSHAWE PARK ROAD EAST MEETING ON MONDAY, OCTOBER 17, 2011</b>

**RECOMMENDATION**

That, on the recommendation of the Director of Development Planning and the Managing Director of Development Approvals, based on an application by Hudson Boat Works relating to the property located at 2519 Fanshawe Park Road East, the attached proposed by-law **BE INTRODUCED** at a future meeting of the Municipal Council 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-42\*LI1(5)) Zone to remove the "h-42" holding provision.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

OZ-6627 - Planning Committee meeting and report, April 12, 2004

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The recommended action would remove the holding provision for the site upon receipt of a signed Development Agreement, allowing for the expansion of the Hudson Boat Works facility.

**RATIONALE**

1. The property owner has submitted hydrogeological study which addresses the holding provision, specifically it indicates the proposed expansion will not have a negative impact on groundwater resources or recharge functions and that the on-site septic system is adequate for the proposed use.
2. Recommendations contained in the hydrogeological report will be incorporated into the Development Agreement. Upon receipt of a signed Development Agreement, the conditions of the holding provision will have been satisfied and it will be appropriate to remove Holding Provision h-42.
3. The applicant will also be required to submit a report on the existing septic system whether it can accommodate any building expansion under Part 8 of the Ontario Building Code. No holding provision is necessary to ensure that the septic system is adequate for the development.

**BACKGROUND**

<b>Date Application Accepted:</b> July 27, 2011	<b>Agent:</b> Concentric Associates
<b>REQUESTED ACTION:</b> removal of holding provision h-42 to permit the expansion of the existing facility.	

<b>OFFICIAL PLAN DESIGNATION:</b>
<ul style="list-style-type: none"><li>• Schedule "A" – Open Space</li><li>• Schedule "B-1" – Ground Water Recharge</li><li>• Schedule "B-2" – Aggregate Resource Area</li><li>• Chapter 10 Special Area Policy</li></ul>
<b>EXISTING ZONING:</b> (refer to map on page 4)
<ul style="list-style-type: none"><li>• Holding Light Industrial Special Provision (h-42*LI1(5)) Zone</li></ul>

<b>PLANNING HISTORY</b>
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On December 19, 1994, Municipal Council adopted an amendment to the former Township of London Official Plan to change the land use designation and zoning of the subject property from Aggregate Extraction to Parks and Recreation to allow for the creation of the Sportsplex London recreation facility. The site was formally a sand and gravel pit which had been rehabilitated. An Open Space designation was applied through the OPA 88 process.

In 2003, the property owner indicated that the site was not financially viable for operation as a private recreation facility only, and they requested that the Official Plan designation be changed from Open Space to Light Industrial, and the Zoning By-law be amended from an Open Space Zone to Light Industrial Zone(s) to permit an expanded range of light industrial uses. Given the location of the property (outside of the City's Urban Growth Area) and the fact that the site is on private services, the request to change to the land use designation from Open Space to Light Industrial was not supported. It was recognized that the existing building may be appropriate for a limited range of light industrial uses and as a result, a Specific Area Policy was adopted for the site. In April, 2003, the following Special Policy as adopted for 2519 Fanshawe Park Road East:

In the Open Space designation at 2519 Fanshawe Park Road East, in addition to the uses permitted in the Open Space designation, the following policies apply:

- (a) A limited range of "dry" uses such as manufacturing and assembly activities within enclosed buildings; warehouse and wholesale establishments may be permitted subject to Policy 17.2 of this Plan;
- (b) A limited range of uses that compliment industrial uses in the area such as building or contracting establishments and support offices may also be permitted;
- (c) In addition to the uses permitted within the Open Space designation, a public and/or private training facility may also be permitted;
- (d) Existing uses will be recognized in the Zoning By-law. New uses will be considered on the basis of a site specific zoning by-law amendment application;
- (e) The maximum gross floor area permitted on the site is 5574 square metres (60,000 square feet);
- (f) The types of uses shall be limited based on their impacts on the ground water recharge function of this area.  
(Added by OPA No. 268 - approved 03/02/17)

Hudson Boat Works bought the property in early 2004 and initiated an Official Plan and zoning by-law amendment for the site to increase the maximum gross floor area of 5574 m<sup>2</sup>. The amendments were adopted in May, 2004 (OZ-6627).