

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Star Homes Ltd.  
537 Crestwood Drive  
**Public Participation Meeting on: October 29, 2018**

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of Star Homes Ltd. relating to the property located at 537 Crestwood Drive the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** an Urban Reserve (UR1) Zone and a Residential R6 Special Provision (R6-2(13)) Zone **TO** a Residential R6 Special Provision (R6-2(\*)) Zone, **BE REFUSED** for the following reasons:

- i) the requested amendment to permit the residential development of the westerly portion of the subject lands is not consistent with the *2014 Provincial Policy Statement*;
- ii) the requested amendment to permit the residential development of the westerly portion of the subject lands does not conform to the *1989 Official Plan* nor *The London Plan*.
- iii) the requested amendment is premature, and the Urban Reserve (UR1) Zone should remain on the westerly portion of the subject lands until such time as a rehabilitation plan and site restoration have been completed for the adjacent aggregate resource extraction area.

## Executive Summary

### Summary of Request

The requested amendment is to permit cluster housing in the form of single detached dwellings, and specifically the addition of a third unit on the westerly portion of the subject lands. The applicant requested a change in the zoning of the subject lands from an Urban Reserve (UR1) Zone and a Residential R6 Special Provision (R6-2(13)) Zone to a Residential R6 Special Provision (R6-2(\*)) Zone. The special provision would include regulations that recognize existing site conditions and new site conditions to accommodate the addition of the third dwelling unit. The special provision would recognize a reduced minimum lot frontage; a reduced (easterly) minimum interior side yard depth; a reduced minimum rear yard depth; a reduced (southerly) minimum side yard depth and a reduced minimum rear yard depth for an accessory building; an increased height maximum for an accessory building; and an increased minimum landscaped open space.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to refuse the requested amendment to permit an additional cluster single detached dwelling on the subject lands.

### Rationale of Recommended Action

1. The requested amendment is not consistent with the *2014 Provincial Policy Statement* which requires resource extraction activities to be protected for long-term use and not hindered by incompatible development; and that resource extraction activities and sensitive residential development be appropriately separated from each other;

2. The requested amendment does not conform to the *1989 Official Plan* nor *The London Plan*, which specify a minimum separation distance between residential development and the limit of extraction. The applicant has not demonstrated through supporting studies that the proposed deviation from the minimum separation distance can be achieved and the proposed residential development protected from potential adverse impacts and/or hazards associated with adjacent aggregate resource extraction areas; and
3. The requested amendment is premature until such time as a rehabilitation plan and site restoration have been completed for the adjacent aggregate resource extraction area.

## **Analysis**

### **1.0 Site at a Glance**

#### **1.1 Property Description**

Crestwood Drive extends south from Commissioners Road West to Longwoods Road in the vicinity of the Byron Gravel Pits. The subject lands are municipally known as 537 Crestwood Drive and are located on the west side of Crestwood Drive adjacent to aggregate resources extraction areas located to the west. The subject lands consist of a flag-shaped lot. The narrow frontage along Crestwood Drive provides access to two (2) existing single detached dwellings and an accessory building that have developed on the subject lands through previous planning and development approvals. The surrounding land uses include aggregate resource extraction areas and operations, the City's water reservoir, parklands/garden plots and low density, low-rise, residential land uses. A realignment of Commissioners Road West corridor is planned in the area surrounding the subject lands.

#### **1.2 Current Planning Information (see more detail in Appendix D)**

- 1989 Official Plan Designation – Low Density Residential
- The London Plan Place Type – Neighbourhoods
- Existing Zoning – Urban Reserve (UR1) Zone and Residential R6 Special Provision (R6-2(13)) Zone

#### **1.3 Site Characteristics**

- Current Land Use – Residential (Two (2) Cluster Single Detached Dwellings)
- Frontage – 10 metres (33 feet)
- Depth – 122 metres (400 feet)
- Area – 4,188 square metres (1.03 acres) (entire subject lands)
- Shape – Irregular (Flag-shaped)

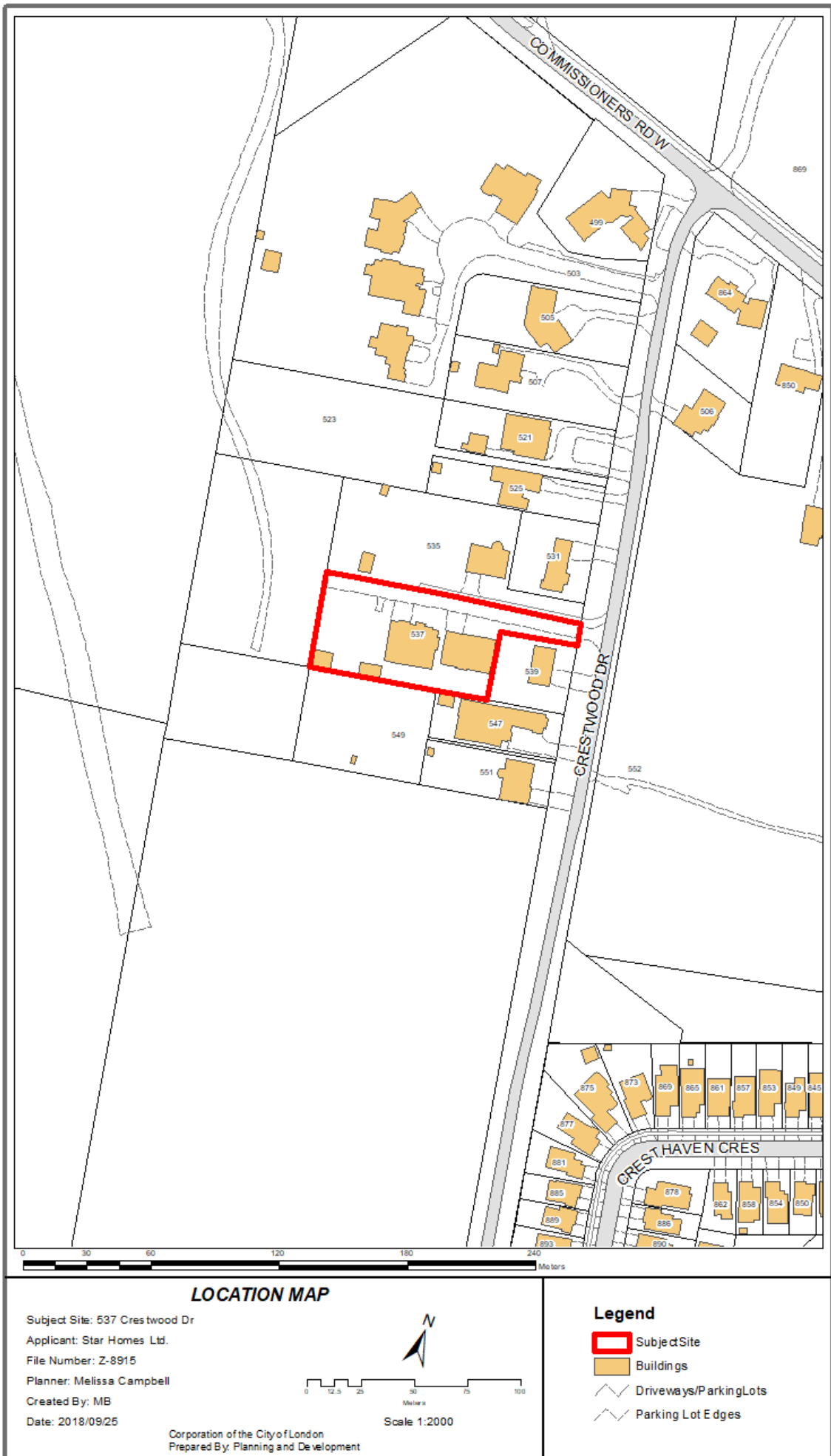
#### **1.4 Surrounding Land Uses**

- North – Residential (Single Detached Dwellings)
- East – City of London Water Reservoir
- South – Residential (Single Detached Dwellings)
- West – Aggregate Resource Extraction (Byron Gravel Pits)

#### **1.5 Intensification (identify proposed number of units)**

- One (1) unit within the Built-area Boundary

1.6 LOCATION MAP



## 2.0 Description of Proposal

### 2.1 Development Proposal

The development proposal for the subject lands would add a third single detached dwelling approximately 482 sq. m (5,188 sq. ft.) in size and one-storey in height on the westerly portion of the subject lands. The westerly portion of the subject lands is currently vacant except for an existing accessory building that would be maintained. Vehicular access to all three (3) dwelling units (existing and proposed) would be provided by the existing 6.0 metre wide asphalt driveway that extends westerly from Crestwood Drive parallel to the northerly property line. The proposed third single detached dwelling would be oriented on the subject lands towards the driveway, the same as the existing single-detached dwellings, with the front elevation facing north. Subsequent applications for Site Plan Approval and a Plan of Vacant Land Condominium would be required to facilitate the proposed development.

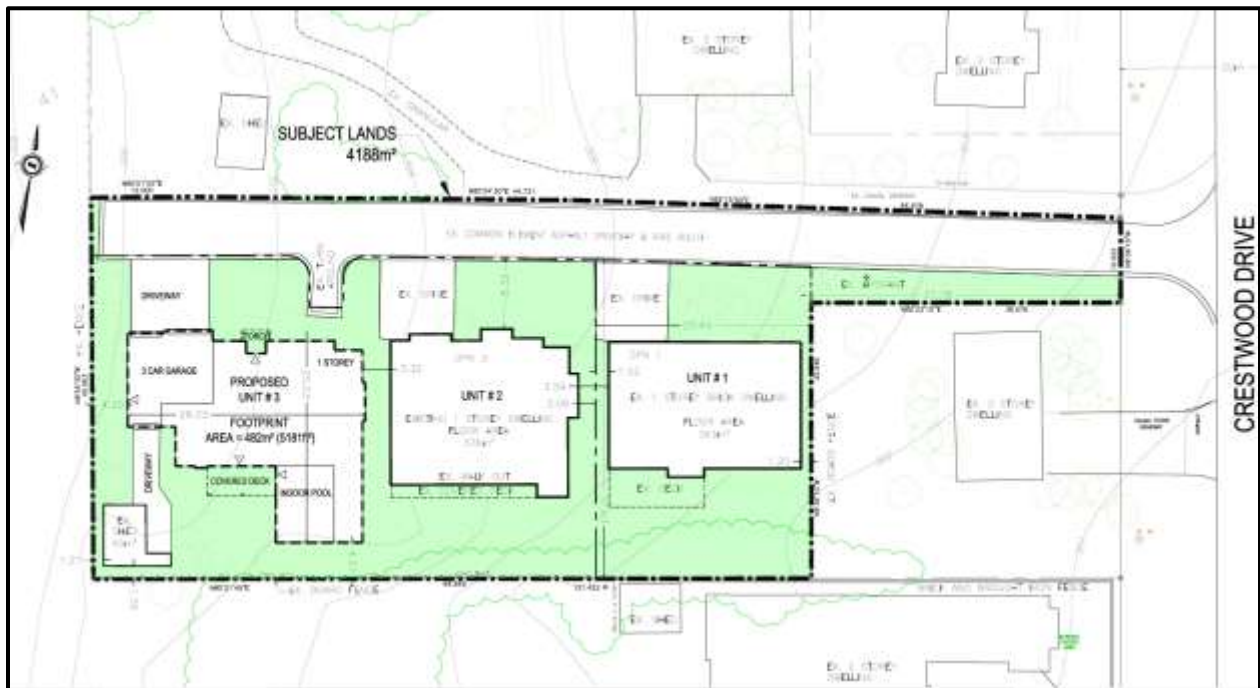


Figure 1: Conceptual Site Plan

## 3.0 Relevant Background

### 3.1 Planning History

In 1988, the “*South-East Byron Area Study*” was initiated by Council to provide a comprehensive review of land use issues related to the Byron Gravel Pits and surrounding undeveloped properties. The study provided the land use basis for continuation of aggregate resource extraction, residential development and the future rehabilitation of the licenced pit area. The study and subsequent amendments to the Official Plan and Zoning By-law, were adopted by Council, but appealed to the Ontario Municipal Board (“OMB”). A subsequent 1992 OMB decision confirmed the land use designations, special policies and zoning that would apply in the vicinity of the Byron Gravel Pits. Since then, modifications have been made to the land use designations and zoning in the vicinity of the Byron Gravel Pits through individual, site-specific applications.

In 1990 and 1991, a series of consent applications resulted in the severance of the subject lands from lands located immediately to the north, lands located immediately to the west (currently owned by Lafarge Canada Inc. (“Lafarge”)), and the existing single detached dwelling fronting on Crestwood Drive known municipally as 539 Crestwood Drive.

In 2012, the current applicant (Star Homes Ltd.) submitted an application for a concurrent Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) as well as an application for a Plan of Vacant Land Condominium for the subject lands to

permit and facilitate the development of cluster housing in the form of three (3) single detached dwellings.

Consistent with the staff recommendation in 2012, Council approved the requested change in the designation of the whole of the subject lands from Urban Reserve Community Growth to Low Density Residential in the *1989 Official Plan*; and approved the requested change in the zoning for only the easterly portion of the subject lands from a Residential R1 (R1-9) Zone and an Urban Reserve (UR1) Zone to a Residential R6 Special Provision (R6-2(13)) Zone and a Holding Residential R6 Special Provision (h-145•h-146•R6-2(13)) Zone. The holding provisions required that final design drawings be reviewed by a qualified geotechnical consultant to ensure the Erosion Hazard Limit is properly interpreted prior to any development occurring; and that a noise impact assessment be completed which would confirm noise levels specific to the subject lands to ensure no conflict between the nearby aggregate resource extraction activities and the proposed residential development.

Consistent with the staff recommendation in 2012, Council refused the requested change to the zoning of the westerly portion of the subject lands. The reason staff gave for refusal was that the applicant had not demonstrated that the separation distance on the westerly portion of the subject lands was satisfactory to protect sensitive residential development from the adverse impact of the existing aggregate resource extraction operations. Staff recommended the westerly portion of the subject lands be precluded from development to provide a buffer between adjacent lands licensed for aggregate resource extraction activities and the proposed residential development of the easterly portion of the subject lands to ensure land use compatibility. The requested change in zoning for the westerly portion of the subject lands was considered to be premature by staff; and staff advised that development should not occur until a rehabilitation plan was completed for adjacent aggregate resource extraction areas and site restoration completed in accordance with that plan.

In 2013, an application for the removal of the holding provisions for the easterly portion of the subject lands was approved by Council and resulted in the construction of the two (2) existing single detached dwellings on the subject lands.

Recognizing that aggregate resource extraction is an interim use, and that aggregate resource extraction activities are likely to conclude in the Byron Gravel Pits in the near-future, as indicated by the surrender of active pit licences and site rehabilitation primarily in the northwesterly portion of the pits, the City is scheduled to initiate the *South-East Byron Secondary Plan* in the coming year (2018-2019). The Secondary Plan will provide a comprehensive assessment of the opportunities and constraints for the planning and development of the Byron Gravel Pits in the future. However, in the interim there are still active pit licences held by landowners proximate to the subject lands and ongoing aggregate resource extraction activities within the Byron Gravel Pits that must be considered by the current planning application. Lafarge continues to hold an active pit licence for the lands located immediately west of the subject lands and has not provided a timeline for the surrender of that licence.

### **3.2 Requested Amendment**

The applicant requested a ZBA to change the zoning of the subject lands from an Urban Reserve (UR1) Zone and a Residential R6 Special Provision (R6-2(13)) Zone to a Residential R6 Special Provision (R6-2(\_)) Zone to permit cluster housing and the proposed development of a third dwelling unit on the westerly portion of the subject lands.

The requested special provision would recognize existing site condition such as a reduced minimum lot frontage of 10 metres, a reduced (easterly) minimum side yard depth of 1.5 metres; a reduced (southerly) minimum rear yard depth for an accessory building of 1.2 metres, and an increase maximum height for an accessory building of 7.0 metres. The requested special provision would also recognize new site conditions to facilitate the development of the proposed third unit, including a reduced minimum rear yard depth of 4.0 metres; an increased minimum landscaped open space of 42 percent; and reduced (southerly) minimum side yard depth for an accessory building of 1.5

metres that had not been previously recognized.

### **3.3 Community Engagement (see more detail in Appendix A)**

Notice of Application was sent to property owners in the surrounding area on June 20, 2018 and published in the Public Notices and Bidding Opportunities section of *The Londoner* on June 21, 2018. The notice advised of a possible amendment to the Zoning By-law to change the zoning of the subject lands from an Urban Reserve (UR1) Zone and a Residential R6 Special Provision (R6-2(13)) Zone to a revised Residential R6 Special Provision (R6-2(\*)) Zone to allow for cluster housing and the development of a third single detached dwelling on the subject lands. The notice advised of the requested special provision to recognize existing site conditions and new site conditions as a result of the addition of the third dwelling unit.

Two (2) replies were received from the public as part of the community engagement process. The first reply was in support of the requested amendment and was received from the owner of one of the existing dwelling units located on the subject lands. The second reply was received from Lafarge, the owner of the adjacent lands located to the west of the subject lands. Lafarge in a letter dated July 20<sup>th</sup>, 2018 confirmed that there is ongoing activity inside the Byron Gravel Pits within 150 metres of the subject lands and that Lafarge is approved to extract up to 15 metres from the shared property boundary with the subject lands. Lafarge commented that the proposed application does not conform to specific policies in *The London Plan* regarding the development of lands within the vicinity of extractive industrial areas or aggregate resource areas. Lafarge in its letter requested that the applicant revisit the noise, dust and slope stability analysis completed in support of the requested ZBA, based on the confirmed limit of extraction.

### **3.4 Policy Context (see more detail in Appendix B)**

#### **3.4.1 Provincial Policy Statement, 2014 (PPS)**

The *2014 Provincial Policy Statement* (“PPS”) provides broad policy direction on matters of Provincial interest related to land use planning and development. The PPS provides policies on key issues such as intensification and redevelopment and efficient use of land and infrastructure, including support for a range and mix of housing types and densities; land use compatibility; and the protection of mineral aggregate resources.

#### **3.4.2 1989 Official Plan**

The *1989 Official Plan* contains policies that guide the use and development of land within the City of London and is consistent with the policy direction set out in the PPS. The *1989 Official Plan* assigns land use designations to properties, and the policies associated with those land use designation provide for a general range of land uses, form and intensity of development that may be permitted.

The subject lands are designated Low Density Residential (“LDR”) on Schedule “A” – Land Use to the *1989 Official Plan*. The LDR designation is intended for low-rise, low-density housing forms including single-detached, semi-detached and duplex dwellings. Residential intensification is contemplated in the LDR designation through an amendment to the Zoning By-law. The residential intensification policies for the LDR designation contemplate infill housing in the form of single-detached dwellings and cluster housing. *Policies for Specific Residential Areas* in the *1989 Official Plan* direct that residential development in the vicinity of the Byron Gravel Pits have regard for noise and dust impacts from aggregate resource extraction activities.

#### **3.4.3 The London Plan**

The *London Plan* is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications and the majority of which is in force and effect). The subject lands are located within the “Neighbourhoods” Place Type on Map 1 – Place Types in The London Plan, with frontage on a “Neighbourhood Street” (Crestwood Drive). The broadest range of use and intensity contemplated for the subject lands in *The London Plan* are single-detached, semi-detached, duplex and converted dwellings, townhouses, secondary suites, home occupations and group homes; a minimum height of 1-storey and a maximum height of 2.5-storeys. *The*

*London Plan* provides for a variety of opportunities for Residential Intensification within the Neighbourhoods Place Type. *The London Plan* contains *Specific Policies for Aggregate Resources*, and specific to the Byron Gravel Pits and adjacent lands, the intent of those policies is to minimize the impact of extraction activities upon surrounding land uses.

## 4.0 Key Issues and Considerations

### 4.1 Residential Intensification & Infill

The requested ZBA is intended to facilitate the development of a third dwelling unit on the westerly portion of the subject lands. Staff considered whether the requested ZBA and proposed form of development is appropriate within the context of residential intensification policies governing the use and development of the subject lands.

#### *Provincial Policy Statement, 2014 (PPS)*

The *PPS* directs growth to settlement areas, and states that land use patterns within settlement areas should be based on a range of uses and opportunities for intensification and redevelopment (Policy 1.1.3.1 & Policy 1.1.3.2). The *PPS* is supportive of development standards which facilitate intensification, redevelopment and compact form (Policy 1.1.3.4).

The *PPS* directs planning authorities to provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents. The *PPS* directs new housing to locations where appropriate levels of infrastructure and public service facilities are, or will be available; and at densities which would efficiently use land, resources, infrastructure and public service facilities as well as support active transportation and transit (Policy 1.4.3).

The westerly portion of the subject lands is currently underutilized, predominately vacant, and has the potential to accommodate additional development. The requested ZBA to facilitate the development of the westerly portion of the subject lands for a third single-detached dwelling would provide for residential intensification and a compact form of development that would efficiently use land, existing infrastructure and public services facilities, but is in conflict with the *PPS* regarding mineral aggregate resources (see section 4.2 of this report).

#### *1989 Official Plan*

A general objective for residential designations in the *1989 Official Plan* is to encourage infill development in appropriate locations where existing land uses are not adversely affected and where development can efficiently use municipal services and facilities (Section 3.1.1 vi).

The LDR designation is applied to lands that are primarily developed or planned for low-rise, low-density housing forms (Preamble Section 3.2 – Low Density Residential). The primary permitted uses in the LDR shall include single detached; semi-detached; and duplex dwellings (Section 3.2.1). The scale of development in the LDR designation shall have a low-rise, low-coverage form, and shall typically be considered in a range up to 30 uph. (Section 3.2.2).

Residential intensification is contemplated in the LDR designation through an amendment to the Zoning By-law and subject to a Planning Impact Analysis (PIA) (Section 3.2.3). Residential intensification in the LDR designation may be permitted up to a maximum density of 75 uph and infill housing is contemplated in the form of single-detached dwellings and cluster housing (Section 3.2.3.2).

The requested ZBA to permit cluster housing and the proposed development of a third single-detached dwelling on the westerly portion of the subject lands conforms to the form of infill housing and the range of primary permitted uses contemplated in the LDR designation. The resulting residential density is well within the 20 uph permitted by the requested zoning and the scale of development typically considered in the LDR designation. Residential intensification in the LDR designation requires a PIA, and not all relevant PIA criteria can be satisfied by the proposed development. In particular, the

proposed addition of a third dwelling unit on the subject lands has to potential to create land use compatibility issues and adversely affect existing aggregate resource operations in vicinity of the subject lands (see Section 4.2 in this report).

### *The London Plan*

The range of primary permitted uses contemplated within the Neighbourhoods Place Type on a Neighbourhood Street include single-detached, semi-detached, duplex and converted dwellings, townhouses, secondary suites, group homes and home occupations, triplexes, and small-scale community facilities (Table 10 – Range of Permitted Uses in Neighbourhoods Place Type). The range of permitted heights contemplated within the Neighbourhoods Place Type on a Neighbourhood Street include a minimum height of 1-storey and a maximum height of 2.5-storeys (Table 11 – Range of Permitted Heights in Neighbourhood Place Type).

*The London Plan* provides for a variety of opportunities for residential intensification within the Neighbourhoods Place Type, and infill development as a form of intensification is contemplated (Policy 939\_5.). *The London Plan* supports residential intensification within the Neighbourhoods Place Type where the proposed intensification is appropriately located and is a good fit within the receiving neighbourhood (Policy 937\_and Policy 940\_). Residential intensification projects within the Neighbourhoods Place Type will be evaluated from an urban design perspective, including but not limited to, site layout within the context of the surrounding neighbourhood, building and main entrance orientation, building line and setback from the street, height transitions and massing within the context of the surrounding neighbourhood (Policy 953\_2.); and whether the intensity of the proposed development is appropriate for the size of the lot (Policy 953\_3.).

The subject lands with a narrow lot frontage along Crestwood Drive and flag-shaped configuration were established through a series of consent approvals in the 1990's. The subject lands, as well as lands located at 503 Crestwood Drive, are existing examples of cluster housing developments along Crestwood Drive that have developed in the form of single detached dwellings. The requested ZBA to permit cluster housing and the proposed development of a third the single-detached dwelling, one (1)-storey height, on the subject lands, conforms to the range of primary permitted uses, and building heights contemplated within the Neighbourhoods Place Type. The proposed orientation of the third dwelling unit with the front elevation facing north and a proposed low-rise, 1-storey, massing is consistent with existing dwelling units located on the subject lands.

## **4.2 Land Use Compatibility**

The development of a third dwelling unit on the westerly portion of the subject lands would introduce a new sensitive land use in the proximity of existing aggregate resource extraction areas. The potential to cause land use compatibility issues has been considered by staff.

### *Provincial Policy Statement, 2014 (PPS)*

The *PPS* directs that major facilities, such as resource extraction activities, and sensitive land uses should be appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse impacts and ensure the long-term viability of major facilities (Policy 1.2.6.1).

The *PPS* directs that mineral aggregate resources shall be protected for long-term use from development and activities that would preclude or hinder their expansion, continued use, or would be incompatible for reasons of public health and safety or environmental impacts (Policy 2.5.1 and Policy 2.5.2.4). Adjacent to, or in known deposits of mineral aggregate resources, development or activities unrelated to mineral aggregate resources would only be permitted if the resource use would not be feasible, or the proposed development and activity would serve a greater long-term public interest and issues of public health and safety and environmental impacts are addressed (Policy 2.5.2.5). The *PPS* requires the rehabilitation of mineral aggregate



resource areas. Final rehabilitation shall take surrounding land uses and approved land use designations into consideration (Policy 2.5.3.1)

The *PPS* directs that resource extraction activities and sensitive development be appropriately separated from each other and that mineral aggregate resources be protected for long-term use and not be hindered by incompatible development. The staff recommendation in 2012 recommended the westerly portion of the subject lands be precluded from development to provide a buffer between adjacent lands licensed for aggregate resource extraction activities and the proposed residential development of the easterly portion of the subject lands to ensure land use compatibility. With on-going aggregate resource extraction activities within the Byron Gravel Pits and the potential for future aggregate resource extraction activities to occur adjacent to the subject lands as confirmed by Lafarge, staff continue to be concerned about land use compatibility as it relates to the current ZBA application.

#### *1989 Official Plan*

*Policies for Specific Residential Areas* in *1989 Official Plan* direct that residential development within the vicinity of the Byron Gravel Pits shall have regard for noise and dust impacts from aggregate resource extraction activities (Section 3.5.6). In particular, a noise and dust impact study shall be completed prior to rezoning within 300 metres of aggregate resource extraction areas (Section 3.5.6 i); and residential subdivisions are to be phased to maintain a maximum separation distance between residential development and extraction activities. A minimum separation distance of 150 metres between residential development and the limit of extraction shall normally be required. Any deviation from the minimum separation distance will only be considered on the basis of studies which demonstrate the deviation is satisfactory to protect the residential development from adverse impacts of aggregate resource extraction activities (Section 3.5.6 ii).

#### *The London Plan*

*The London Plan* recognizes that lands within the City contain natural resources and those resources are to be protected from development until such time as the resource is exhausted and rehabilitation of the resource area is complete (Policy 1511\_). Consistent with the *PPS*, *The London Plan* provides for the continuation of existing extractive operations; directs that aggregate resources will be protected for long-term use from development that would preclude or hinder the expansion or continued use of the operations, or would be incompatible for reasons of public health and safety or environmental impacts. *The London Plan* aims to minimize potential land use compatibility issues between pits and quarries and surrounding land uses (Policy 1514\_ 2., 4., and 5.).

Policies in the *1989 Official Plan* specific to lands in the vicinity of the Byron Gravel Pits have been carried over into *The London Plan*, and residential development within the vicinity of the Byron Gravel Pits shall have regard for noise and dust impacts. Noise and dust impact studies shall be completed prior to rezoning within 300 metres of aggregate resource extraction areas; and a minimum separation distance of 150 metres shall normally be required between residential development and the limit of extraction. (Policy 1542\_ 1.-3.) *The London Plan* directs that where new sensitive land uses may be exposed to noise and or vibration and negatively impacted and/or where there are safety concerns, attenuation measures will be incorporation into the development (Policies 1770\_, 1771\_ and 1772\_).

Staff advised the applicant's agent through an email dated May 31, 2018 that the documentation and/or studies received in support of the requested ZBA did not *conclusively* demonstrate that the proposed residential development could meet the minimum separation distance normally required between residential development and the limit of extraction. Correspondence from Lafarge dated July 2019 confirm that aggregate resource extraction could occur up to 15 metres from the shared property boundary with the subject lands. Through a subsequent email dated July 26, 2018, staff requested confirmation from the applicant's agent that the proposed residential

development could be appropriately protected from potential impacts and hazards associated with the aggregate resource extraction activities including noise, vibration, dust and erosion.

Staff have had to rely on previous studies submitted in support of the 2012 planning and development applications when considering the appropriateness of the requested ZBA as no new studies have been submitted to address land use compatibility concerns. Staff note the following from the previous studies:

*Noise and Vibration Impact Assessment*

RWDI Air Inc. ("RWDI") prepared a *Noise and Vibration Impact Assessment* dated July 2011 in support of the 2012 planning and development applications for the subject lands. The RWDI 2011 study predicted no adverse noise impact for the subject lands based on a review of previous studies in the Byron Gravel Pits area which demonstrated noise compliance at locations closer to the aggregate resource extraction activities than the subject lands. Since properties closer to the aggregate resource extraction activities were in compliance with noise guidelines, RWDI concluded that the subject lands would also be in compliance.

The 2011 RWDI *Noise and Vibration Impact Assessment* also identified the potential for impacts associated with site rehabilitation and restoration. RWDI noted that during restoration of aggregate resource extraction areas extensive earthmoving activities would take place; and that during restoration more equipment is expected to be in operation at, or near, grade level than when aggregate resource extraction activities are taking place. As a precaution, the 2011 RWDI study recommended noise warning clauses be registered on title for the proposed residential development of the subject lands.

The 2012 staff report indicated that noise compliance needed to be confirmed on the basis of site specific readings at the subject land. The zoning approved by Council in 2012 for the easterly portion of the subject lands included a holding provision requiring a noise impact assessment specific to the subject lands. The 2012 RWDI *Noise Impact Assessment Update* submitted with the subsequent 2013 holding removal application was prepared with the understanding that aggregate resource extraction activities near the subject lands had been completed and were moving farther away from the subject lands. Lafarge has since confirmed the future potential for aggregate resource extraction activities up to 15 metres from the shared property boundary with the subject lands. As such, land use compatibility, and in particular noise impacts, remain a concern for staff. Consideration should also be given to the restoration of aggregate resource extraction areas as a source of noise impacts as noted above.

*Dust Impact Assessment*

RWDI prepared a *Dust Impact Assessment* dated July 2011 in support of the 2012 planning and development applications for the subject lands. The 2011 RWDI study reviewed the potential for dust impacts based on a number of factors including the existing and future potential for aggregate resource extraction activities, the separation distance between residential development and the limit of extraction, predominate wind direction, and the complaint history from residents surrounding the Byron Gravel Pits area.

RWDI concluded that the probability of periodic occurrence of dust impacts would be moderate to high for the subject lands similar to the experience of nearby existing residential properties. RWDI recommended that the potential for dust impacts on the subject lands be addressed through the use of warning clauses registered on title. The 2012 staff report agreed with the recommended approach to use warning clauses. Dust impacts from the restoration of aggregate resource extraction areas was not directly discussed in the RWDI 2011 study nor the 2012 staff report.

### Slope Stability Assessment

In addition to the above-noted noise and dust impact assessments, a *Slope Stability Assessment* was prepared by EXP Services Inc. ("EXP") dated June 2011 in support of the 2012 planning and development applications for the subject lands. The stable slope analysis resulted in the delineation of an "Erosion Hazard Limit" comprised of an erosion allowance, a stable slope setback and a 6.0 metre wide access allowance, slightly inside the westerly (rear) property limit of the subject lands. EXP recommended any buildings and permanent structures associated with the proposed residential development of the subject lands be outside the Erosion Hazard Limit and that prior to any construction on the subject lands final design drawings be reviewed by a qualified geotechnical consultant to ensure the Erosion Hazard Limit is properly interpreted.

The 2012 staff report recommended a holding provision for the geotechnical review of design drawings, which was approved by Council for the easterly portion of the subject lands. The 2012 staff report could not support the rezoning of the third unit, in part, because of the delineation of Erosion Hazard Limit on subject lands. The 2012 staff report recommended that the westerly portion of the subject lands be precluded from development to ensure that there is sufficient land adjacent to the steep slope associated with aggregate resource extraction areas to accommodate final site restoration. The 2012 staff report recommended that development on the westerly portion of the subject lands only be considered after the rehabilitation plan and restoration activities for adjacent aggregate resource extraction areas have been finalized.

While the City plans for the future of the Byron Gravel Pits through the upcoming *South-East Byron Secondary Plan*, to be consistent with the *PPS* in the interim, the City should still buffer on-going aggregate resource extraction activities from sensitive land uses and protect mineral aggregate resources from incompatible development that could hinder the continued use of the resource or expansion of extraction activities. At present there are on-going aggregate resource extraction activities within the Byron Gravel Pits and the potential for future aggregate resource extraction activities to occur adjacent to the subject lands has been confirmed by Lafarge.

The proposed residential development of the westerly portion of the subject lands does not meet the minimum separation distance normally required between residential development and the limit of extraction. Specific policies in the *1989 Official Plan* and *The London Plan* regarding the development of lands within the vicinity of the Byron Gravel Pits specify that any deviation from the minimum separation distance must be justified on the basis of studies which demonstrate that residential development will be protected from the adverse impacts of aggregate resource extraction activities. Past studies were not able to demonstrate that the residential development proposed for the westerly portion of the subject land would be appropriate and protected from potential adverse impacts and/or hazards such as noise, vibration, dust and erosion. No new studies have been submitted to address those land use compatibility concerns. Aggregate site restoration and rehabilitation also have the potential to cause noise and vibration, and erosion impacts alluded to in the 2011 RWDI *Noise and Vibration Impact Assessment*, which have not been explored in detail by the reports submitted in support of the residential development of the subject lands. In the absence of supporting studies, the requested ZBA does not conform to specific policies in *1989 Official Plan* nor *The London Plan* regarding the development of lands within the vicinity of the Byron Gravel Pits.

#### **4.3 Holding Provision**

Staff considered whether it would be appropriate to proceed with the requested ZBA to permit the third dwelling unit on the westerly portion of the subject lands with the use of holding provisions to ensure that site specific noise and vibration, and erosion impacts are addressed prior to development occurring.

The *1989 Official Plan* (Section 19.4.3) and *The London Plan* (Policy 1656\_ to Policy 1661\_) contemplate the use of holding provisions to address requirements relating to

matters such as civic infrastructure; environmental, erosion or flood protection measures; noise, vibration, dust or odor mitigation; built form requirements; public site plan processes and other such matters relating to the goals, objectives, and policies of the Official Plan. The Zoning By-law may contain holding provisions that would allow for the use of land, buildings or structures to be permitted when the holding symbol is removed. However, if the ability of the site to accommodate the land use has not been determined, then the use of the holding provisions is premature.

Staff have concerns with the requested ZBA proceeding with the use of holding provisions where the studies required by the holding provisions would be addressing land use compatibility and the appropriateness of the requested ZBA, rather than, simply determining the limits to development. As was previously recommended by staff to ensure land use compatibility, the requested ZBA would remove the third lot as buffer between adjacent lands licensed for aggregate resource extraction activities and the residential development of the subject lands,

In addition, the use of holding provisions is not in keeping with the spirit or intent of the specific policies for lands in the vicinity of the Byron Gravel Pits. The specific policies in both the *1989 Official Plan* and *The London Plan*, explicitly state that any deviation from the standard minimum separation distance between residential development and the limit of extraction be on the basis of *studies* which demonstrate the deviation is satisfactory to protect residential development from adverse impacts. Past studies were not able to demonstrate to the satisfaction of staff that residential development on the westerly portion of the subject land would be appropriate and protected from the above-noted potential adverse impacts and/or hazards associated with aggregate resource extraction activities; and no new studies have been submitted to address those land use compatibility concerns. In light of the specific policies for lands in the vicinity of the Byron Gravel Pits, a holding provision would not be appropriate, and the requested ZBA to apply land use development permissions is premature until either the minimum 150 metre separation distance can be satisfied, or any deviation from that standard can be justified by supporting studies.

#### **4.4 Realignment of Commissioners Road West**

The subject lands are located proximate to the planned Commissioners Road West realignment. The future corridor is protected through relevant policies in the *1989 Official Plan* and *The London Plan*; and whether the proposed residential development of the subject lands would interfere with the future corridor was considered by staff.

A Municipal Class Environmental Assessment (“EA”) study was recently completed to investigate alternatives for the realignment of Commissioners Road West from Cranbrook Drive, through the Byron Gravel Pits area, to Springbank Drive/Byron Baseline Road. At the time of preparing this report, the results of the EA were still subject to public review and comment until October 18, 2018, but the preliminary preferred design for the future corridor was known to staff. The City’s Transportation Planning and Design Division did not indicate any concern with the requested ZBA, or the proposed residential development of the subject lands. It is not expected that the proposed residential development of the subject lands would interfere with the future corridor. The timing for the future corridor is dependent on the completion of aggregate resource extraction activities in the Byron Gravel Pits area.

More information and detail is available in Appendix B and C of this report.

## **5.0 Conclusion**

The subject lands are located within the vicinity of the Byron Gravel Pits. Proposed residential development within this area, must be considered within the context of relevant policies in the *PPS*, the *1989 Official Plan* and *The London Plan* to ensure that mineral aggregate resources will be protected for long-term use and will not be hindered by incompatible development; and that residential development will be appropriately protected from potential impacts and hazards associated with aggregate resource extraction activities including noise, vibration, dust and erosion. While the City plans for

the future of the Byron Gravel Pits, in the interim the City should still buffer on-going aggregate resource extraction activities from sensitive land uses and protect mineral aggregate resources from incompatible development that could hinder the continued use of the resource or expansion of extraction activities. Lafarge continues to hold an active pit licence for the lands located immediately west of the subject lands and has not provided a timeline for the surrender of that licence.

Past studies were not able to demonstrate to the satisfaction of staff that residential development on the westerly portion of the subject land would be appropriate and protected from the above-noted potential adverse impacts and/or hazards associated with aggregate resource extraction activities; and no new studies have been submitted to address those land use compatibility concerns. Consistent with the 2012 staff recommendation, consideration of a ZBA to permit the residential development of the westerly portion of the subject lands, should only be given once a rehabilitation plan and site restoration have been completed for the adjacent aggregate resource extraction area; until then the requested ZBA is premature.

<b>Prepared by:</b>	<b>Melissa Campbell, MCIP, RPP</b> <b>Current Planning</b>
<b>Submitted by:</b>	<b>Michael Tomazincic, MCIP, RPP</b> <b>Manager, Current Planning</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP</b> <b>Managing Director, Planning and City Planner</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

October 19, 2018  
MC/mc

## Appendix A – Public Engagement

### Community Engagement

**Public liaison:** On June 20, 2018, Notice of Application was sent to 27 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 21, 2018. A “Planning Application” sign was also posted on the site.

Three (3) replies were received

**Nature of Liaison:** The Notice of Application advised of a possible amendment to the Zoning By-law to change the zoning of the subject lands from an Urban Reserve (UR1) Zone and a Residential R6 Special Provision (R6-2(13)) Zone to a revised Residential R6 Special Provision (R6-2(13)) Zone to allow for cluster housing and the development of a third single detached dwelling on the subject lands. The notice advised of the requested special provision to recognize a reduced lot frontage minimum; reduced (easterly) interior side yard depth minimum; reduced rear yard depth minimum; reduced (southerly) side yard depth minimum and reduced rear yard depth minimum for an accessory building; an increased height maximum for an accessory building; and an increased landscaped open space minimum.

**Responses:** A summary of the various comments received include the following:

**Support for:** the proposed residential development by the owners of an adjacent dwelling unit located on the subject lands.

**Concern for:** conformity with the specific policies in *The London Plan* regarding the development of lands within the vicinity of extractive industrial areas or aggregate resource areas. It was requested that applicant revisit the noise, dust and slope stability analysis completed in support of this application based on the confirmed limit of extraction.

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

Telephone	Written
	Larry Connell & Nancy Ensley 537-1 Crestwood Drive, London, ON N6K 1Y1
	Lafarge Canada Inc. Attention Luke McLeod 6509 Airport Rd Mississauga, ON L4V 1S7

**File: Z-8915**  
**Planner: Name: M. Campbell**

Larry Connell & Nancy Ensley  
537-1 Crestwood Drive,  
London, ON, N6K 1Y1

Melissa Campbell  
Planning Services, City of London  
206 Dundas St.  
London, ON, N6A 1G7  
[mecampbell@london.ca](mailto:mecampbell@london.ca)  
June 25, 2018

Dear Ms. Campbell:

**Re: Zoning Bylaw Amendment Application – 537 Crestwood Drive  
File Z-8915**

I am writing to indicate our support for the zoning by-law amendment application – 537 Crestwood Drive (File Z-8915) made by Star Homes Ltd. To the City of London.

We live in Unit 1 at 537 Crestwood Drive and have reviewed the Notice of Planning Application that you sent to us last week and have read through the associated Planning Justification Report for this application posted on the London City Web site. We were previously made aware of this proposal by the property owner and we are happy with what is being proposed for this site.

Thank you for keeping us informed and commend you on the ease of access through the City website. Our contact information is as follows:

Email: [REDACTED]

Phone: [REDACTED]

Regards

Larry Connell & Nancy Ensley

Sent by email



Lafarge Canada Inc.  
A Division of LafargeHolcim  
6509 Airport Rd  
Mississauga, ON  
L4V 1S7  
[REDACTED]

October 18<sup>th</sup>, 2018

Melissa Campbell  
Planning Services  
City of London  
206 Dundas St, London  
ON, N6A 1G7

DELIVERED VIA EMAIL TO: [mecampbell@london.ca](mailto:mecampbell@london.ca)

RE: ZONING BYLAW AMENDMENT Z-8915

Dear Ms. Campbell,

Lafarge continues to operate a site licensed under the Aggregate Resources Act adjacent to the subject site in proposed Zoning Bylaw Amendment Z-8915. The Byron site is currently active including areas adjacent to the western boundary. In addition to our previously submitted comments enclosed, the City of London secondary plan process now underway may also influence the appropriate development in the surrounding area.

Kind regards,

A handwritten signature in blue ink that reads 'Luke McLeod'.

Luke McLeod  
Land Manager  
Southwest Ontario

Enclosure: Lafarge Comments - Proposed Zoning Bylaw Amendment Z-8915 (July 20<sup>th</sup>, 2018)

**LAFARGE CANADA INC.**  
6509 Airport Road, Mississauga ON, L4V 1S7  
[REDACTED]  
[www.buildingbettercities.ca](http://www.buildingbettercities.ca) | [www.lafarge-na.com](http://www.lafarge-na.com)

A member of  
**LafargeHolcim**

The logo for LafargeHolcim, featuring a stylized 'LH' symbol to the left of the text 'A member of LafargeHolcim'.





Lafarge Canada Inc.  
A Division of LafargeHolcim  
6509 Airport Rd  
Mississauga, ON  
L4V 1S7  
[REDACTED]

July 20<sup>th</sup>, 2018

Melissa Campbell  
Planning Services  
City of London  
206 Dundas St, London  
ON, N6A 1G7

DELIVERED VIA EMAIL TO: [mecampbell@london.ca](mailto:mecampbell@london.ca)

**RE: 537 CRESTWOOD DRIVE, LONDON (STAR HOMES LTD)  
PROPOSED ZONING BY-LAW AMENDMENT (FILE: Z-8915)**

Dear Ms. Campbell,

Lafarge Canada Inc. ('Lafarge') owns property directly adjacent to the lands subject to the above-referenced Zoning By-Law Amendment application (File: Z-8915). The Lafarge property is a licensed pit under the Aggregate Resources Act.

The Notice of Planning Application issued for File Z-8915 states that the intent of the rezoning is to permit construction of a residential condominium unit immediately east of Lafarge's active aggregate operation. Following an initial review of the City's land use policies, Lafarge has identified that, at a minimum, the three components of Policy 1542 of The London Plan would need to be satisfied by this application. The requirements of these policies are summarized below:

- Policy 1542\_1. requires a noise and dust impact study be completed prior to approval of a rezoning application for residential development within 300m of an aggregate resource area. This study is to be completed to the satisfaction of the City of London, the Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry
- Policy 1542\_2. states that a minimum of 150m of separation distance should normally be provided between planned residential development and the maximum extent of extraction activity.
- Policy 1542\_3. prescribes that, "Any deviation from the 150 metre norm will be considered only on the basis of studies undertaken by a qualified consultant which demonstrate to the satisfaction of the City of London, the Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry that the

**LAFARGE CANADA INC.**  
6509 Airport Road, Mississauga ON, L4V 1S7  
[REDACTED]  
[www.buildingbettercities.ca](http://www.buildingbettercities.ca) | [www.lafarge-na.com](http://www.lafarge-na.com)





deviation is satisfactory to protect the residential development from adverse impacts of extraction operations.”

Based on Lafarge’s review of the material provided in the Notice of Planning Application and the associated Planning Justification Report, it is clear that the proposed residential development will occur within 150m of Lafarge’s active extraction area and its approved extraction limit. With respect to the matters set out in Policy 1542, the Planning Justification Report states as follows in Section 6.3:

“The subject lands were the focus of a Dust Impact Assessment and Noise Impact Assessment prepared by RWDI in July 2011 and met the guidelines for expectable noise and dust levels and conclude that warning clauses be placed in purchase agreements and central air units be provided. ...

The subject lands have been developed in phases to provide the required separation and with the limit of extraction moving further to the west, the subject lands are more than 150m from the extraction area. ...

Studies completed for the Official Plan Amendment and the subject lands is more than 150m from the active extraction area including a slope stability assessment placing the stable slope line outside the subject lands.”

The statements indicating that the subject lands are situated more than 150m outside of the active extraction area are inaccurate. As noted above, there is ongoing activity inside the pit within 150m from the subject property. Additionally, Lafarge is approved to extract up to 15m from the shared property boundary within the prescribed 150m separation distance.

Based on the above, the proposed application does not meet Policy 1542\_2. As per Policy 1542\_3, we request that the applicant revisit the noise, dust and slope stability analyses completed for this application based on the more accurate separation distances noted above. These studies should confirm any potential impacts associated with the proposal and include recommendations for any proposed mitigation to be implemented by the applicant. Lafarge would appreciate an opportunity to review the results and recommendations of these studies with the City of London.

Thank you for the opportunity to provide comment on this application. Please do not hesitate to contact me should you require clarification on any of the above. Please ensure that Lafarge is kept informed of any further developments on this file and that we are notified in advance of any meetings before Planning Committee and/or Council. We also request that you add MHBC Planning to the circulation list so that they can review any matters going forward on behalf of Lafarge. Their address is 630 Colborne Street, Suite 202, London, ON, N6B 2V2, Attention: Scott Allen.



Kind regards,

A handwritten signature in blue ink that reads 'Luke McLeod'.

Luke McLeod  
Land Manager  
Southwest Ontario

cc. Scott Allen/Carol Wiebe , MHBC Planning

**LAFARGE CANADA INC.**  
6509 Airport Road, Mississauga ON, L4V 1S7  
[www.buildingbettercities.ca](http://www.buildingbettercities.ca) | [www.lafarge-na.com](http://www.lafarge-na.com)

A member of  
**LafargeHolcim**

The logo features a stylized 'LH' symbol to the left of the text 'A member of LafargeHolcim'.

## Agency/Departmental Comments

### ***July 12, 2018: Development Services (Engineering)***

#### *Transportation*

- For information regarding the ongoing Commissioners Road West re-alignment EA please use the following web link:  
<https://www.london.ca/residents/Environment/EAs/Pages/Commissioners-Road-West-Realignment.aspx>

#### *Wastewater*

- The sanitary sewer available for the subject lands is the 200mm sanitary sewer on Crestwood Drive.

*Water*

- Confirmation from the applicant that the 3rd unit will be amalgamated into the same condominium corporation as the two existing units, such that a regulated drinking water system is not being created.

Please note that Engineering comments were provided without input from Stormwater.

**July 10, 2018: London Hydro**

- No objection to the official plan and/or re-zoning application.

**June 21, 2018: Upper Thames River Conservation Authority (“UTRCA”)**

- The UTRCA has not objections to this application.

## **Appendix B – Policy Context**

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

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

Policy 1.1.3.1 Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.1.3.2 Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.1.3.4 Building Strong Health Communities, Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Settlement Areas

Policy 1.2.6.1 Building Strong Health Communities, Coordination, Land Use Compatibility

Policy 1.4.3 Building Strong Health Communities, Housing

Policy 2.5.1 Wise Use and Management of Resources, Protecting Aggregate Resources

Policy 2.5.2.4 Wise Use and Management of Resources, Protecting Aggregate Resources, Protection of Long-Term Resource Supply

Policy 2.5.2.5 Wise Use and Management of Resources, Protecting Aggregate Resources, Protection of Long-Term Resource Supply

Policy 2.5.3.1 Wise Use and Management of Resources, Protecting Aggregate Resources, Rehabilitation

***1989 Official Plan***

Section 3.1.1 vi) Residential Land Use Designations, General Objectives For All Residential Designations

Section 3.2 Residential Land Use Designations, Low Density Residential, Preamble

Section 3.2.1 Residential Land Use Designations, Low Density Residential, Permitted Uses

Section 3.2.2 Residential Land Use Designations, Low Density Residential, Scale of Development

Section 3.2.3 Residential Land Use Designations, Low Density Residential, Residential Intensification

Section 3.2.3.2 Residential Land Use Designations, Low Density Residential, Residential Intensification, Density and Form

Section 3.5.6 i) and ii) Residential Land Use Designations, Policies for Specific Residential Areas, Lands in Vicinity of Byron Pits

Section 19.4.3 Implementation, Zoning, Holding Zones

***The London Plan***

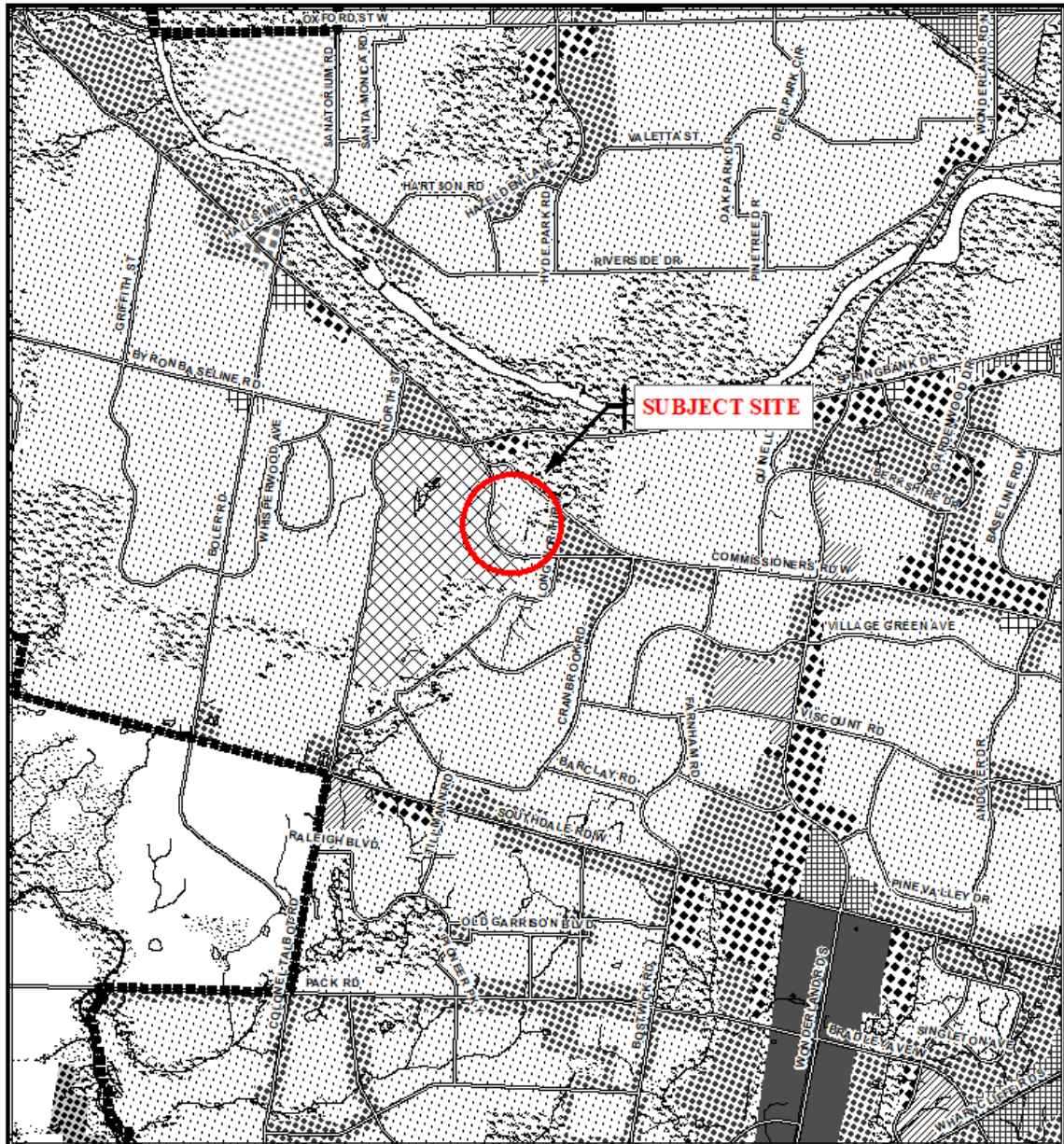
Table 10 Range of Permitted Uses in Neighbourhoods Place Type

Table 11 Range of Permitted Heights in Neighbourhood Place Type

Policy 937\_ Place Type Policies, Urban Place Types, Neighbourhoods, Residential Intensification In Neighbourhoods  
Policy 939\_5. Place Type Policies, Urban Place Types, Neighbourhoods, Forms of Residential Intensification  
Policy 940\_ Place Type Policies, Urban Place Types, Neighbourhoods, Forms of Residential Intensification  
Policy 953\_2. and 3. Place Type Policies, Urban Place Types, Neighbourhoods, Additional Urban Design Considerations for Residential Intensification  
Policy 1511\_ Environmental Policies, Natural Resources, What Are Natural Resources  
Policy 1514\_ 2., 4., and 5. Environmental Policies, Natural Resources, What Are We Trying to Achieve  
Policy 1542\_ 1.-3. Environmental Policies, Natural Resources, Specific Policies for Aggregate Resources, Byron Gravel Pits and Adjacent Lands  
Policy 1656\_ Our Tools, Holding Provision By-law  
Policy 1657\_ Our Tools, Holding Provision By-law  
Policy 1658\_ Our Tools, Holding Provision By-law  
Policy 1659\_ Our Tools, Holding Provision By-law  
Policy 1660\_ Our Tools, Holding Provision By-law  
Policy 1661\_ Our Tools, Holding Provision By-law  
Policy 1770\_ Our Tools, Neighbourhood Design and Noise  
Policy 1771\_ Our Tools, Neighbourhood Design and Noise

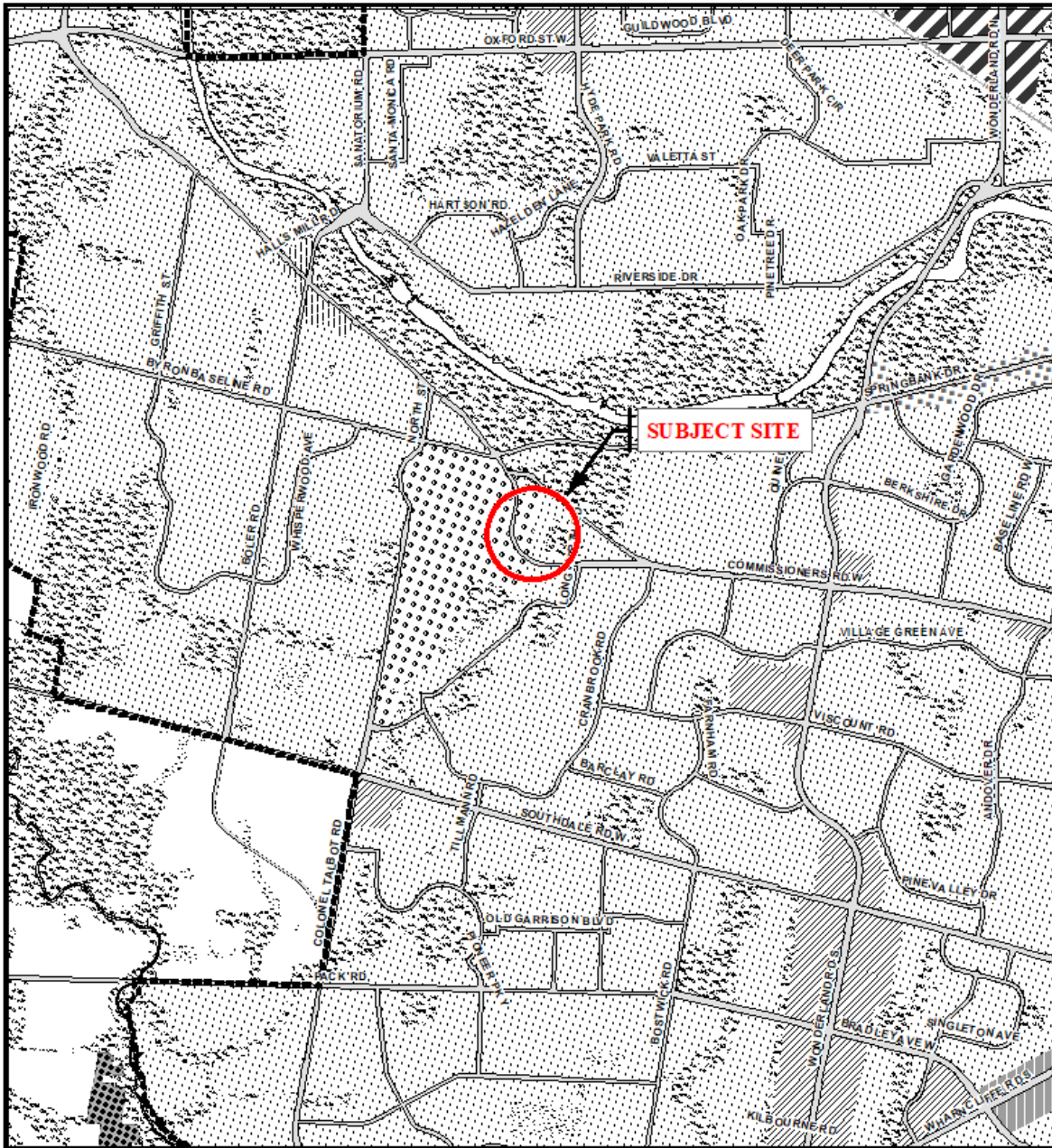
**Appendix C – Relevant Background**

**Additional Maps**



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

<p><b>CITY OF LONDON</b>          Planning Services /          Development Services  <b>OFFICIAL PLAN SCHEDULE A</b>          - LAND USE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8915          PLANNER: MC          TECHNICIAN: MB          DATE: 2018/09/25</p>
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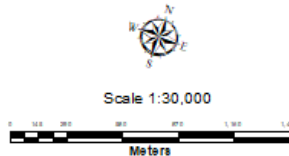
**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

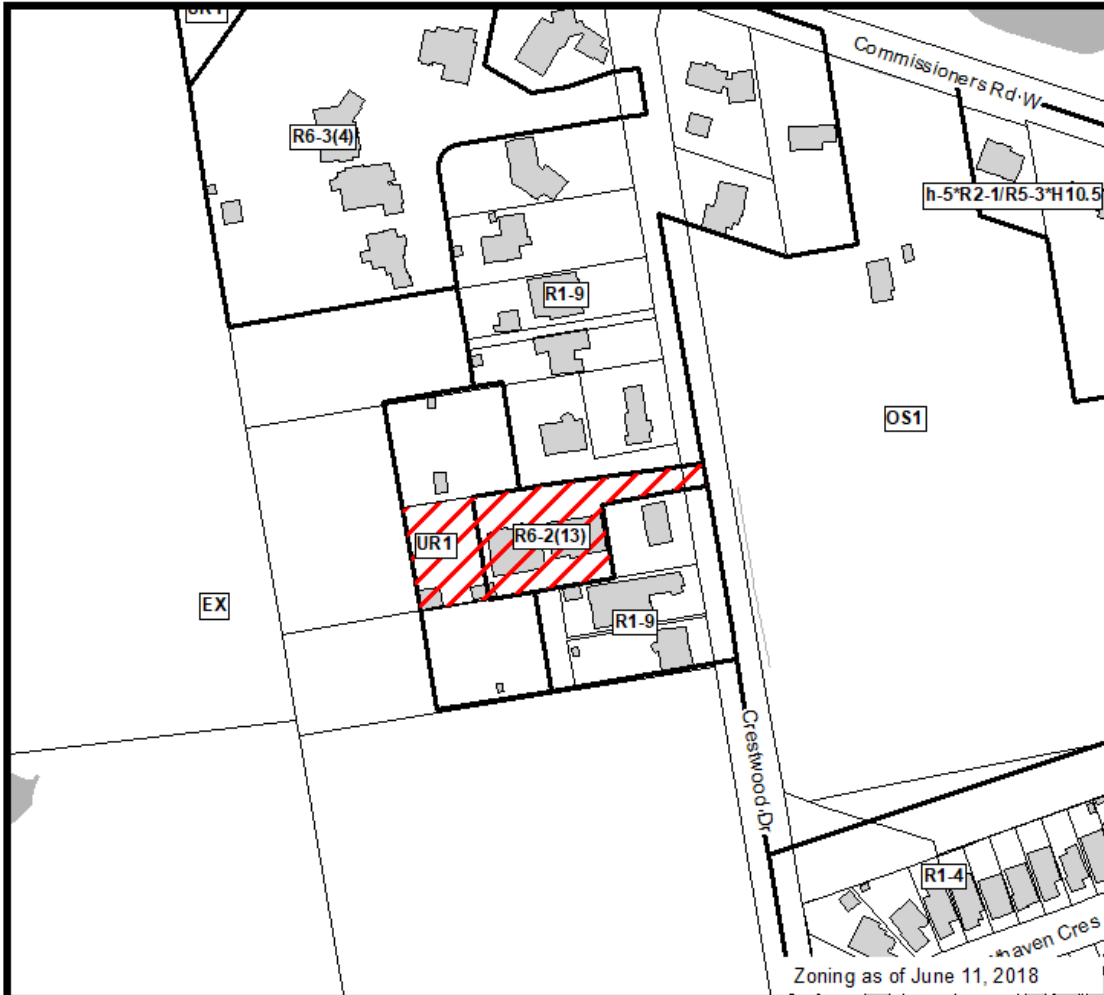
*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*


*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**  
 Planning Services /  
 Development Services  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning Services



**File Number:** Z-8915  
**Planner:** MC  
**Technician:** MB  
**Date:** September 25, 2018



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R6-2(13) and UR1**

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> |
|--|---|

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
 BY-LAW NO. Z.-1  
 SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-8915 MC

MAP PREPARED:

2018/10/09 MB

1:2,500

0 12.525 50 75 100 Meters