

**24TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Special meeting held on October 9, 2012, commencing at 2:00 PM, in Committee Room No. 2, 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:** Mayor J.F. Fontana, Councillor H.L. Usher, G. Barrett, T. Grawey, G. Kotsifas, J. Leunissen, J. Ramsay and J. Yanchula.

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**I. DISCLOSURES OF PECUNIARY INTEREST**

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

**II. CONSENT ITEMS**

None.

**III. SCHEDULED ITEMS**

None.

**IV. ITEMS FOR DIRECTION**

2. Property located at 1461 Huron Street (H-8101)

Recommendation: That, on the recommendation of the Manager, Development Services, based on the application of London Affordable Housing Corporation, relating to the property located at 1461 Huron Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting to be held on October 9, 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 Neighbourhood Facility Special Provision/Residential R8 Bonus (h\*h-5\*Nf(2)/R8-4\*B(17)) Zone **TO** a Neighbourhood Facility Special Provision/Residential R8 Bonus (NF(2)/R8-4\*B(17)) Zone, to remove the "h" and "h-5" holding provision, subject to the Municipal Council endorsing clause 16 of the 23 Report of the Planning and Environment Committee, from its meeting held on September 24, 2012, relating to the public site plan meeting held in association with this matter.

3. Property located at 4551 Wellington Road South (OZ-7319)

Recommendation: That, further to the direction of the Planning & Environment Committee, at their meeting on September 24, 2012, with respect to the application of Howard Darwin Enterprises, relating to the property located at 4551 Wellington Road South, the attached, amended, proposed by-laws **BE INTRODUCED** at the Municipal Council meeting to be held on October 9, 2012. (2012-D11-03)

**V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None

**VI. ADJOURNMENT**

The meeting adjourned at 2:16 p.m.

2

H-8101/N. McKee

Bill No.  
2012

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on land located at 1461 Huron Street.

WHEREAS London Affordable Housing Corporation has applied to remove holding provisions from the zoning on the lands located at 1461 Huron Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said land;

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 1461 Huron Street, as shown on the attached map to remove the "h" and "h-5" holding provision so that the zoning of the lands as a Neighbourhood Facility Special Provision/Residential R8 Bonus (NF(2)/R8-4\*B(17)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

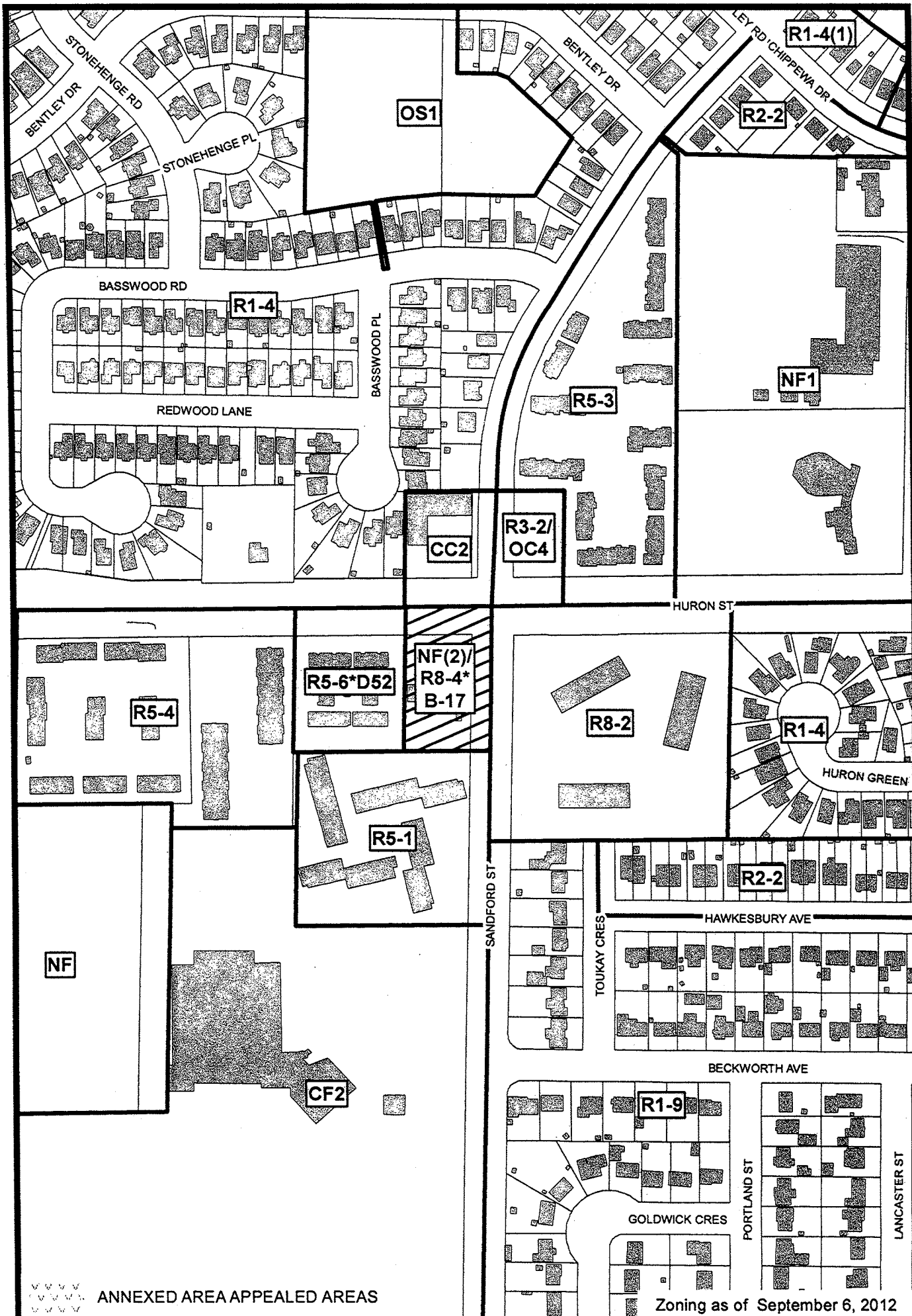
PASSED in Open Council on October 9, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - October 9, 2012  
Second Reading - October 9, 2012  
Third Reading - October 9, 2012

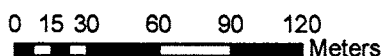
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: H-8101  
 Planner: NM  
 Date Prepared: September 10, 2012  
 Technician: DT  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000



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 4551  
Wellington 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 October 9, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 9, 2012  
Second Reading – October 9, 2012  
Third Reading – October 9, 2012

3

OZ-7319

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Urban Reserve – Industrial Growth to Light Industrial on Schedule “A”, Land Use, to the Official Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 4551 Wellington Road South in the City of London.

**C. BASIS OF THE AMENDMENT**

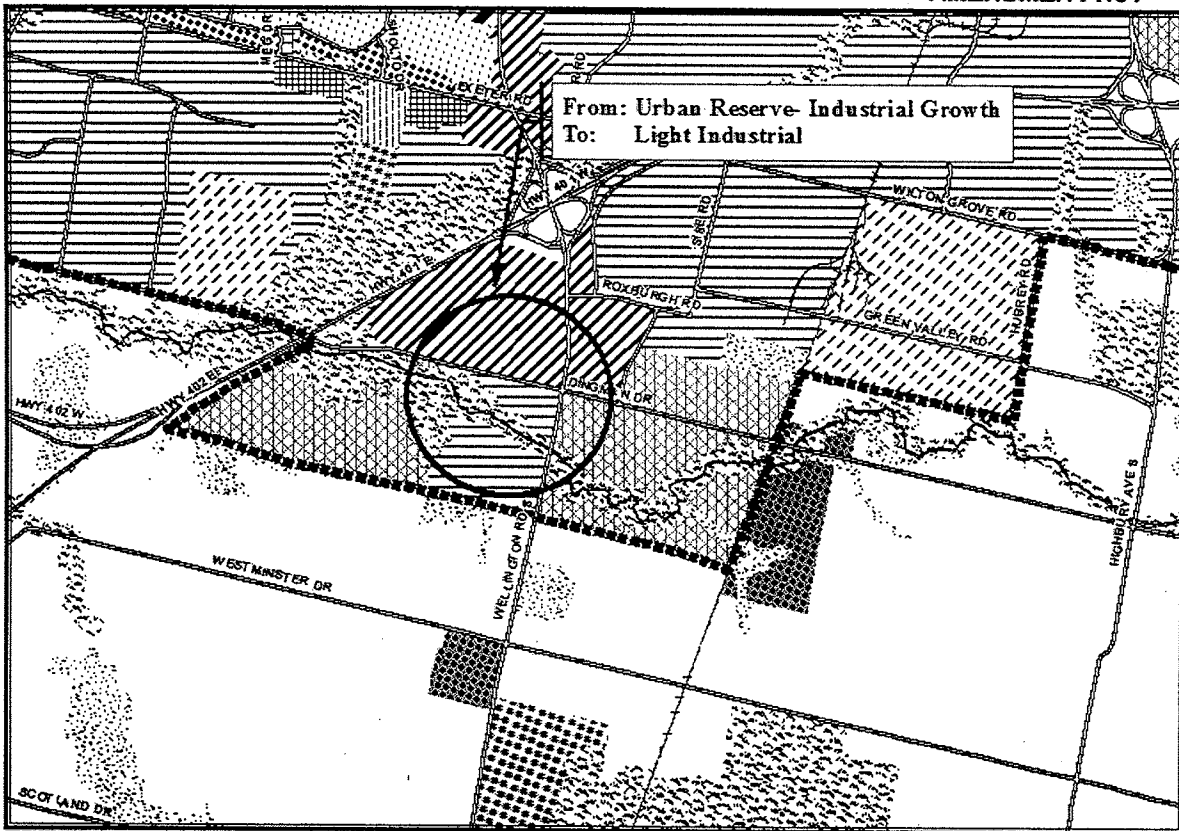
A range of light industrial uses, subject to meeting the requirements of the holding provisions, are appropriate on the property.

**D. THE AMENDMENT**

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

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 4551 Wellington Road South in the City of London, as indicated on “Schedule 1” attached hereto from Urban Reserve – Industrial Growth to Light Industrial.

AMENDMENT NO:

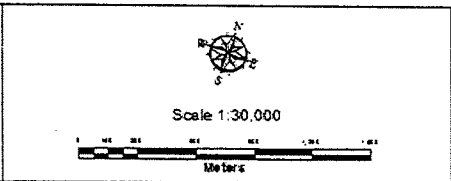


**Legend**

- |  |                                   |
|--|-----------------------------------|
| Downtown                                 | Office Business Park              |
| Enclosed Regional Commercial Node        | General Industrial                |
| New Format Regional Commercial Node      | Light Industrial                  |
| Community Commercial Node                | Regional Facility                 |
| Neighbourhood Commercial Node            | Community Facility                |
| Main Street Commercial Corridor          | Open Space                        |
| Auto-Oriented Commercial Corridor        | Urban Reserve - Community Growth  |
| Multi-Family, High Density Residential   | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement                  |
| Low Density Residential                  | Environmental Review              |
| Office Area                              | Agriculture                       |
| Office/Residential                       | Urban Growth Boundary             |

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

**SCHEDULE 1  
TO  
OFFICIAL PLAN**  
AMENDMENT NO. \_\_\_\_\_  
PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-7319  
PLANNER: CP  
TECHNICIAN: CK  
DATE: 2012/09/05

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 4551 Wellington Road South.

WHEREAS Howard Darwin Enterprises Ltd. has applied to rezone an area of land located at 4551 Wellington 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:

- 1) Schedule "A" to By-law No. 2000 (Former Town of Westminster) is amended by changing the zoning applicable to lands located at 4551 Wellington Road South, as shown on the attached map comprising part of Key Map No. 12 to delete the existing Industrial Holding (M2-H) Zone and remove the site from the By-law;
- 2) Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to a portion of the lands located at 4551 Wellington Road South, as shown on the attached map comprising part of Key Map No. 170, to apply a Holding Light Industrial Special Provision (h-5.h-17.h-18.h-55.h-103.LI1( )/LI6( )) Zone to the northern portion of the subject property;
- 3) Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to a portion of the lands located at 4551 Wellington Road South, as shown on the attached map comprising part of Key Map No. 170, to apply a Holding Light Industrial Special Provision (h-2. h-5. h-17.h-18.h-55.h-103.LI1( )/LI6( )) Zone to a part of the southerly portion of the subject property which includes lands between the regulatory floodline and lands at the EIS "trigger distance", a total distance of approximately 50 metres from the stream corridor boundary;
- 4) Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to a portion of the lands located at 4551 Wellington Road South, as shown on the attached map comprising part of Key Map No. 170, to apply an Open Space (OS5) Zone to the southerly portion of the subject property which includes lands within 50m of the stream corridor;
- 5) Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to a portion of the lands located at 4551 Wellington Road South, as shown on the attached map comprising part of Key Map No. 170, to apply an Open Space Special Provision (OS4( )) Zone to the central portion of the subject property which includes lands beyond 50 metres from the stream corridor and below the regulatory floodline;
- 6) Section 40.4 a) of the Light Industrial (LI1) Zone is amended by adding the following Special Provision:

- |    |                          |  |
|----|--------------------------|--|
| )  | LI1 ( )                  |  |
| a) | Regulations              |  |
| i) | Outdoor Storage Location | No outdoor storage is permitted in any required front yard or exterior side yard |

- ii) Screening Requirements All outside storage and loading areas shall be suitably screened and bermed, fenced, planted and/or landscaped so that the view of these areas is concealed from public roads.
- iii) MOE D-6 Guidelines Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines as amended.

7) Section 40.4 f) of the Light Industrial (LI6)) Zone is amended by adding the following Special Provision:

) LI6 ( )

a) Permitted Uses

- i) Transport terminals;
- ii) Building or contracting establishments;
- iii) Storage depots.

b) Regulations

- i) Outdoor Storage Location No outdoor storage is permitted in any required front yard or exterior side yard
- ii) Screening Requirements All outside storage and loading areas shall be suitably screened and bermed, fenced, planted and/or landscaped so that the view of these areas is concealed from public roads.
- iii) MOE D-6 Guidelines Prior to the establishment of an industrial use on the subject property, the owner shall have a qualified expert in the field of noise, dust, odour and/or vibration, where applicable, prepare a study which demonstrates the compatibility of the proposed industrial use with nearby sensitive land uses. The study shall be certified as being in accordance with the Ontario Ministry of Environment D-6 Guidelines as amended.



3

8) Section 36.4 d) of the Open Space (OS4) Zone is amended by adding the following Special Provision;

) OS4 ( )

a) Additional Permitted Uses

i) Transport truck trailer parking in association with a use permitted in the adjacent LI1 ( ) and LI6 ( ) Zones.

b) Regulations

i) The additional use may be permitted to an elevation not greater than 0.5 m below the regulatory floodline subject to completion of an Environmental Impact Statement (EIS) acceptable to the City and with the approval of the Upper Thames River Conservation Authority (UTRCA).

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.

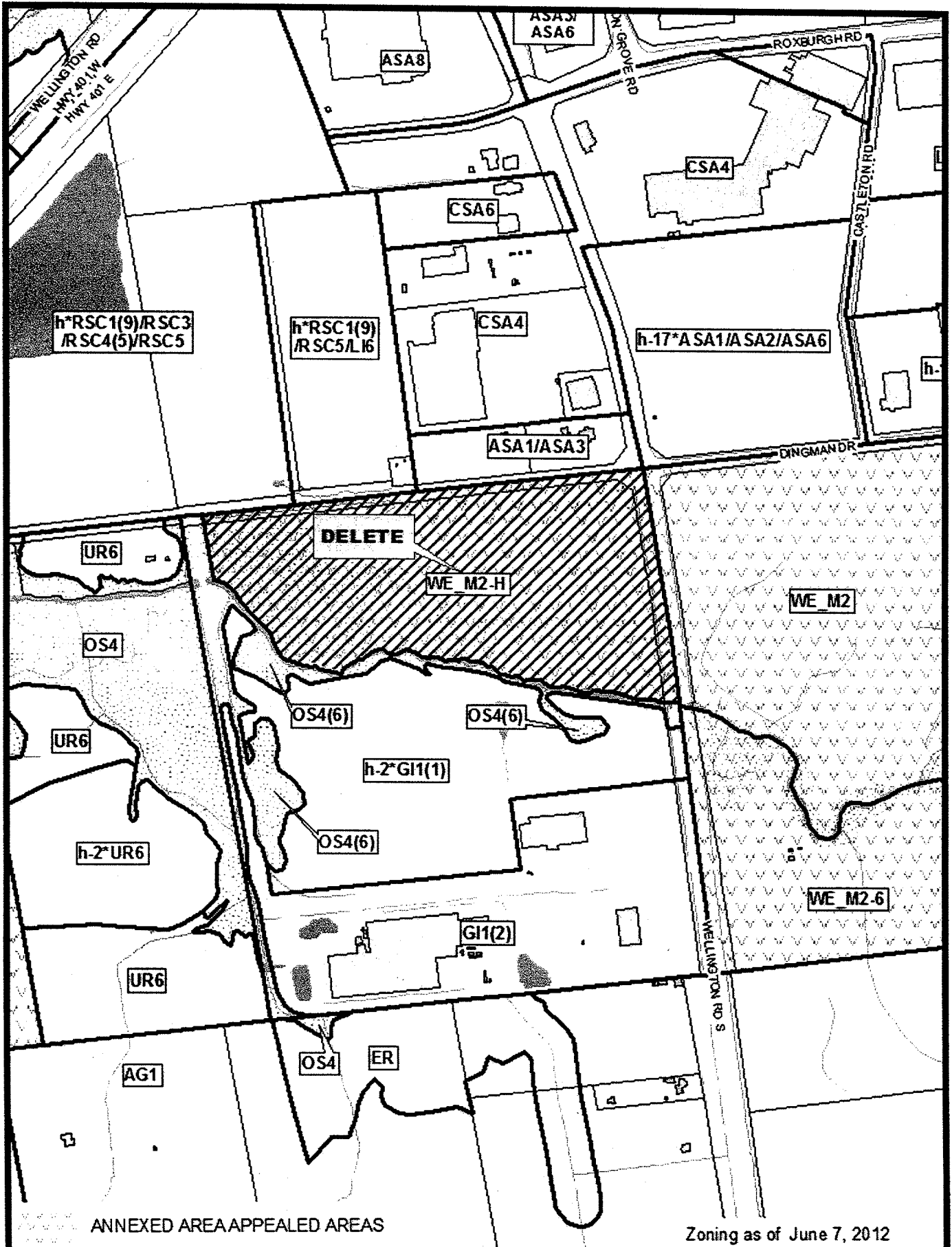
PASSED in Open Council on October 9, 2012.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - October 9, 2012  
Second Reading - October 9, 2012  
Third Reading - October 9, 2012

### AMENDMENT TO SCHEDULE "A" (BY-LAW NO. 2000)



Zoning as of June 7, 2012

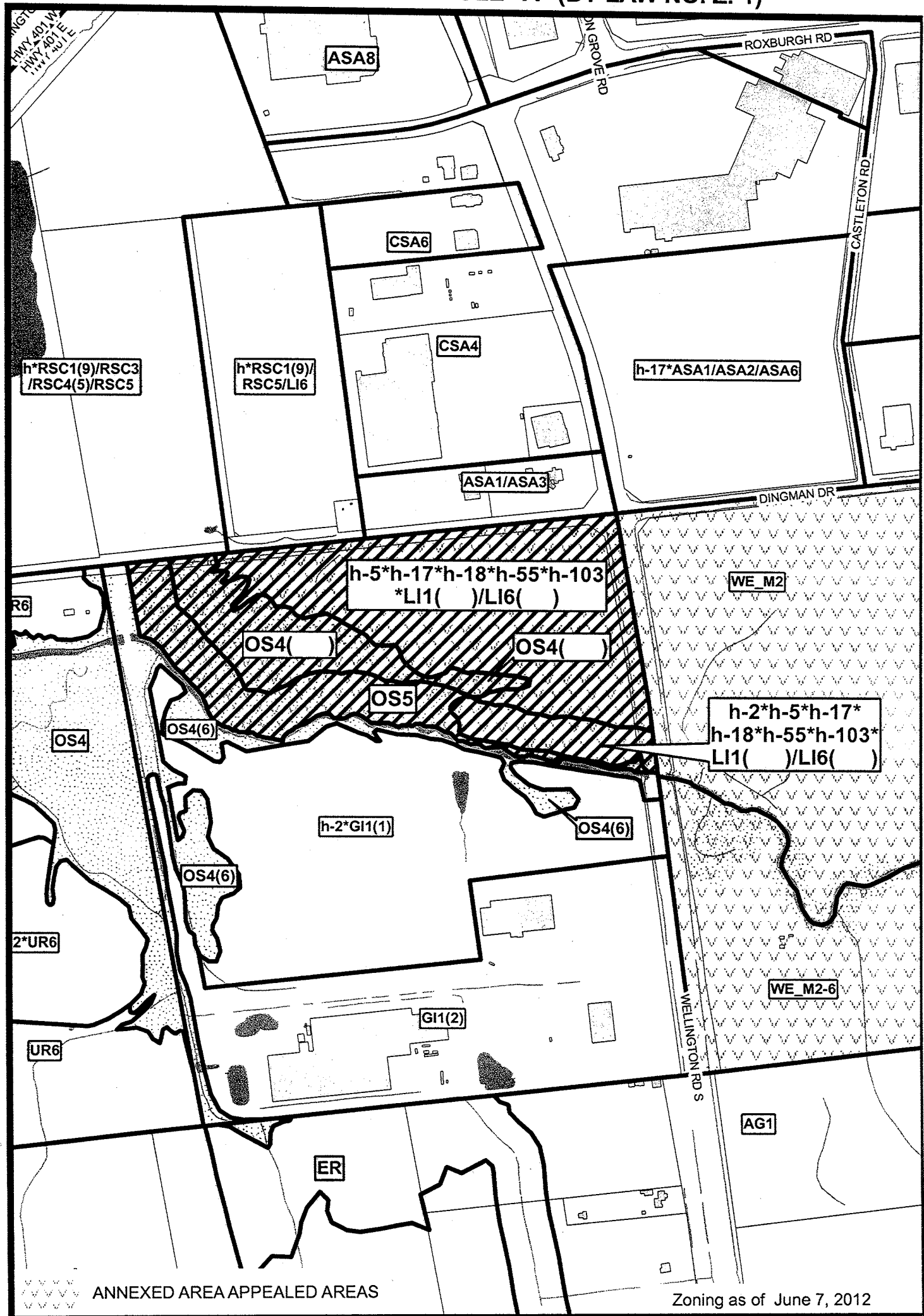
File Number: OZ-7319  
 Planner: CP  
 Date Prepared: 2012/09/06  
 Technician: CK  
 By-Law No: Z.-1-

SUBJECT SITE 

1:6,500  
 0 30 60 120 180 240 Meters



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



File Number: OZ-7319  
 Planner: CP  
 Date Prepared: 2012/09/27  
 Technician: CK  
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,700

