

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** George Kotsifas  
Managing Director, Development and Compliance Services  
and Chief Building Official  
**Subject:** Chinmaya Misson (Canada)  
2156 Highbury Avenue North  
**Public Participation Meeting on:** January 21, 2019

## Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Chinmaya Mission (Canada) relating to the property located at 2156 Highbury Avenue North:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 29, 2019 to amend the Official Plan by **AMENDING** Policy 10.1.3 cxxv) to permit a place of worship within the existing building.
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 29, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Residential R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone **TO** a Holding Neighbourhood Facility Special Provision (h-18•NF(\_\_\_)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and Agricultural Special Provision (AG1(\_\_\_)) Zone.
- (c) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on January 29, 2019, to amend The London Plan by **AMENDING** Policy 1236\_ for the Farmland Place Type **AND ADDING** a new policy to the Specific Policies for the Green Space Place Type **AND AMENDING** Map 7 – Specific Policy Areas – of The London Plan by adding the Green Space Place Type to Specific Policy Area 19.

**IT BEING NOTED THAT** the amendments will come into full force and effect concurrently with Map 1 and Map 7 of The London Plan.

## Executive Summary

### Summary of Request

The requested action is to permit a place of worship within the existing building on a portion of the subject lands.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to permit the conversion of the existing residential building to a place of worship. Further, the recommended action would replace the existing urban residential uses currently permitted on the property and reintroduce agricultural uses.

### Rationale of Recommended Action

- 1) The request is consistent with the policies of the Provincial Policy Statement, 2014;

- 2) The request is in conformity with the policies of The London Plan;
- 3) The request is in conformity with the policies of the 1989 Official Plan;
- 4) The request will facilitate the adaptive reuse of an existing residential building to a new use that is compatible with the surrounding agricultural area; and,
- 5) The request will replace the urban residential uses currently permitted on the subject lands and reintroduce agricultural uses.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located in northeast London on the east side of Highbury Avenue North. The site is approximately 700 metres north of Fanshawe Park Road East abutting natural heritage features which includes the Fanshawe Wetland ESA and a Significant Valley Corridor. The lands are regulated by the Upper Thames River Conservation Authority. The site is also located outside of the Urban Growth Boundary. The site has an area of approximately 2.02 hectares and contains a small creek running north/south through the centre and an existing single detached dwelling. Currently no sanitary or storm sewers service the site.

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

- '89 Official Plan Designation – Agricultural, Open Space, Environmental Review
- The London Plan Place Type – Farmland, Green Space
- Existing Zoning – Residential R1 Special Provision (R1-11(16)), Open Space (OS4), and Environmental Review (ER) Zone

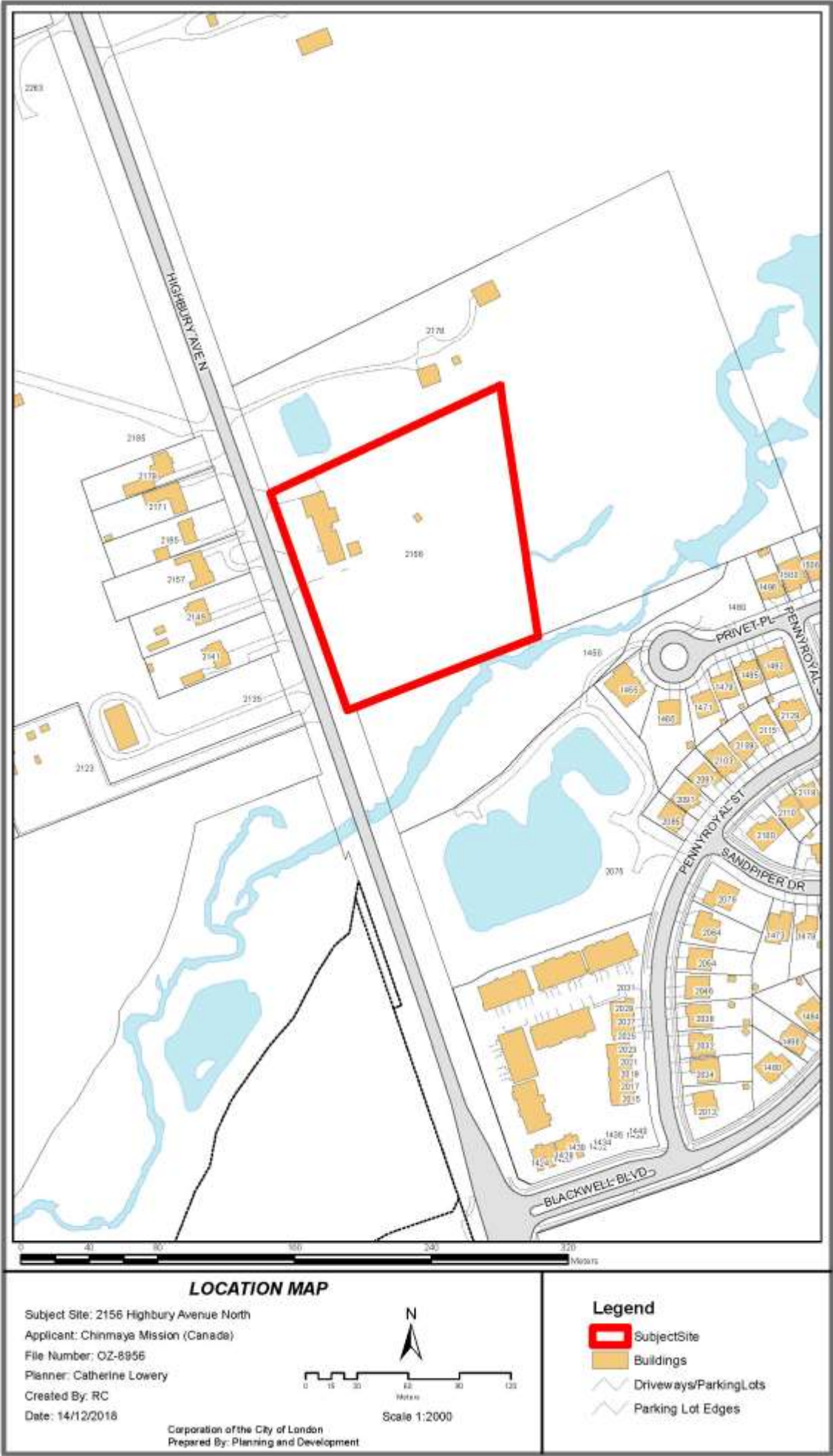
1.3 Site Characteristics

- Current Land Use – Single Detached Dwelling
- Frontage – 135.6 metres (444.8 feet)
- Depth – Approximately 140 metres (459.3 feet)
- Area – 2.02 hectares (5 acres)
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Natural Heritage Features/Agricultural
- East – Agricultural/Natural Heritage Features
- South – Natural Heritage Features/Low Density Residential
- West – Low Density Residential

1.5 Location Map



## 2.0 Description of Proposal

### 2.1 Development Proposal

The applicant is proposing to convert the existing residential building to a place of worship. A parking lot is also proposed to the south of the existing building to support the place of worship.



Figure 1: 2156 Highbury Avenue North existing building



Figure 2: 2156 Highbury Avenue North location of proposed parking area

## 3.0 Relevant Background

### 3.1 Planning History

The subject site was annexed by the City of London in 1993 and was previously zoned to permit Agricultural uses under the former Township of London Zoning By-law. The subject site was originally used as a farm dwelling, with an additional dwelling unit being added at a subsequent point in time.

The site has been through multiple planning applications with the first Official Plan and Zoning By-law amendment application [OZ-6422] being applied for in 2003. The amendment requested a change to the 1989 Official Plan from Agricultural, Open Space and Environmental Review to a Multi-Family, Medium Density Residential designation. It also requested to amend Zoning By-law No. Z.-1 to change the zoning of the subject

property from an Agriculture (A1) Zone to a Residential R1 Special Provision (R1-9( )) Zone, Residential R7 Zone, Restricted Office (RO2) Zone; and Neighbourhood Facility (NF) Zone.

A report to Planning Committee on May 26, 2003 recommended refusal of the above noted amendments. It was Staff's opinion that:

- 1. The requested office and residential uses are considered to be premature due to the lack of municipal services including: storm and sanitary services; public transit; schools and libraries.*
- 2. The subject property is located outside of the Urban Growth Area. Expansion of the Growth Area to accommodate additional land for residential development is not warranted given the current supply of vacant land to accommodate urban growth, and the recent five year Official Plan review which did not support expansion of the Growth Area for residential purposes.*
- 3. The requested Official Plan amendment does not have adequate regard for the Provincial Policy Statement which provides criteria for the expansion of urban growth areas.*

On June 2, 2003 Council supported Staff's recommendation and refused the application.

A similar Official Plan and Zoning By-law amendment application [OZ-6827] was applied for in 2004. The application requested to amend the Official Plan to add a special policy to create residential lots for non-farm dwellings and a concurrent Zoning amendment from the existing Agricultural (AG1) zone to a Residential R1 (R1-11) Zone. On February 28, 2005 Staff provided a report to Planning Committee recommending refusal of the above mentioned amendments. It was Staff's opinion that:

- 1. The requested Zoning By-law amendment does not conform to the Agricultural policies in the Official Plan, which restricts the creation of lots for non-farm residential uses.*
- 2. Approval of the requested amendment could set a precedent for the creation of additional residential lots in the Agriculture designation.*
- 3. The proposed residential uses are considered to be premature due to the lack of municipal services.*
- 4. The subject property is located outside of the Urban Growth Area. Amending the Official Plan to include a special policy to accommodate additional land for residential development is not warranted given the current supply of vacant land to accommodate urban growth.*
- 5. The requested Official Plan amendment does not have adequate regard for the Provincial Policy Statement which only permits residential infilling in agricultural areas. Residential infilling is only permitted in Rural Settlement designations.*
- 6. The proposal to sever and create two additional lots for single detached dwellings could compromise the future development pattern of the area. Official Plan policies discourage the development of new single detached dwellings along arterial road frontages.*
- 7. Official Plan policies, Upper Thames Valley Conservation Authority (UTRCA) policies and Provincial policies discourage the fragmentation of hazard lands.*

Notwithstanding the Staff recommendation, on March 7, 2005, Municipal Council introduced by-laws to amend the Official Plan and Zoning By-law to implement a new special policy in the Official Plan to allow for the creation of residential lots for non-farm



dwelling and amended the zoning from an Agricultural (AG1) Zone to a Residential R1 Special Provision (R1-11(\_\_\_\_)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone to permit three single detached dwellings.

In 2005 a severance application [B.069/05] and minor variance application [A.113/05] were also applied for however the conditions of consent were never completed and lots were never formally created.

Most recently, a report was brought forward to the Planning and Environment Committee in 2016 as the approved zoning in 2005 was inadvertently removed from the subject site shortly after Council approval. At the time of the application, Planning Staff were simultaneously finalizing the comprehensive Zoning By-law amendment to incorporate the Zoning of the five separate municipalities that had been annexed to the City, into the current City of London Z.-1 Zoning By-law. This “Annexed Area Zoning Amendment” was approved by Council shortly after the approval of the Zoning amendment for the subject site. Amongst all of these amendments was one clause which inadvertently deleted the special zoning provisions of the approved R1-11(14) zone recently adopted by Council for the subject site. Therefore, while the zone map showed the subject site as being zoned R1-11(14), there was no corresponding text within the Zoning By-law listing the permitted uses and regulations. The Staff recommendation in 2016 simply re-applied those special provisions to the subject site that had been inadvertently deleted and it was supported by Council.

The site-specific special policy to permit three (3) lots for single detached dwellings was carried over into The London Plan (1236\_), with applicable modifications to replace the phrase “agricultural designation” with “Farmland Place Type”.

### **3.2 Requested Amendment**

The requested Official Plan Amendment is to amend Policy 10.1.3 cxxv) in the 1989 Official Plan and Policy 1236\_ in The London Plan. The requested Zoning By-law Amendment is to re-zone the subject lands from a Residential R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone to a Holding Neighbourhood Facility Special Provision (h-18•NF(\_\_\_\_)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and Agricultural Special Provision (AG1(\_\_\_\_)) Zone.

Further, this application seeks to rezone a portion of the subject land from a Residential R1 Special Provision (R1-11(16)) Zone to an Agricultural Special Provision (AG1(\_\_\_\_)) Zone. Special provisions are required to recognize a reduced lot area and lot frontage as a result of the creation of the AG1 zone boundary. An additional special provision to prohibit farm dwellings is also recommended.

The purpose of the application is to permit the conversion of the existing residential building to a place of worship. It should be noted that the owner had originally applied to rezone the lands to a Neighbourhood Facility Special Provision (NF2(\_\_\_\_)) Zone. The NF2 Zone variation is typically applied to facilitate uses in rural areas where larger lot areas are required because of servicing constraints. The NF2 zone variation also requires larger setbacks, therefore the owner had requested special provisions for reduced interior side and rear yard setbacks.

Given that the place of worship is proposed to occupy an existing building on an existing lot of record, it was determined through the review of the application that the NF zone variation was appropriate. The applicant has amended their application to request the NF Zone with a special provision to permit parking in the front yard. All other zoning regulations are satisfied, therefore the previously requested special provisions for reduced setbacks are no longer required.

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

One written response was received from a neighbouring property owner, which will be addressed later in this report. The primary concern was with respect to increased traffic

on Highbury Avenue North, particularly on Sundays, caused by the proposed place of worship and nearby Stoney Creek Baptist Church.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. All decisions affecting land use planning matters shall be “consistent with” the policies of the PPS. The subject lands are located within a prime agricultural area as defined in the PPS, which shall be protected for long-term agricultural use (2.3.1). However, the PPS provides opportunity for planning authorities to permit limited non-agricultural uses in prime agricultural areas where it is demonstrated that specific criteria under the PPS is satisfied.

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 London Plan policies and maps under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

The subject lands are located in the Farmland and Green Space Place Types of The London Plan on an Urban Thoroughfare, as identified on \*Map 1 – Place Types and \*Map 2 – Street Classifications. The subject lands are further located within Specific Policy Area 19, as identified on \*Map 7 – Specific Policy Areas. The Farmland Place Type is comprised of Prime Agricultural Land, and lands located outside of the Urban Growth Boundary are typically intended for agriculture or agriculturally-related uses. The Green Space Place Type is comprised of public and private lands; flood plain lands; lands susceptible to erosion and unstable slopes; natural heritage features and areas recognized by City Council as having city-wide, regional, or provincial significance; lands that contribute to important ecological functions; and lands containing other natural physical features which are desirable for green space use or preservation in a natural state (758\_).

1989 Official Plan

The subject site is designated Agricultural, Open Space, and Environmental Review in the City’s 1989 Official Plan, however the existing building proposed to be converted to the place of worship, as well as the rear portion of the site proposed to be rezoned to an Agricultural (AG1) Zone, are located exclusively within the Agricultural and Open Space designations.

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Proposed Place of Worship Use

Uses contemplated for sites located outside of the Urban Growth Boundary on Prime Agricultural Land are primarily agriculturally-related such that they do not detract from existing or future agricultural uses. As such, the appropriateness of the proposed place of worship use on this site must be considered.

Provincial Policy Statement, 2014

The subject lands are located within a prime agricultural area, as defined in the PPS. Uses permitted in these areas include agricultural uses, agriculture-related uses and on-farm diversified uses. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations (2.3.1).

Planning authorities may permit limited non-agricultural uses, provided it is demonstrated that the proposed use satisfies Section 2.3.6.1b), which establishes the following criteria to determine the appropriateness of non-agricultural uses in prime agricultural areas:

1. the land does not comprise a specialty crop area;
2. the proposed use complies with the minimum distance separation formulae;
3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use;
4. alternative locations have been evaluated, and
  - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
  - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

The subject site has not been used for agricultural purposes for a considerable amount of time, and has been used exclusively as a residential dwelling since at least 2003 when the initial planning application was submitted. The land has been disturbed by the existing residential use for several years, making it less conducive to farm operation. The lot is undersized, encumbered by the creek running north/south in the centre of the site, and in close proximity to nearby residential uses within the Urban Growth Boundary. These existing conditions further detract from the site's agricultural viability.

The site is not identified as a specialty crop area, as defined in the PPS, as there are no specialty crop areas in the City of London. In accordance with provincial implementation guidelines, amendments to rezone or redesignate land already zoned or designated for a non-agricultural use shall only need to meet the Minimum Distance Separation I (MDS I) setbacks if the amendments will permit a more sensitive land use than existed before. The proposed place of worship use is less sensitive than both the existing residential use and the three single detached dwellings currently permitted on the site. As such, there are no issues with respect to the proposed non-agricultural use and the Minimum Distance Separation Formula.

While there is no specific identified need for additional lands outside of the Urban Growth Boundary to be designated for the place of worship use, the site's usability is limited given the constraints preventing agricultural uses. As such, the subject site would be considered lower priority agricultural lands and the proposed place of worship a more compatible use with adjacent agricultural uses than the currently permitted residential uses. The site is located close to the congregation and includes outdoor areas for uses associated with the place of worship, making this site an ideal location for the proposed place of worship. Further, the existing building is suitably sized to accommodate the congregation.

Given the foregoing, it is reasonable to conclude that the proposed place of worship use satisfies the criteria under Section 2.3.6.1b) for non-agricultural uses in prime agricultural areas, and therefore can be considered an appropriate non-agricultural use for this site. As such, the requested amendment is consistent with the PPS.

### *The London Plan*

The Farmland Place Type is the prime agricultural area of London, consisting of prime agricultural land (Canada Land Inventory Classes 1, 2, and 3 soils) and associated Class 4 through 7 soils that are to be protected and maintained for the long term as the base to support a healthy, productive, and innovative agricultural industry as a key component of the city's economic base and cultural heritage (1179\_). Permitted uses in the Farmland Place Type are primarily agriculturally-related, however limited non-agricultural uses may be permitted where consistent with the policies of the PPS (1182\_).

Policy 1208\_ in the Farmland Place Type permits new or expanding institutional and recreational uses only where consistent with the PPS and where the ability of the



adjacent farmland area to function is maintained by retaining the soil viability and open space character. Sensitive uses which would preclude future livestock operations in the area are not permitted. Permitted uses in the Green Space Place Type are primarily parks and open space related, but also include agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community facilities (762\_).

According to Canada Land Inventory mapping, two small portions of the subject lands contain Class 1 soils. These are the areas along Highbury Avenue North and at the rear of the site where the Farmland Place Type applies (Figure 3). The balance of the site is classified as "Not Ranked", which is assigned to lands along river and stream corridors and are less conducive to farm operations. The existing building is located outside of these areas, however the proposed parking area would encroach into the Farmland Place Type adjacent to Highbury Avenue North.



Figure 3: Place Types

The proposed place of worship is a less sensitive use than the existing residential uses and is proposed within the existing building. The requested amendment will further replace the existing residential zoning at the rear of the site with an agricultural zone, and in effect replace the existing urban permissions with agricultural permissions. It is not anticipated that the proposed place of worship use will impact the functionality of the adjacent farmland area, as the subject lands have already been disturbed by the existing residential use and the proposal will maintain the open space character of the area.

The requested amendment would amend the existing specific policy for the subject property, which currently permits a severance to create three residential lots for non-farm dwellings. The amended specific policy would permit the existing site specific residential use within the Farmland and Green Space Place Types to be converted to the place of worship:

*In the Farmland Place Type applied to the lands located at 2156 Highbury Avenue North (Part Lot 8, Concession 5), in addition to the uses permitted in the Farmland Place Type, a place of worship will also be permitted in the existing building.*

*In the Green Space Place Type applied to the lands located at 2156 Highbury Avenue North (Part Lot 8, Concession 5), in addition to the uses permitted in the Green Space Place Type, a place of worship will also be permitted in the existing building.*

The London Plan contemplates a range of permitted uses, including non-agricultural

uses where consistent with the policies of the PPS. Through the use of a specific policy, the requested amendment will not prohibit Farmland or Green Space uses on this site. Rather, the range of permitted uses will be modified to replace the non-agricultural residential uses with a place of worship use within the existing building. Additionally, areas of the site that once permitted non-agricultural uses will be repurposed to agricultural uses exclusively, and the non-agricultural permissions removed. Given that the proposed place of worship use satisfies the criteria under Section 2.3.6.1b) of the PPS, the requested amendment is in conformity with The London Plan.

#### *1989 Official Plan*

The Agricultural land use designation is applied to lands outside of the urban community, rural settlement areas and areas designated for urban growth over the planning period, where agriculture and farm-related activities are the predominant land use. In addition to productive farm land the agricultural area includes lands of lesser or marginal value for crop production as well as woodlots and other natural features. The Open Space designation is applied to lands which are to be maintained as park space or in a natural state. These lands include public and private open space, flood plain lands, lands susceptible to erosion and unstable slopes and natural heritage areas which have been recognized by Council as having city-wide, regional, or provincial significance (8A).

Primary permitted uses in the Agricultural land use designation include a full range of farming types shall be permitted including, but not limited to, general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture and agricultural research (9.2.1). Permitted uses in the Open Space designation include public and private open space uses, as well as agriculture, woodlot management, horticulture, conservation, essential public utilities and municipal services, and recreational and community facilities (8A.2.2).

The 1989 Official Plan provides the ability to implement Policies for Specific Areas (Chapter 10) which allows for a change in land use that is site specific and located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use. The requested amendment would amend the existing specific policy for the subject property, which currently permits a severance to create three residential lots for non-farm dwellings. The amended specific policy would permit the existing site specific residential use within the Agriculture and Open Space designations to be converted to the place of worship:

*In the Agriculture and Open Space designations on the lands municipally known as 2156 Highbury Avenue North (Part Lot 8, Concession 5), in addition to the uses permitted in the Agricultural and Open Space designations, a place of worship will also be permitted within the existing building.*

Through the use of a specific policy, the requested amendment will not prohibit agricultural or open space uses on this site. Rather, the range of permitted uses will be modified to replace the existing non-agricultural residential use with a place of worship use within the existing building. Additionally, areas of the site that once permitted non-agricultural uses will be repurposed to agricultural uses exclusively, and the non-agricultural permissions removed. As such, the requested amendment is in conformity with the 1989 Official Plan.

## **4.2 Issue and Consideration # 2: Proposed Agricultural (AG1) Zone**

The current Residential R1 Special Provision (R1-11(16)) Zone applies to a large portion of the site, spanning the Highbury Avenue North frontage and wrapping around the creek and Open Space (OS4) Zone boundary towards the rear of the site (Figure 4).

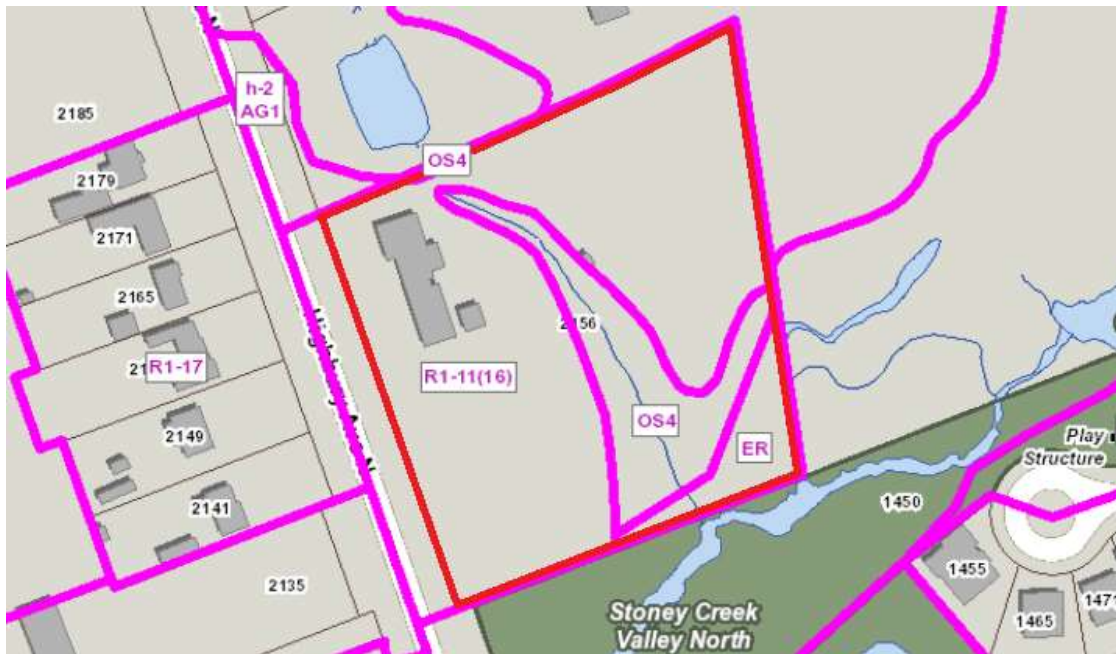


Figure 4: Existing Zoning

The requested amendments to The London Plan and the 1989 Official Plan will remove the existing residential permissions granted in 2005. While no development is proposed at the rear of the site, the current Residential R1 Special Provision (R1-11(16)) Zone will no longer be in conformity with either the 1989 Official Plan or The London Plan should the recommended amendments to both Official Plans be approved. As such, the applicant has requested to rezone the rear portion of the site to an Agricultural Special Provision (AG1(\_\_)) Zone. This would replace the existing urban residential uses with agricultural uses, and in effect, return this portion of the site to the zoning that existed prior to the rezoning in 2005.

Where a property consists of more than one zone, Section 3.9.2 of Zoning By-law Z.-1 requires each separate zone to be treated as a lot. As such, special provisions are required to the Agricultural (AG1) Zone to permit the zoned area to have a reduced lot area of 0.6 hectares, whereas a minimum of 40 hectares is required, and a lot frontage of zero metres, whereas a minimum of 200 metres is required. An additional special provision to prohibit farm dwellings is also recommended in order to restrict the usability of this portion of the site exclusively to agricultural uses.

The requested Agricultural Special Provision (AG1(\_\_)) Zone is consistent with the PPS and is in conformity with The London Plan and the 1989 Official Plan.

#### 4.3 Issue and Consideration # 3: Archaeological Potential

The subject site is identified as having archaeological potential. Accordingly, the requested zoning includes the h-18 holding provision, which requires an archaeological assessment to be completed and accepted by the Ministry of Tourism, Culture and Sport prior to any development on site.

*h-18 The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.*

*All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry.*

*Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.*

*No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied.*

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

**5.0 Conclusion**

The requested amendment gives opportunity to adaptively reuse an existing underutilized rural residential building with a new use that will not hinder existing or future agricultural uses in the area. The requested amendment will further replace existing urban residential permissions that currently apply to the site and reintroduce agricultural permissions. As such, the requested amendment to permit a place of worship within the existing building, and to rezone a portion of the lands to an agricultural zone, is consistent with the Provincial Policy Statement, 2014 and conforms to the policies of The London Plan and the 1989 Official Plan.

<b>Prepared by:</b>	<b>Catherine Lowery, MCIP, RPP Planner II, Current Planning</b>
<b>Reviewed by:</b>	<b>Michael Tomazincic, MCIP, RPP Manager, Current Planning</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P. Eng Managing Director, Development and Compliance Services and Chief Building Official</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 Development Services	

January 14, 2019  
MT/mt

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2019

By-law No. C.P.-1284-  
A by-law to amend the Official Plan for  
the City of London, 1989 relating to 2156  
Highbury Avenue North.

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 January 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 29, 2019  
Second Reading – January 29, 2019  
Third Reading – January 29, 2019

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to amend a policy in Section 10.1.3 cxxv) of the Official Plan for the City of London to permit a place of worship.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 2156 Highbury Avenue North in the City of London.

C. BASIS OF THE AMENDMENT

This amendment will facilitate the adaptive reuse of an existing building to a place of worship and remove the existing residential permissions that currently apply to the site.

D. THE AMENDMENT

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

1. Section 10.1.3 cxxv) of the Official Plan for the City of London is amended by deleting the following:

2156 Highbury Avenue North

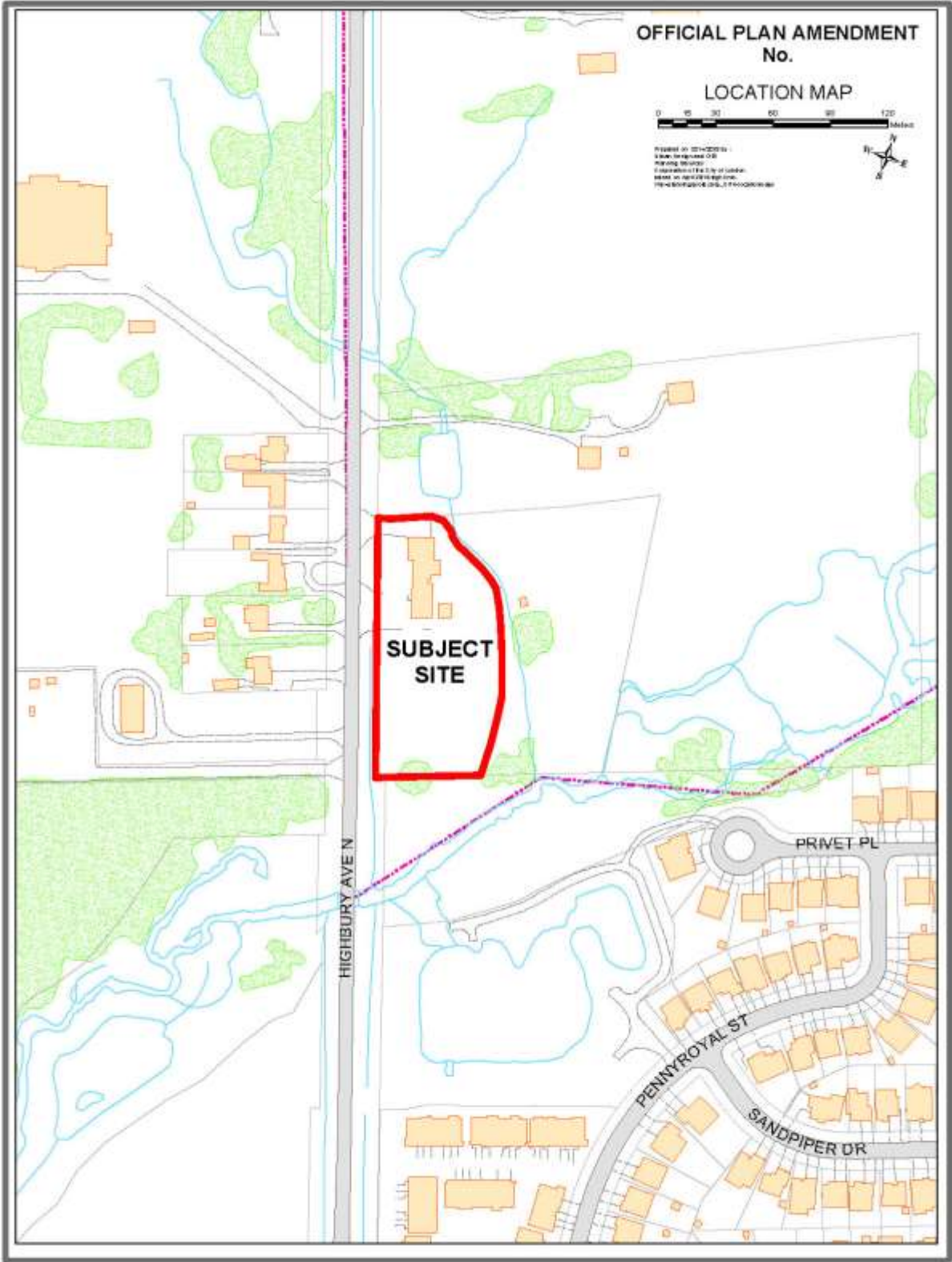
In the agricultural designation on the lands municipally known as 2156 Highbury Avenue North (Part Lot 8, Concession 5), a severance to create three residential lots for non-farm dwellings will be permitted.

2. Section 10.1.3 cxxv) of the Official Plan for the City of London is amended by adding the following:

2156 Highbury Avenue North

In the Agriculture and Open Space designations on the lands municipally known as 2156 Highbury Avenue North (Part Lot 8, Concession 5), in addition to the uses permitted in the Agricultural and Open Space designations, a place of worship will also be permitted within the existing building.





Appendix "B"

Bill No. (number to be inserted by Clerk's Office)  
2019

By-law No. Z.-1-19\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 2156  
Highbury Avenue North.

WHEREAS Chinmaya Mission (Canada) has applied to rezone an area of  
land located at 2156 Highbury Avenue North, 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. Z.-1 is amended by changing the zoning applicable to  
lands located at 2156 Highbury Avenue North, as shown on the attached map  
comprising part of Key Map No. A103, from a Residential R1 Special Provision (R1-  
11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone to a  
Holding Neighbourhood Facility Special Provision (h-18•NF(\_\_\_)) Zone, Open Space  
(OS4) Zone, Environmental Review (ER) Zone, and Agricultural Special Provision  
(AG1(\_\_\_)) Zone.
- 2) Section Number 33.4a) of the Neighbourhood Facility (NF) Zone is amended by  
adding the following Special Provision:
  - ) NF( ) 2156 Highbury Avenue North
    - a) Permitted Use
      - i) A place of worship shall only be permitted within the  
existing building
    - b) Regulations
      - i) Parking shall be permitted in the front yard
- 3) Section Number 45.4a) of the Agricultural (AG1) Zone is amended by adding the  
following Special Provisions:
  - ) AG1( ) 2156 Highbury Avenue North
    - a) Prohibited Use
      - i) Farm dwelling
    - b) Regulations
      - i) Lot Area (Minimum) 0.6 hectares (1.48 acres)
      - ii) Lot Frontage (Minimum) 0 metres (0 feet)

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.

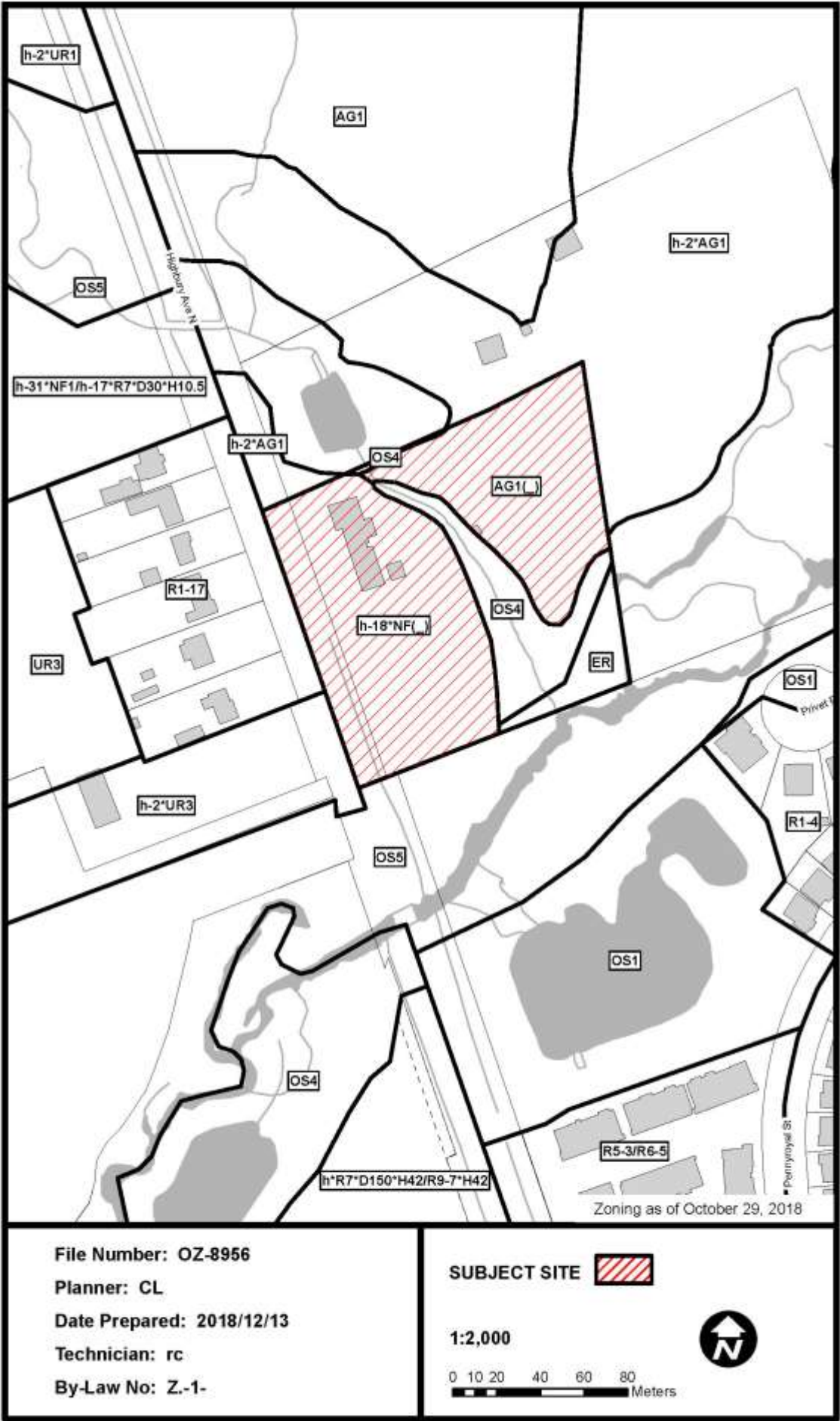
PASSED in Open Council on January 29, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 29, 2019  
Second Reading – January 29, 2019  
Third Reading – January 29, 2019

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



**Appendix "C"**

Bill No. (number to be inserted by Clerk's Office)  
2019

By-law No. C.P.-XXXX-\_\_\_\_

A by-law to amend The London Plan for  
the City of London, 2016 relating to 2156  
Highbury Avenue North.

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 London Plan for  
the City of London Planning Area – 2016, 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 January 29, 2019

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – January 29, 2019  
Second Reading – January 29, 2019  
Third Reading – January 29, 2019

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend Policy 1236\_ and add a new specific policy of The London Plan for the City of London to permit a place of worship.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 2156 Highbury Avenue North in the City of London.

**C. BASIS OF THE AMENDMENT**

This amendment will facilitate the adaptive reuse of an existing building to a place of worship and remove the existing residential permissions that currently apply to the site.

**D. THE AMENDMENT**

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

*The London Plan* is hereby amended as follows:

1. Policy 1236\_ Specific Policies for the Farmland Place Type of The London Plan for the City of London is amended by deleting the following:

1236\_ In the Farmland Place Type applied to the lands located at 2156 Highbury Avenue North (Part Lot 8, Concession 5), a severance to create three residential lots for non-farm dwellings will be permitted.

2. Policy 1236\_ Specific Policies for the Farmland Place Type of The London Plan for the City of London is amended by adding the following:

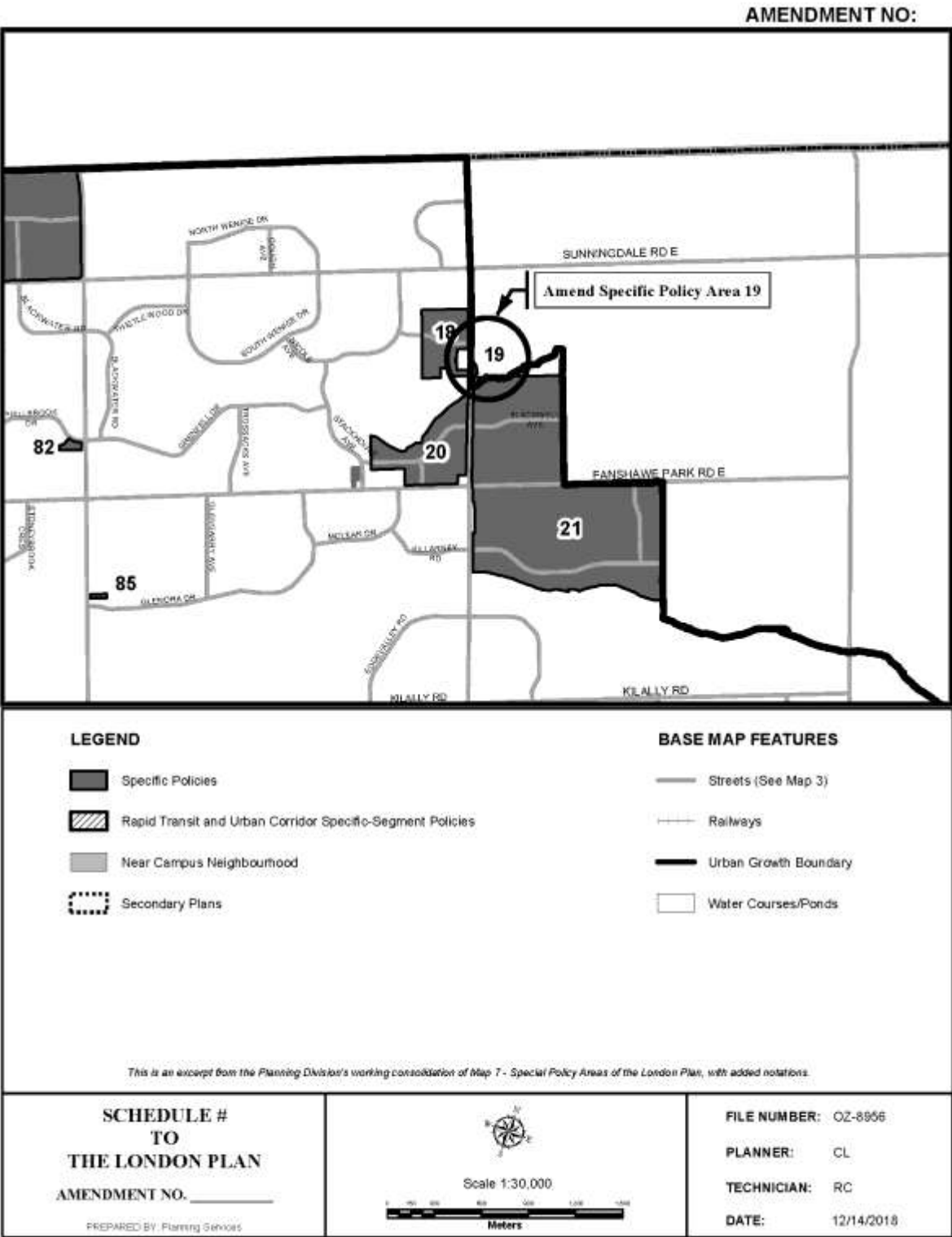
1236\_ In the Farmland Place Type applied to the lands located at 2156 Highbury Avenue North (Part Lot 8, Concession 5), in addition to the uses permitted in the Farmland Place Type, a place of worship will also be permitted in the existing building.

3. Specific Policies for the Green Space Place Type of The London Plan for the City of London is amended by adding the following:

( )\_ In the Green Space Place Type applied to the lands located at 2156 Highbury Avenue North (Part Lot 8, Concession 5), in addition to the uses permitted in the Green Space Place Type, a place of worship will also be permitted in the existing building.

4. Map 7 – Specific Policy Areas to The London Plan for the City of London Planning Area is amended by adding lands within the Green Space Place Type to Specific Policy Area 19 for the lands located at 2156 Highbury Avenue North in the City of London, as indicated on “Schedule 1” attached hereto.





Appendix B – Public Engagement

Community Engagement

**Public liaison:** On September 26, 2018, Notice of Application was sent to 25 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 27, 2018. A “Planning Application” sign was also posted on the site.

On November 28, 2018, Notice of Revised Application was sent to 25 property owners in the surrounding area. Notice of Revised Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 29, 2018.

One reply was received.

**Nature of Liaison:** The purpose and effect of this Official Plan and zoning change is to permit the existing building to be used as a place of worship. Possible amendments to policy 10.1.3 cxxv) in the 1989 Official Plan and specific policy 1236 in The London Plan to permit the proposed place of worship use. Possible change to Zoning By-law Z.-1 **FROM** a Residential R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone **TO** a Holding Neighbourhood Facility Special Provision (h-18•NF2(\_\_)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and Agricultural (AG1) Zone. The requested NF2 Zone would permit the place of worship use. Special provisions would permit parking in the front yard; a reduced rear yard setback of 10 metres, whereas 15 metres is required; and a reduced interior side yard setback of 11 metres, whereas 15 metres is required.

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

Concern for:

Traffic

Concerned that the proposed place of worship would result in an increase in traffic on Highbury Avenue North, particularly on Sundays.

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

Telephone	Written
None	Cindy and Darryl Stewart

**From:** Cindy Stewart  
**Sent:** Sunday, October 7, 2018 7:22 PM  
**To:** Lowery, Catherine <clowery@london.ca>  
**Cc:** Salih, Mo Mohamed <msalih@london.ca>  
**Subject:** File OZ-8956

Good Day  
I am writing in regards to location 2156 Highbury Ave N  
We have viewed the documents in regards to the proposed change  
And while we agree with most of the changes  
We do have a concern with traffic issues that we have already witnessed for that property  
I noticed that it states most traffic would be on Sunday and as Stoney Creek Church is across the street and we have difficult times to be able to enter/exit our own driveway (we live across the street) this will lend more traffic at an already congested time  
So our only concern would be the excess traffic on an already busy roadway  
Is there a plan to address this issue?  
If so could you please share that with us  
Thanks so much  
Cindy & Darryl Stewart

## Agency/Departmental Comments

### October 11, 2018: London Hydro

The site is presently serviced by London Hydro. Contact Engineering Dept. if a servicing upgrade is required to facilitate the new building. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements and availability.

### October 15, 2018: UTRCA

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies in the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The *Upper Thames River Source Protection Area Assessment Report* has also been reviewed in order to confirm whether the subject lands are located in a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act.

## CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, the subject lands **are** regulated by the UTRCA in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. The Regulation Limit is comprised of a flooding hazard, a Provincially Significant Wetland (known as the Fanshawe Wetlands) and the associated area of interference. The UTRCA has jurisdiction over lands within the regulated area and requires that landowners obtain written approval from the Authority prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

## UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL

The UTRCA's Environmental Planning Policy Manual is available online at:  
<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>  
The policy which is applicable to the subject lands includes:

### **2.2.4 Natural Hazard Features**

An allowance of 15 metres has been added to the Riverine Hazard Limit for the purpose of maintaining sufficient access for emergencies, maintenance and construction activities. The allowance provides for an extra factor of safety providing protection against unforeseen conditions that may affect the land located adjacent to a natural hazard area.

### **3.2.3 Riverine Flooding Hazard Policies**

These policies address matters such as the provision of detailed floodplain mapping, floodplain planning approach, and uses that may be allowed in the floodplain subject to satisfying UTRCA permit requirements.

### **3.2.6 & 3.3.2 Wetland Policies**

New development and site alteration is not permitted in wetlands. Furthermore, new development and site alteration may only be permitted in the area of interference and /or adjacent lands of a wetland if it can be demonstrated through the preparation of an Environmental Impact Study (EIS) that there will be no negative impact on the hydrological and ecological function of the feature.

For the purpose of this application, an EIS will not be required.

## DRINKING WATER SOURCE PROTECTION, *Clean Water Act*

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. Mapping which identifies these areas is available at: [http://maps.thamesriver.on.ca/GVH\\_252/?viewer=tsrassessmentreport](http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport)

Upon review of the current assessment report mapping, we wish to advise that the subject lands **are not** identified as being within a vulnerable area.

### RECOMMENDATION

As indicated, the subject lands are regulated and a Section 28 permit will be required. We recommend that the proposed parking area remain at current grade and that applicant contact a UTRCA Lands Use Regulations Officer regarding the Section 28 permit requirements for the proposed development. Furthermore, please ensure that any future development applications for these lands are circulated to our office.

Consistent with UTRCA Board of Directors approved policy, Authority Staff are authorized to collect fees for the review of Planning Act applications. Our fee for this review is \$375.00 and will be invoiced to the owner under separate cover.

### October 16, 2018: Engineering

- The subject lands are located within conservation regulated lands. Any proposed development will trigger the need for a section 28 permit from the UTRCA.

### *Wastewater*

- No comments for the re-zoning application.
- The following items are to be considered during the development application approval stage:
  - There is no municipal sanitary sewer on Highbury Avenue North fronting the subject lands.
  - The Owner shall have a Consulting Engineer confirm that the existing septic system for the site is adequate for the proposal. If any alterations are required, the Owner must ensure that any proposed alternative septic system will not adversely impact the area's ground water and any surrounding wells, or leach into the nearby watercourses or storm sewer systems. Septic systems should have regard for the water table, proximity to water wells, open watercourses and the effects any proposed septic systems will have on them. Given the nature of the intended use, the developer is to ensure that all criteria/requirements/ approvals have been met with respect to the governing external agencies and authorities.

### *Transportation*

- No comments for the re-zoning application.
- The following items are to be considered during the development application approval stage:
  - Road widening dedication of 18.0m from centre line required on Highbury Ave North
  - Ensure sufficient onsite parking for the intended use
  - The northerly access to the site is to be closed and restored to City standards
  - Parking can be expanded and formalized on the south side of the building

#### *Stormwater*

- No comments for the re-zoning application.
- The following items are to be considered during the development application approval stage;
- The design and construction of SWM servicing works for the subject land shall be in accordance with:
  - The SWM criteria and targets for the Stoney Creek Subwatershed.
  - The City Design Requirements for on-site SWM controls which may include but not be limited to quantity/quality and erosion controls, and
  - The City's Waste Discharge and Drainage By-Laws; the Ministry of the Environment Planning & Design Manual; as well as all applicable Acts, Policies, Guidelines, Standards and Requirements of all approval agencies (i.e. UTRCA, etc.)
- The site is outside the Urban Growth Boundary.
- There is no municipal storm sewer or storm sewer outlet available to service the site.

#### *Water*

- No comments for the re-zoning application.
- The following items are to be considered during the development application approval stage;
  - There is a 1200mm diameter watermain along Highbury Ave.

## **Appendix C – 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 (PPS) 2014**

2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

### 2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

- a) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with policies 2.4 and 2.5; or
- b) limited non-residential uses, provided that all of the following are demonstrated:
  1. the land does not comprise a specialty crop area;
  2. the proposed use complies with the minimum distance separation formulae;
  3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
  4. alternative locations have been evaluated, and
    - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
    - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

### **The London Plan**

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

## Farmland

1180\_ The Farmland Place Type will promote sustainable farm practices which encourage the conservation of surface and groundwater resources, aquatic habitat, woodlands, wetlands, wildlife habitat and other natural features, where such practices do not impose undue limitations on the farming community. This Place Type will also discourage the creation of non-farm residential lots in the agricultural area. Impacts from any new non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

### 1181\_ How Will We Realize Our Vision?

9. Discourage uses which are not supportive of agriculture from locating in the Farmland Place Type. Limited non-agricultural uses may be permitted only where it can be demonstrated that the proposed use is consistent with the Provincial Policy Statement.

11. Mitigate impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands by directing any proposed non-agricultural uses in the Farmland Place Type to lands that are classified as having a lower soil capability in the Canada Land Inventory and to areas where the potential for conflict between agriculture and the proposed non-agricultural uses will be minimized.

## Permitted Uses

1182\_ The following uses may be permitted within the Farmland Place Type in conformity with the policies of this Plan:

1. Agricultural uses, including the principal farm residence, secondary farm dwelling units that may be required for the farm operation, and associated on-farm buildings and structures that support the farm operation, such as barns, silos, drive sheds, and manure storage facilities.
2. Residential uses on existing lots of record.
3. Home occupation.
4. Secondary farm occupation and on farm diversified uses.
5. Agricultural-related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.
6. Ancillary retail for on-farm grown and/or produced goods.
7. Limited non-agricultural uses where it can be demonstrated that the proposed use is consistent with the Provincial Policy Statement.
8. Natural resource extraction.
9. Small Wind Energy Conversion System (SWECS) consisting of one wind turbine and blades, one supporting tower and associated control or Small Wind Energy Conversion System conversion electronics.
10. Green Energy Projects.
11. Existing uses.

## Green Space

756\_ The majority of place types in The London Plan apply to either Urban London, or Rural London, but do not apply to both. There are two Place Types, however, that apply city-wide:

1. Green Space Place Type – applies to the Natural Heritage System, the parks and open space system, hazard lands, and natural resources. The Environmental Policies of this Plan provide clear guidance on how the Natural Heritage System will be protected, conserved and enhanced within this Place Type, in accordance with provincial policy.



## 762\_ Permitted Uses

The following uses will be permitted within the Green Space Place Type:

1. Permitted uses on the lands identified on Map 5 and Map 6, are contained in the Environmental Policies part of this Plan.
2. Lands within the Green Space Place Type vary considerably, and the uses that are permitted within these areas will be dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected.
3. District, city-wide, and regional parks. Some neighbourhood parks, urban parks and civic spaces are not shown on Map 1, but are included as uses allowed within the Neighbourhoods Place Type.
4. Private green space uses such as cemeteries and private golf courses.
5. Agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community facilities.
6. The full range of uses described above will not necessarily be permitted on all sites within the Green Space Place Type, and shall be subject to all relevant policies of this Plan.

## Environmental Policies

### Permitted Uses and Activities

1388\_ In the Green Space Place Type, certain activities or uses will not be permitted, or may be permitted only after studies have been undertaken and approved by the City. This policy of the Plan identifies those uses.

1389\_ The following uses may be permitted in the Green Space Place Type:

1. Expansion to existing development and uses provided that it can be demonstrated to the satisfaction of City Council that there will be no negative impacts on natural heritage features and areas or their ecological functions.
2. Recreational uses associated with the passive enjoyment of natural features including pathways and trails provided that such uses are designed, constructed and managed to protect the natural heritage features and their ecological functions.
3. Creation or maintenance of infrastructure subject to the infrastructure policies below.
4. The harvesting of trees in accordance with good forestry management practices and applicable federal, provincial and municipal requirements.
5. Conservation, mitigation and rehabilitation works.

## 1989 Official Plan

### 9. Agriculture, Rural Settlement and Urban Reserve Land Use Designations

#### Introduction

The Agriculture land use designation is applied to lands outside of the urban community, rural settlement areas and areas designated for urban growth over the planning period, where agriculture and farm-related activities are the predominant land use. In addition to productive farm land the agricultural area includes lands of lesser or marginal value for crop production as well as woodlots and other natural features. The objectives and policies of this Chapter are intended to protect the agricultural land resource and maintain the viability of farming within these areas so that agriculture continues to make a significant contribution to London's economy. The policies recognize the need for a long term commitment to agriculture and are intended to prohibit the fragmentation of land holdings, minimize the loss of prime agricultural land to non-farm development, and prohibit the introduction of land uses that are incompatible with, or may potentially constrain farm operations.

#### 9.2.1. Primary Permitted Uses

Within areas designated "Agriculture" on Schedule "A", the primary permitted use of land shall be for the cultivation of land and the raising of livestock. A full range of farming types shall be permitted including, but not limited to, general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture and agricultural research.

A farm residence is permitted as is a home occupation and a secondary farm occupation in accordance with the provisions of policies 9.2.5. and 9.2.6. of this Plan.

#### 9.2.2. Secondary Permitted Uses

Secondary permitted uses in the Agriculture designation include secondary farm dwellings in accordance with the provisions of policy 9.2.7., agriculturally-related commercial and industrial uses, subject to the provisions of policy 9.2.8.; public open space and conservation uses subject to the provisions of policy 9.2.12.; public utilities and storm water management facilities subject to the provisions of Chapter 17. Oil and gas extraction may be permitted in accordance with the provisions of Chapter 15 of this Plan.

### 8A. Open Space Land Use Designation

#### Introduction

The Open Space designation is applied to lands which are to be maintained as park space or in a natural state. These lands include public and private open space, flood plain lands, lands susceptible to erosion and unstable slopes and natural heritage areas which have been recognized by Council as having city-wide, regional, or provincial significance. It is the intent of the Plan to conserve such areas and, where appropriate, to integrate these lands into the City's overall parks network. These lands also serve the added function of enhancing the City's image as the "Forest City", and in providing a break in the urban landscape.

#### 8A.2.2. Permitted Uses

Public open space uses including district, city-wide, and regional parks; and private open space uses such as cemeteries and private golf courses are permitted in the Open Space designation. Agriculture; woodlot management; horticulture; conservation; essential public utilities and municipal services; and recreational and community facilities; may also be permitted. Zoning on individual sites may not allow for the full range of permitted uses.

### 10. Policies for Specific Areas

#### 10.1. Purpose

10.1.1. Criteria Notwithstanding the other land use policies contained in Section II of this Plan, policies for Specific Areas may be applied where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land.

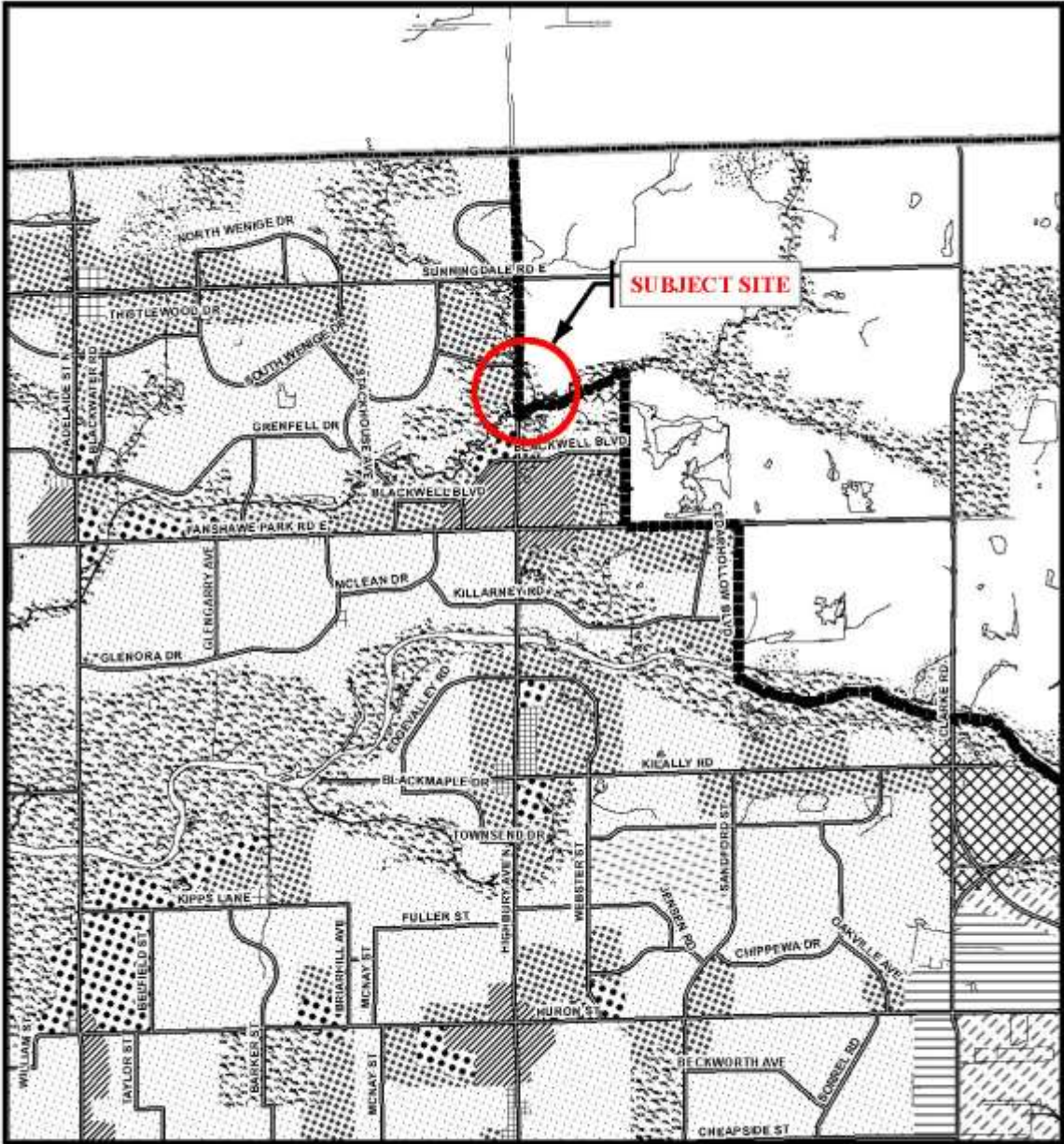
The adoption of policies for Specific Areas may be considered where one or more of the following conditions apply:

- i) The change in land use is site specific, is appropriate given the mix of uses in the area, and cannot be accommodated within other land use designations without having a negative impact on the surrounding area.
- ii) The change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.

- iii) The existing mix of uses in the area does not lend itself to a specific land use designation for directing future development and a site specific policy is required.
- iv) The policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.

Appendix D – 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

**CITY OF LONDON**  
**Planning Services /**  
**Development Services**  
**OFFICIAL PLAN SCHEDULE A**  
**- LANDUSE -**

PREPARED BY: Graphics and Information Services

Scale 1:30,000

Meters

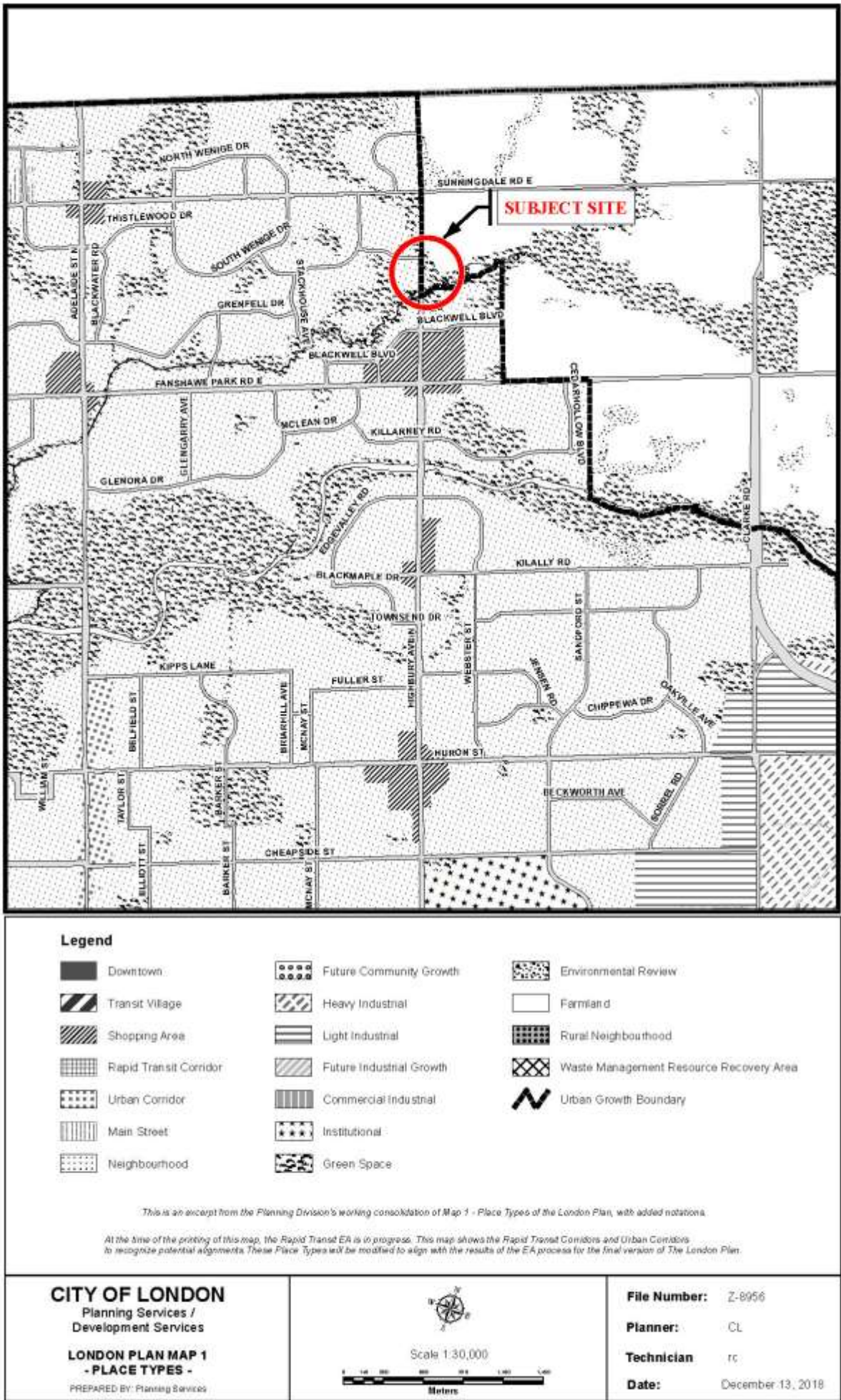
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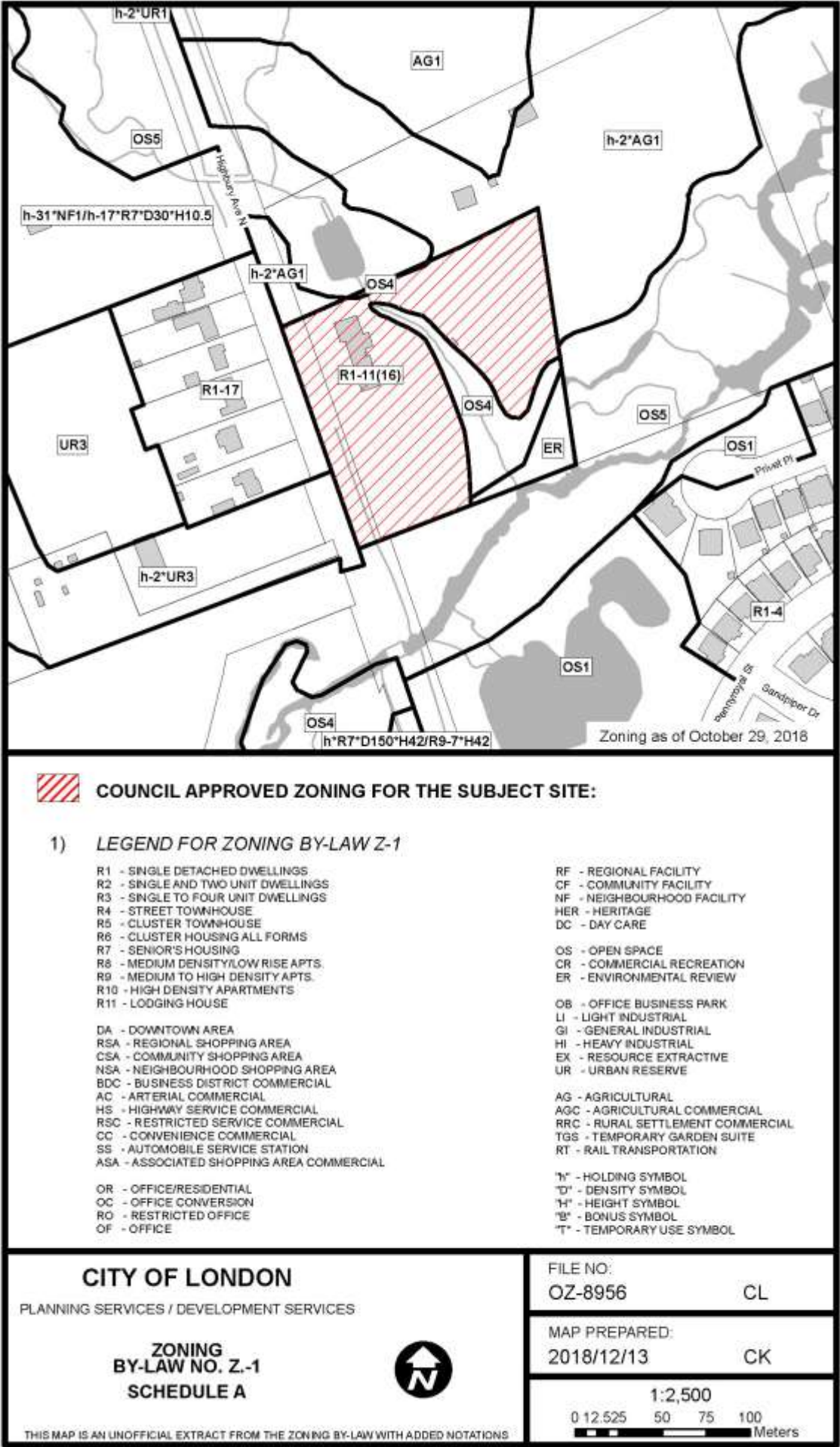
PLANNER: CL

TECHNICIAN: JC

DATE: 2018/12/13









### **Additional Reports**

OZ-6422: May 26, 2003 – Report to Planning Committee: request to redesignate and rezone the subject lands to permit office and residential uses

OZ-6827: February 28, 2005 – Report to Planning Committee: request to add a special policy and rezone the subject lands to permit single detached dwellings

Z-8688: November 28, 2016 – Report to Planning and Environment Committee: a technical amendment to reinstate land use permissions which were inadvertently deleted by the comprehensive Annexed Area Zoning By-law amendment

August 13, 2018 – Report to Planning and Environment Committee: Information report in response to a delegation requesting an amendment to The London Plan before the second anniversary of a portion of the Plan coming into effect