

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: George Kotsifas, P. Eng
Managing Director, Development & Compliance Services &
Chief Building Official
Subject: London Quality Meat
8076 Longwoods Road
Public Participation Meeting on: July 22, 2019

Recommendation

That, on the recommendation of the Director, Development Services, the following actions **BE TAKEN** with respect to the application of London Quality Meat relating to the property located at 8076 Longwoods Road:

- (a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of an abattoir; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The development for consideration is a proposed abattoir on the north side of Longwoods Road, west of Murray Road. The site is to be developed with vehicular access from Longwoods Road. The development proposal is subject to a public site plan meeting in accordance with the h-5 holding zone regulations set out in the Zoning By-law (Z.-1).

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for the Site Plan Approval.

Rationale of Recommended Action

1. The proposed Site Plan is consistent with the Provincial Policy Statement, which directs development to designated growth areas and that development be adjacent to existing development.
2. The proposed Site Plan conforms to the policies of the Farmland Place Type and all other applicable policies of The London Plan.
3. The proposed Site Plan is in conformity with the policies of the Agriculture designation of the Official Plan (1989) and will implement an appropriate form of development on the site.
4. The proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law.
5. The proposed Site Plan meets the requirements of the Site Plan Control By-law.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject lands are located on the north side of Longwoods Road, west of the intersection of Longwoods Road and Murray Road. Longwoods Road is classified as a Rural Thoroughfare in The London Plan and an Arterial Road in the 1989 Official Plan. The site is located over 1km outside the Urban Growth Boundary and the Lambeth Community. Currently the site contains an existing dwelling, garage and barn, which were constructed in the 1960's. The subject lands are not regulated by the UTRCA, and a Section 28 permit is not required for the development.

The lands uses surrounding the subject lands are comprised of agricultural and residential uses.

1.2 Current Planning Information (See Appendix 'D')

- 1989 Official Plan Designation – Agriculture
- The London Plan Place Type – Farmland Place Type
- Existing Zoning – Holding Agricultural Commercial Special Provision AGC2, (h-5*h-18*h-210*AGC2(1))

1.3 Site Characteristics

- Current Land Use – Single Detached Dwelling
- Frontage – 150m
- Depth – Varies
- Area – 2.02ha
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Agricultural
- South – Agricultural, Residential
- East – Agricultural
- West – Agricultural

1.5 Location Map



2.0 Description of Proposal

2.1 Development Proposal

An existing barn is located towards the east (rear) of the site. The barn is 370m², of which 200m² will be used as a livestock facility, and 110m² will be converted for the abattoir facility. The remaining space will be used for tool storage and workshop facilities. The intended livestock consists of goats, sheep, and lambs which are housed on site in the barn. A livestock area is also shown on the northeast portion of the site. The proposed abattoir is a small-scale operation, and it expected to function approximately twice per week.

Detailed plans of the development are contained in Appendix 'A' of this report.

3.0 Relevant Background

3.1 Planning History

On January 1, 1993 the Town of Westminster and parts of London, West Nissouri, North Dorchester and Delaware Townships were annexed to the City of London. Council adopted a comprehensive Official Plan amendment on July 2, 1996 (Official Plan Amendment No. 88) to incorporate the annexed areas into the City's Official Plan.

The subject site was re-zoned in 2000 through application Z-5984 from a Rural Holding (A2) Zone to a Rural Holding Exception (A2-14) to facilitate a surplus farm dwelling severance, and recognize the reduced property size of the dwelling unit. The subject site was severed in 2001 from the agricultural property to the north through consent application B.17/01.

The Annexed Area Zoning Project was initiated in April 2001 to replace the inherited zoning regulations from the Townships of London, West Nissouri, North Dorchester and Delaware, and the Town of Westminster with appropriate regulations to the City's Zoning By-law Z.-1. The subject site was rezoned from a Rural Holding Exception (A2-14) Zone to an Agriculture (AG1) Zone in 2005 through the Annexed Area By-law.

After the By-law was adopted by Council in June 2005 a number of omissions, such as existing uses, corrections and refinements were brought to Planning staff's attention by other City staff through day-to-day use of the By-law, the public and landowners. Each of the comments were reviewed, analyzed and a report was prepared which recommended zoning refinements. On February 12, 2008 the Ontario Municipal Board held a hearing on the outstanding appeals to Zoning By-law amendment No. Z.-1.

The subject site was rezoned from an Agriculture (AG1) to an Agriculture (AG4) Zone through Z-7394 to recognize the single detached dwelling that was severed from the main farm in 2000-2001 and farm lands that were consolidated with another property.

An application to amend the Z.-1 Zoning By-law was received by the City and deemed complete on January 11, 2017. The application was to allow the adaptive reuse of an existing structure (barn) to facilitate two individual and related uses including a livestock facility, and an abattoir (Z-8735).

A Public Participation Meeting was held before the Planning and Environment Committee on May 23, 2017, to consider the matter. The Committee recommended deferral to allow staff to consider a livestock facility use that is contingent upon an abattoir use.

At Municipal Council on May 30, 2017, the matter was referred back to staff to report back with a revised by-law to ensure that the livestock operation would be maintained appropriately. Council approved the recommended amendment on July 25, 2017.

Council's recommendation was appealed to the Ontario Municipal Board and the hearing

was scheduled for February 2018.

The appeal was dismissed by the Board as part of decision PL170972, which concluded that the council recommended Zoning By-law amendment represented good planning; is consistent with the Provincial Policy Statement's intention to preserve and protect agricultural lands for the long term; that the uses are appropriate within the Agricultural designation; and impacts will be mitigated through the extent feasible.

On March 25, 2019, the subject application of this report, being a Site Plan Control Application (file SPA19-022), was received by the City of London. Further submissions are required to address comments provided from the first submission review, and any comments directed to staff as part of the public meeting.

3.2 Community Engagement (see more detail in Appendix B)

Notice of Application

On April 25, 2019, Notice of Application was sent to all property owners within 120 metres of the subject lands. No responses were received at the time this report was prepared. Notice of Application was published in The Londoner on April 25, 2019.

Notice of Public Meeting

On July 4, 2019, Notice of Public Meeting was sent to all property owners within 120 metres of the subject lands. Two responses were received at the time this report was prepared. Notice of Public Meeting was published in The Londoner on July 4, 2019.

Public Comment

One inquiry was received, and one public comment was made as part of this application, which raised concerns with respect to the following:

- Adequacy of fencing;
- Location and delineation of livestock paddock;
- Future development to be built in accordance with approved plans;
- Odour impacts; and,
- Regulatory framework for the abattoir use.

3.3 Policy Context

Provincial Policy Statement, 2014 (PPS)

The PPS promotes agricultural uses, agriculture-related uses and other normal farm practices within the rural lands within Municipalities (1.1.5.8). The proposal is in part to allow for a livestock facility which is an agriculture use, as well as for an abattoir which is an agriculture-related use. The PPS recognizes that rural areas are important to the success of the Province and quality of life, and that healthy, integrated and viable rural areas should be supported by providing some opportunities for economic activities in prime agricultural areas (1.1.4.1 i). The adaptive reuse of the subject site protects the long-term viability of agricultural lands and provides for a local and agriculture-related commercial use.

The PPS directs prime agricultural areas to be protected for long-term agricultural uses, including all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected (2.3.3.2). The site is an existing smaller parcel of land within the agricultural area, but is sufficient to accommodate the requested livestock facility and abattoir. New land uses, including new or expanding livestock facilities shall comply with the Minimum Distance Separation Formulae (1.1.5.9 & 2.3.3.3). The proposed livestock facility has been reviewed for consistency with the Minimum Distance Separation which meets the required setbacks to nearby sensitive land uses.

Section 2.6 of the PPS requires conservation of cultural heritage and archaeological resources or areas of archaeological potential prior to site alteration or development is permitted. The site has been identified as an area having potential archaeological significance, and a holding provision is in place to address any potential.

Relevant Provincial Legislation

There are a number of applicable provincial and federal legislations which would apply to the operation of the proposed Livestock Facility and Abattoir, if approved. The permission to allow the requested land uses is the role of the Municipality, and the licensing and operations would then be subject to provincial and federal regulations. The three most relevant Acts for this proposal would be the Farming and Food Production Protection Act (FFPPA), 1998, the Nutrient Management Act (NMA) 2002, and the Food Safety and Quality Act, 2001.

Farming and Food Production Protection Act, 1998 (FFPPA)

The Farming and Food Production Protection Act, 1998 (FFPPA) protects and encourages the development and improvement of agricultural lands for the production of food, fibre, and other agricultural and horticultural products. According to the legislation, there was concern that it was becoming increasingly difficult for farmers to effectively produce these commodities because of discomfort and inconveniences caused by farming operations to residents of adjacent lands. The act was established to promote and protect agricultural uses and normal farm practices in agricultural areas in a way that balances the needs of the agricultural community with provincial health, safety and environmental concerns. There are 7 main areas of nuisance complaints including: 1) odour, 2) noise, 3) dust, 4) flies, 5) smoke, 6) light, and 7) vibration.

The Normal Farm Practices Protection Board (NFPPB) is the authority established to determine what is or is not considered a normal farm practice. The NFPPB is authorized to rule on cases involving 1) nuisance, 2) bylaw and 3) bylaw involving vehicular travel. For a nuisance complaint, there is a process to facilitate neighbour to neighbour resolution, mediation and conflict resolution and eventually a hearing by the board, if needed.

Nutrient Management Act, 2002

The Nutrient Management Act (NMA) governs the safe management of materials containing nutrients in ways that will enhance protection of the natural environment and provide a sustainable future for agricultural operations and rural development. The document most relevant to the subject site is a Nutrient Management Strategy (NMS) which addresses manure generation from livestock, manure type and quantity, adequate storage capacity and runoff management. The requirement for a Nutrient Management Strategy is triggered by a building permit, which includes a Record of Approval issued by OMAFRA.

Food Safety and Quality Act, 2001

The Food Safety and Quality Act, 2001, provides standards for the quality and safety of food, agricultural or aquatic commodities and agricultural inputs, the management of food safety risks, and the control and regulation of certain activities. The slaughter of livestock and processing of meat for food, as well as the off-farm disposal of livestock mortalities, including the collecting, transferring, salvaging, rendering, and composting of carcasses requires licencing under the Act.

The specific operation requirements for abattoirs and slaughterhouses are further described under Ontario Regulation 31/05 – “Meat”, which control such aspects as construction materials, temperature, ventilation, management of inedibles, water used at facility, operation of meat plant, inspections etc.

The London Plan

The proposed use of the site represents a component of the food system which is comprised of all the processes, networks, and infrastructure associated with the growth, harvest, processing, packaging, distribution, transport, marketing, sale, serving and consumption of food (648). Planning should encourage, foster and support local food production, and strengthen the local food system to grow and consume more local food (653.2 & 650).

Farmland Place Type

The site is within the Farmland Place Type in The London Plan, which is intended to be an area of intense agricultural production and economic activity, with a landscape characterized by general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry and agriculture research (1178). Agricultural uses, agriculturally-related commercial and industrial uses, and on farm diversified uses are permitted, as the Farmland's primary role is to serve and support agricultural uses and normal farm practices (1183).

Livestock farming and animal husbandry is promoted within the Farmland Place Type as the keeping of livestock is not permitted within the urban place types (662). Agricultural-related commercial and industrial uses that are directly related to farm operations in the area, support agriculture, and benefit from being in close proximity to farm operations are permitted (1182.5).

The creation of non-farm residential lots in the agricultural area is discouraged, and any impacts from any new non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible (1180 & 1181.10). Additionally, existing land holdings that are under-sized may be used for agricultural purposes, subject to MDS setbacks (1215.3).

The proposed use of the subject site contributes to the local food system, supports agricultural uses within the farmland place type, and is generally consistent with the London Plan.

Official Plan (1989)

Chapter 2 – Strategic Plan

Agriculture and farm-related businesses and industries form a major component of the local and regional economy. The highly productive land that supports this industry is a significant non-renewable resource for the City of London. It is important that the agricultural industry be allowed the flexibility to adjust to changing conditions, while protecting it from various threats that impede farm operations. These threats to agriculture in the City of London include the increased pressure for non-farm related uses in rural areas which may constrain agricultural practices, fragment land ownership, and contribute to land use compatibility problems (2.10). The proposed development will facilitate the long-term viability of the subject site, and contribute to maintaining the agricultural integrity of the general area.

Chapter 9 - Agriculture

The Agriculture designation applies to lands outside the urban community where agriculture and farm-related activities are the predominant land use. The intention of the Official Plan is to protect the agricultural land resource and maintain the viability of farming within these areas to ensure 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. The subject site is surrounded by agricultural uses, though

there are also nearby rural settlement uses that are considered to be of a more sensitive nature.

9.2.8: Agriculturally-Related Commercial and Industrial Uses

Agriculturally-related commercial uses are contemplated where they are small in scale, supportive of the farm operation, and require a location in close proximity to the farm operation. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible. New agriculturally-related commercial uses may be permitted by an amendment to the Zoning By-law, and subject to the policies in 9.2.8.

- i) Size: The amount of land devoted to the activity includes only the minimum necessary to support the activity and its servicing requirements*

The property is an existing under-sized farm parcel within the agricultural area which makes efficient use of the site and does not require the removal of arable land from production to facilitate the use. The property consists of 2.02 hectares which is an adequate size to support the livestock facility and abattoir operations, and meets all other zoning regulations.

- ii) Need: It can be demonstrated that the use is supportive of the farm operation and requires a location in close proximity to the farm operation to function successfully.*

The proposal to have the livestock housed, slaughtered and processed on-site illustrates a clear relationship between the need to locate the agricultural and agriculturally-related commercial uses together, and within the agricultural area. The slaughter and processing is a small scale operation with the abattoir expected to function 2 days a week, with a total of approximately 2,000 pounds of meat will be produced per week, requiring the livestock to be housed on-site the remainder of the time. The integration of these uses in one location also eliminates the need to transfer the livestock to and from the site for accommodation, slaughter and processing. The applicant has also identified that the livestock experience less stress and produce better quality meat when they have adequate time to rest, and be fed and watered, after arrival.

- iii) Location: The location of the facility should not impose any operating constraints or result in a reduction of the efficiency of existing farms in the vicinity. Agriculturally-related commercial and industrial uses should be directed to sites having soil capability, drainage, topographic, site size or configuration limitations for agriculture.*

The abattoir facility will be located within a portion of the existing barn on the property which will not have any impact on the neighbouring farms or farming operations in the area. The soil quality is Class 1 which is ideal for crop production, however given the existing lot size, substantial crop production is not feasible. The smaller lot size provides an appropriate location for an abattoir and livestock facility as it is within the agricultural designation and is already under-sized.

- iv) Servicing: The facility does not require municipal water or sewage disposal services and can meet all requirements for the provision of individual on-site services.*

The facility will be utilizing private services and will not require municipal services to operate. Water will be provided by a private well, which will need to demonstrate consistency with the Ontario Building Code through Building Permits, and a septic system is provided for the domestic sanitary flows generated by the dwelling. The wastewater generated by the proposed abattoir will be accommodated by a Class V holding tank with a capacity of 40,000L.

- v) *Transportation: Access shall be available from a public highway or public road. The access must not create a potential traffic hazard due to poor sight lines or proximity to an intersection, steep grade or curve. An agriculturally-related commercial or industrial use shall be located on a road capable of accommodating, on a year round basis, the volume and type of traffic, including truck traffic, that the proposed use is likely to generate.*

The site has direct access from Longwoods Road which is an arterial road in this location. There is a curve located south of the property, though there are no existing issues with sightlines, access or the current driveway location. The proposed operation will require the transportation of livestock and the meat products to and from the site, as well as traffic associated with the supporting operations for manure removal and waste water pumping. There will be no on-site sales as the finished products will be provided directly to local butcher shops as wholesale, which will not generate customer traffic. The applicant is providing 8 parking spaces, where only 6 are required, as well as a loading space adjacent to the abattoir. Longwoods Road is classified as an arterial road in this location, and able to support the planned function of the site.

- vi) *Environment: Adequate drainage and suitable outlets for storm water runoff can be provided.*

The subject site is already developed and the proposal is to adaptively re-use the existing barn for the new uses. There are no new buildings proposed and any future development would be required to manage any additional stormwater generated entirely on site.

Minimum Distance Separation (MDS)

Minimum Distance Separation (MDS) is a land use planning tool that determines setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses. The objective of MDS is to create buffers between sensitive land uses in order to minimize nuisance complaints related to odour. MDS is comprised of two separate, but related, formulae that act reciprocally to serve both new development and new or expanding livestock facilities. MDS is implemented locally through the municipal Official Plan and Comprehensive Zoning By-law using the MDS Document (Publication 853) as guidance. These guidelines state the application of MDS II setback is required at the time of a building permit for a new or expanding livestock facility. There is no requirement to carry out an MDS II calculation if there is no building permit being sought. Moreover the only trigger for an MDS II is a building permit for a livestock facility or anaerobic digester. Meat plants (including abattoirs and slaughterhouses) are explicitly exempt as per Implementation Guideline #3 in Publication 853. Where it has been determined that an MDS setback is required, it is the role of the municipality to confirm and assess the actual housing capacity before determining whether, or not, the setbacks can be met before issuing a building permit.

Z.-1 Zoning By-law

The Agricultural Commercial (AGC) Zone permits the livestock facility use and the proposed site is consistent with all setbacks and zoning regulations. The abattoir use and the existing dwelling are permitted through special provisions.

The h-18 holding provision applied to the site ensures any future development of the site addresses the archaeological potential. Should previously undocumented (i.e., unknown or deeply buried) archaeological resources be discovered, they may be new archaeological sites and therefore subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the Ontario Heritage Act.

A Stage 1 archaeological assessment was prepared for the property based on the

proposal, as the site is within an area identified with potential archaeological significance and, as confirmed by a clearance letter from the Ministry of Tourism, Culture and Sport dated March 10, 2017, the site area has no further cultural heritage value or interest.

The h-210 holding provision applied to the subject lands requires a Nutrient Management Strategy be approved to ensure the orderly development of lands for the livestock facility use. A Nutrient Management Strategy for the use was granted approval by the Ontario Ministry of Agriculture, Food and Rural Affairs under the *Nutrient Management Act, 2002* and subject to conditions.

The holding provisions applied to the zoning on the subject lands must be removed through a separate application prior to the issuance of permits.

4.0 Key Issues and Considerations

4.1 Use

Within the Agricultural designation, the primary permitted uses include the cultivation of land, the raising of livestock, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture, and agricultural research. Secondary permitted uses include secondary farm dwellings, agriculturally-related commercial uses, agriculturally-related industrial uses, public open space and conservation uses, public utilities, and storm water management facilities.

The proposed use has two components: 1) a livestock facility, which is a primary permitted use, and 2) an abattoir, which is considered to be a secondary or an agriculturally-related commercial use. There is a clear relationship between the raising, keeping and slaughtering of livestock on the same site to provide for an efficient and streamlined operation of meat production.

Agriculturally-related development in agricultural areas is directed to lands that have a marginal or lesser capability for agriculture uses. The creation of the subject site in 2007 was through a surplus farm dwelling severance, where farmland east of the site was amalgamated to produce a larger and more viable land holding, and the existing dwelling parcel at 8076 Longwoods Road was severed as a separate lot. The result is that the subject site is now an existing small agricultural lot, which is not ideal for large scale crop production, though does lend itself to an agriculturally-related commercial use and the keeping of livestock.

4.2 Intensity

The livestock facility is considered to be a more intensive agricultural use than crop production as there is a stationary and consistent source of manure which generates odour. As such, the livestock facility is subject to the Minimum Distance Separation (MDS II) calculation, which is a formula to address odour impacts from stationary sources of manure on non-agricultural and more sensitive uses (i.e. residential uses). The MDS II calculation is based on the capacity of the existing barn to accommodate livestock, the type of livestock and the type of manure produced, as well as the type and location of nearby sensitive uses. The result of the equation is that the nearest setback requirement from the barn to the nearest dwelling is 117m minimum. There is a total of approximately 133m separation distance between the existing barn and the nearest residential or Type A land use, which provides an adequate setback.

Furthermore, the maximum storage capacity of the barn (livestock facility) will be reduced slightly through the proposed conversion of 110m² of the building as floor space will be re-purposed for the abattoir use, which will also slightly reduce the number of livestock. Additionally, abattoirs are exempt from the MDS calculation as they are regulated by the Food Quality and Safety Act instead.

4.3 Form

The abattoir facility will be located within a portion of the existing barn on the property which will not have any impact on the neighbouring farms or farming operations in the area.

The property is an existing under-sized farm parcel (2.02ha) within the agricultural area which makes efficient use of the site and does not require the removal of arable land from production to facilitate the use and meets all other zoning regulations.

The site has direct access from Longwoods Road which is an arterial road in this location. The proposed operation will require the transportation of livestock and the meat products to and from the site, as well as traffic associated with the supporting operations for manure removal and waste water pumping. There will be no on-site sales as the finished products will be provided directly to local butcher shops as wholesale, which will not generate customer traffic. The abattoir requires 6 parking spaces which can be accommodated on the property.

4.4 Council Resolution

As part of the Zoning By-law amendment to permit the proposed development, Council resolved the following:

Responses to the resolution are provided in *italics*.

- (a) The Site Plan Approval Authority **BE REQUESTED** to consider the following through the site plan approval process:

- a. Relocate the livestock paddock to the north side of the livestock facility;

The paddock is shown as a note on the landscape plan at the northeast portion of the site, but is otherwise not delineated. The applicant has indicated that livestock may be confined within the barn but updated drawings to reflect this have not yet been received.

- b. Adequately fence the perimeter of the livestock paddock;

Not shown on the plan. Request for clarity made to the applicant.

- c. Provide tree planting at the southeast corner of the property; and

4 white spruce trees have been proposed in this location. The landscape plan also shows a significant amount of existing planting in this location.

- d. Provide tree planting or landscaping along the east property boundary.

23 white spruce trees have been proposed in this location

4.5 Outstanding Site Plan Comments

Second submission site plan control comments were provided to the applicant on June 25, 2019. The comments are as follows:

- Identify fire route sign locations (1 every 30m, both sides), and provide detail as per Section 6.7 of the Site Plan Control By-law.
- Loading space to be a minimum of 3.6m x 9m – dimension and identify on site plan.
- Locate the accessible parking sign outside of the required parking space.
- Identify principal building entrance and confirm barrier-free path of travel from parking area.
- There are discrepancies between the site plan and previously submitted engineering plans

- Revisions are required to the wastewater treatment system and holding report.

More information and details are available in Appendix ‘C’ of this report.

5.0 Conclusion

The proposed Site Plan is consistent with the Provincial Policy Statement, has regard to The London Plan, and is in conformity with the City of London Official Plan, 1989. The application has been reviewed in accordance with the Z.-1 Zoning By-law, and, as proposed, complies with the regulations of the By-law. The proposed Site Plan and elevations will result in development that will not conflict with the character of the area, and is in compliance with the Site Plan Control By-law.

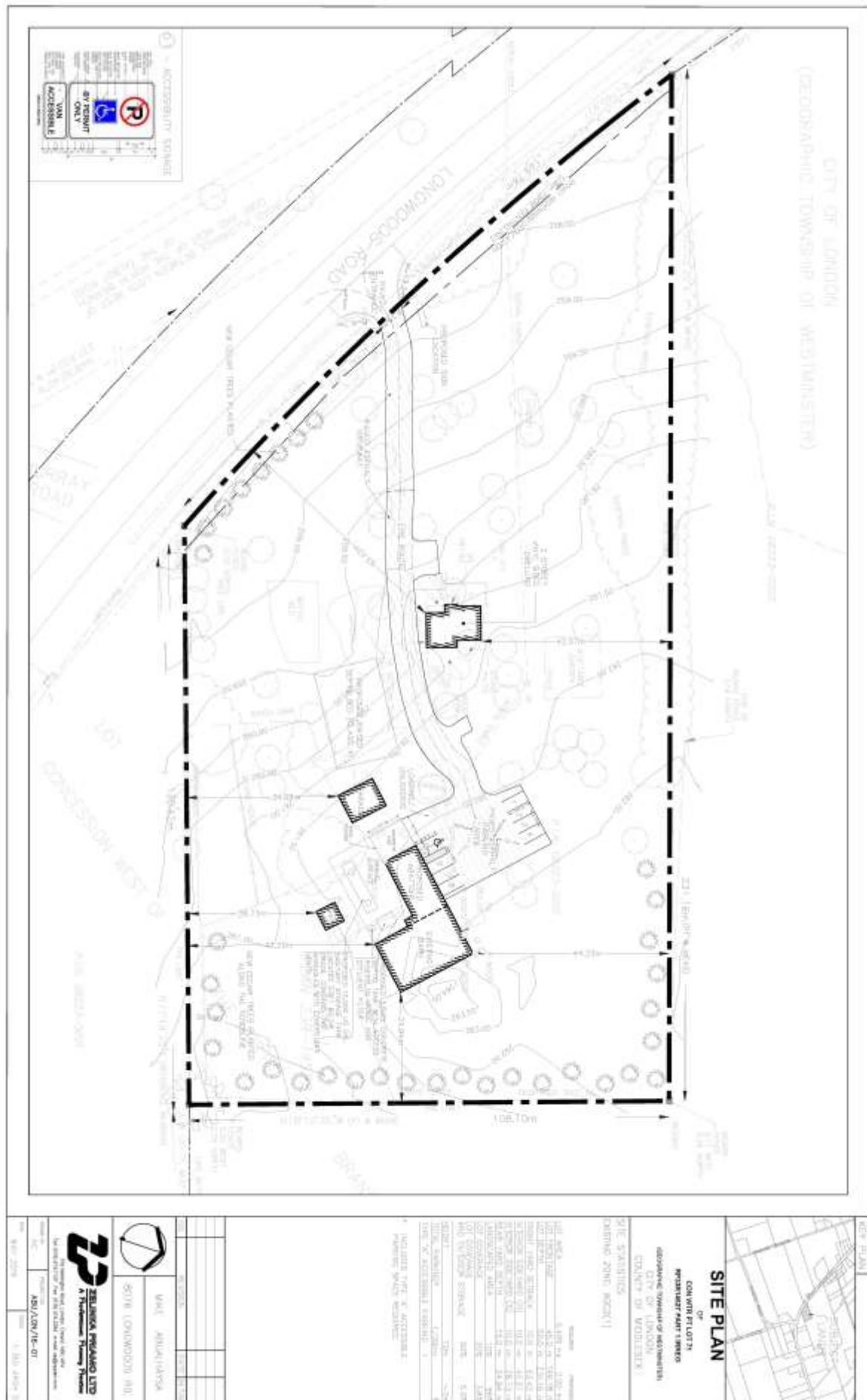
Prepared by:	Meg Sundercock, BURPL Site Development Planner, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.Eng. Managing Director, Development and Compliance Services & Chief Building Official
The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

July 15, 2019
MS/dm

CC: Heather McNeely, Manager, Development Services (Site Plan)
Michael Pease, Manager, Development Planning

Appendix A: Plans

2nd Submission Site Plan



Landscape Plan



Elevations



Appendix B: Public Engagement

Community Engagement

Public liaison: On April 25, 2019, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 25, 2019.

On July 4, 2019, Notice of Application was sent to property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 4, 2019.

One reply and one inquiry was received

Nature of Liaison: The purpose and effect of this proposal is to develop the subject lands, as shown on the attached plan. The Site Plan, as proposed, would result in a conversion of a portion of the existing barn to an abattoir.

Responses: One reply and one inquiry received

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

Telephone	Written
One inquiry	Rick Burt 7638 Longwoods Road

Sundercock, Meg

From: Rick Burt [REDACTED]
Sent: Thursday, July 11, 2019 11:17 AM
To: Sundercock, Meg
Cc: Hopkins, Anna; Hayward, Martin; City of London, Mayor; Chapman, Heather; Jeffery, Wade; Katolyk, Orest; Sean Beer
Subject: [EXTERNAL] Application for site plan approval of 8076 Longwoods rd. London

Hello members of the Planning committee.

I have several issues and concerns with the site plan as presented by the owners of 8076 Longwoods rd. First I am very concerned as to the actual whereabouts of the Animal holding area? It is not properly defined in the proposal. Previous requests were to have the animal holding to be on the North side of the property. As far away from my house as possible. There is no provision on the site plan for this to be undertaken. It appears that the parking area is slated for this area? It shows only a "proposed" livestock area. I request that this be clearly defined prior to approval.

Secondly the Fence that has been erected on the outer area of the property is a single board residential privacy fence with the boards nailed on the outside. Previous requirements were to have adequate fencing around the Animal holding area which would mean proper Goat and sheep wire fencing around the entire holding area. This is also not covered in the site plan as I received in the mail. A residential privacy fence is not at all adequate or sufficient to hold goats and sheep in this area. I would like to request proper fence installed around this animal holding area.

Thirdly I question who will oversee that all of these issues as well as ensuring all of the details of the site plan are undertaken. We as a neighborhood have struggled with all of the issues previously at this property and have been promised that things would change. We as tax paying residents of London have been let down on every occasion. I request that a surity or sufficient guarantee be levied on this application and held till all work as spelled out in the site plan are undertaken and done properly.

Thank you for your time
Rick Burt
7638 Longwoods rd.

Appendix C: Agency/Departmental Comments



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London Quality Meat
8076 Longwoods Road
London ON N6P 1L3

June 25, 2019

Re: Site Plan Control Approval for 8076 Longwoods Road. London ON – File Number SPA19-022

The City’s appointed officers have the following comments regarding your above Application for Site Plan Control Approval. The Applicant is to provide a response to all City comments and submit it with their next Site Plan Control Approval submission:

General Comments:
<div>1. The holding provisions on site (h-5, h-18, h-210) need to be removed via a separate application.</div> <div>2. A Public Site Plan Meeting is scheduled for the July 22nd Planning and Environment Committee meeting to satisfy the h-5 holding provision. Notice of Public Meeting will be forthcoming next week.</div> <div>3. Note that any change in the site proposal that extends the area of development activity beyond that cleared in the archaeological assessment report may require additional archaeological work.</div> <div></div>
Response:
<div></div>
Site Plan Comments:
<div>1. Identify fire route sign locations (1 every 30m, both sides), and provide detail as per Section 6.7 of the Site Plan Control By-law.</div> <div>2. Loading space to be a minimum of 3.6m x 9m – dimension and identify on site plan.</div> <div>3. Locate the accessible parking sign outside of the required parking space.</div> <div>4. Identify principal building entrance and confirm barrier-free path of travel from parking area.</div> <div>5. There are discrepancies between the site plan and previously submitted engineering plans (see engineering comments below)</div>
Response:
<div></div>
Landscape Comments:
<div>1. Landscape plans are acceptable.</div> <div>2. As noted in response letter, if no outdoor livestock area is proposed, please remove the note from the landscape plan.</div>
Response:
<div></div>
Building Design Comments:
<div>1. No comments.</div>
Response:
<div></div>
Engineering Comments:
<div>1. Traffic Management Plan has been accepted.</div>

<div>2. The Class 4 Raised Filter Bed Wastewater Treatment System & Class 5 Holding Tank plan (prepared by BOS Engineering and dated January 9, 2017) is not consistent with the submitted plan. Some concerns with these plans are as follows:<div><div>a. The drilled well appears to be located within the proposed parking area.</div><div>b. The existing garage to be removed appears to be retained on the site plan and is in a different location relative to the existing barn.</div><div>c. The storage capacity of the sanitary storage tank differs between drawings.</div><div>d. The proposed Class 4 filter bed differs in location between plans.</div><div>e. The existing dwelling and residential septic bed also differ in size and location between plans.</div><div>f. Pump station is not noted on site plan.</div></div></div> <div>3. Provide a revised submission (either engineering plans, site plans, or both) to ensure consistency between drawings.</div>
<div>Response:</div>

Please include with the next submission:

- 4 x Site Plans
- 6 x Engineering Plans
- 4 x Landscape Plans
- 4 x Elevations (if changes proposed)
- 1 x Update reports (if changes proposed)
- 1 x Digital copy of submission (pdf)
- 1 x Response to comments

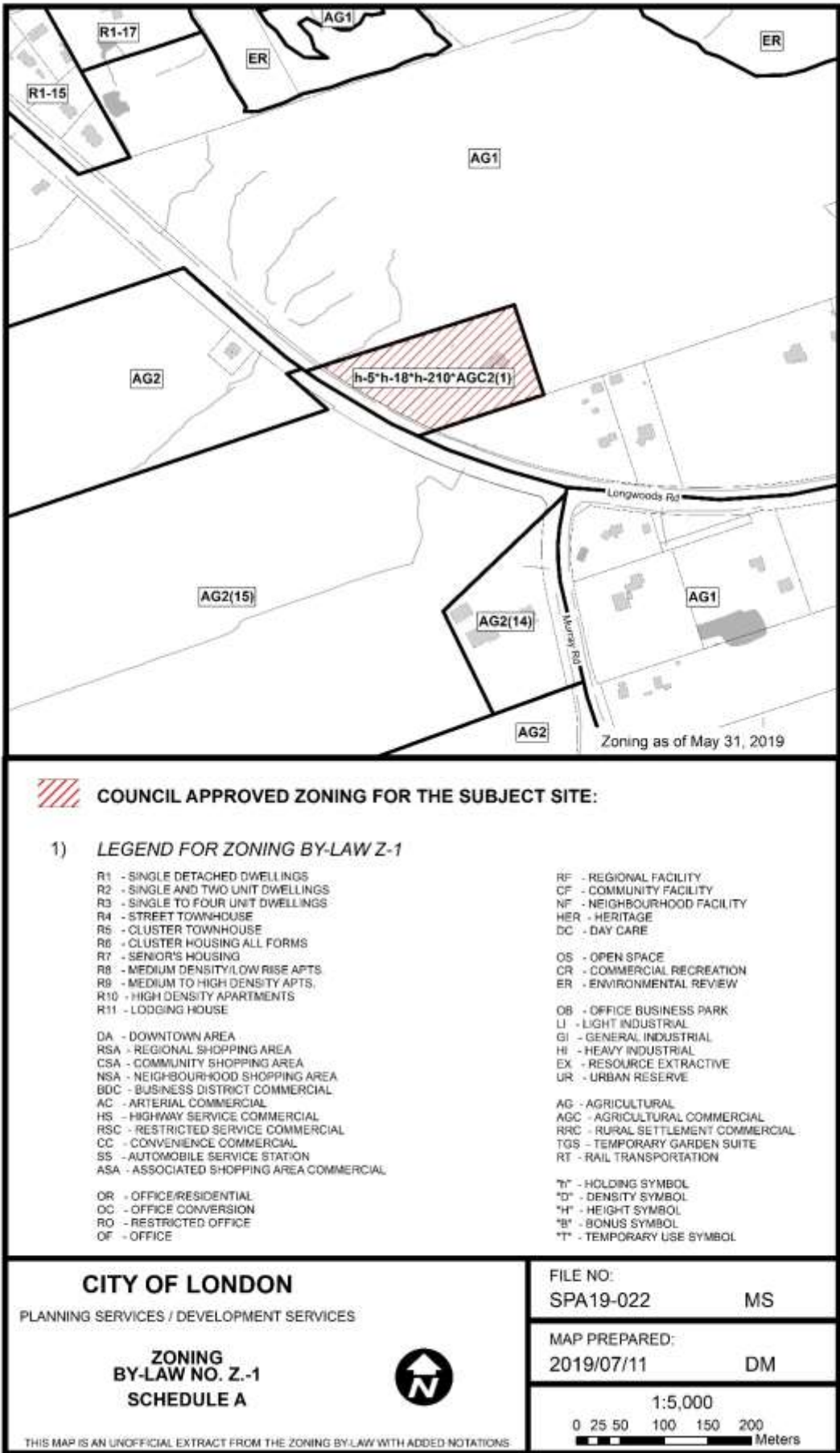
Should you have any questions regarding your request for site plan approval please contact myself at 519-661-2489 x 4471 or msundercock@london.ca.

Yours truly,

Meg Sundercock
Site Development Planner

Appendix D – Zoning, TLP and Official Plan Map excerpts

Zoning Excerptpt



Official Plan Excerpt

The London Plan

