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OZ-8126
Planner: C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON 3841 CHEESE FACTORY ROAD AND 1605 MAX BROSE DRIVE PUBLIC PARTICIPATION MEETING ON JANUARY 22, 2013

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the properties located at 3841 Cheese Factory Road and 1605 Max Brose Drive:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 29, 2013 to amend the Official Plan to:
 - i) Amend Schedule "A" Land Use to change the designation of 3841 Cheese Factory Road **FROM** Light Industrial **TO** Open Space to allow for passive recreational uses including woodlands;
 - ii) Amend Schedule B-1- Natural Heritage Features, **TO ADD** "Woodlands" to 3841 Cheese Factory: and

- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 29, 2013 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above and the Official Plan, to:
 - i) Change the zoning of 3841 Cheese Factory Road **FROM** a Light Industrial (LI1/LI2/LI6) Zone which permits manufacturing uses **TO** an Open Space (OS5) Zone to allow for passive recreational uses including woodlands.
 - ii) Change the zoning of 1605 Max Brose Drive **FROM** a Light Industrial (LI2/LI2/LI6) Zone which permits manufacturing uses **TO** a Light Industrial Special Provision (LI1(_)/LI2(_)/LI6(_)) Zone which permits manufacturing uses and requires a minimum landscaped setback from the easterly property line of 10m.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

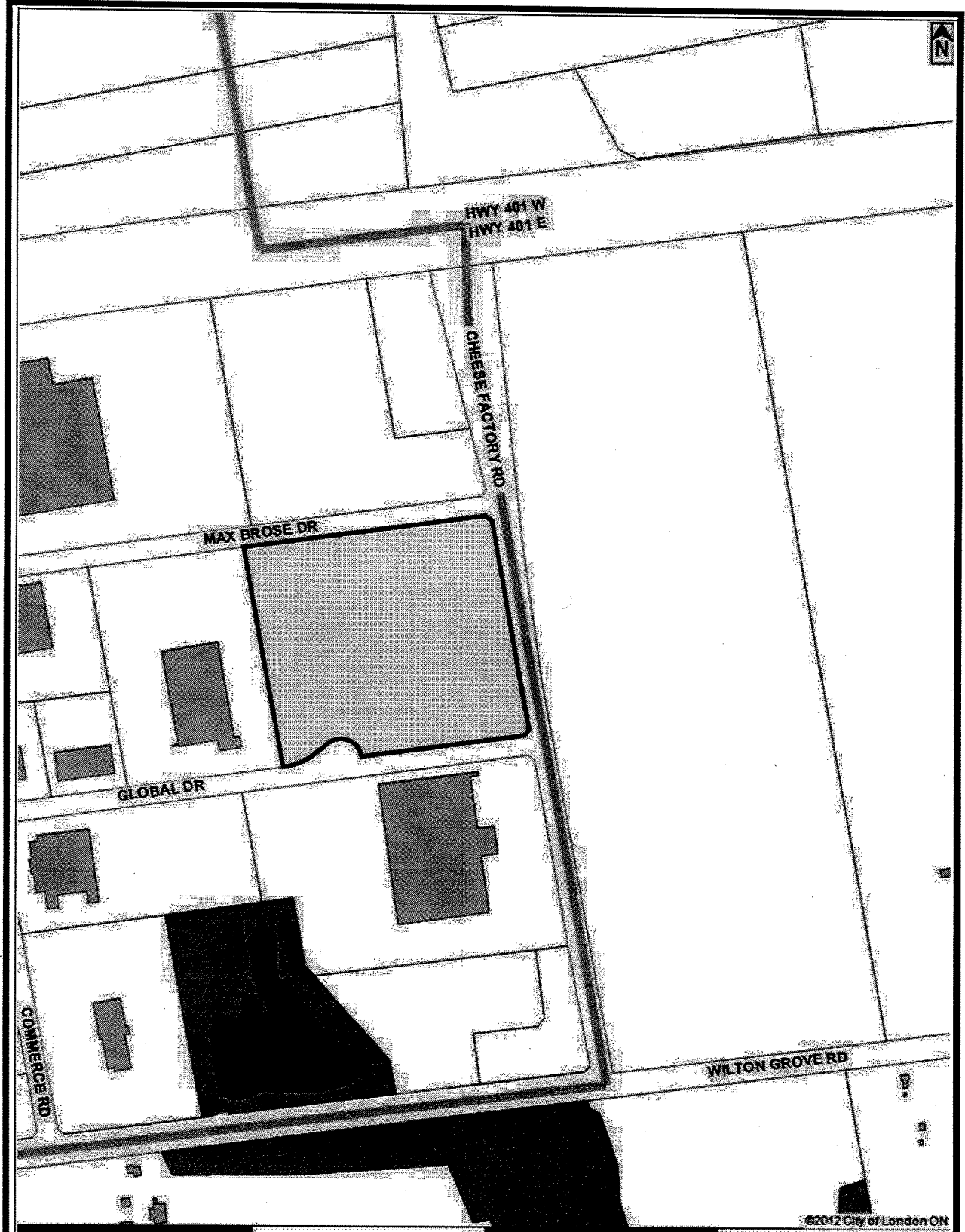
OZ-8034- 585-613-687 & 604-650 Sovereign Road.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this Official Plan and Zoning change is to implement Municipal Council's June 27, 2012 direction to designate 4.6ha of existing wooded lands currently designated and zoned Light Industrial in the City's Official Plan and Zoning By-law to Open Space to maintain the existing woodlands.

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OZ-8126
Planner: C. Smith








0 metres 250 500 750 1000 ©2012 City of London ON

LOCATION MAP

Subject Site: 3841 Cheese Factory Rd and 1605 Max Brose Dr
 Applicant: City of London
 File Number: Z-8126
 Planner: Craig Smith
 Created By: Craig Smith
 Date: 2012-11-19
 Scale: 1:5000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development



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RATIONALE

1. The recommended amendments are consistent with the policies of the *Provincial Policy Statement, 2005*
2. The recommended amendments are consistent with the Protection of Employment Lands and Natural Heritage policies of the Official Plan.
3. The recommended amendments implement Council’s direction to designate approximately 4.6ha of woodlands in the City owned industrial subdivision.
4. The recommended amendments implement Council’s direction to provide a total of approximately 9.8ha of woodlands (4.6 ha subject to this application and 5.2 ha on the east side of Sovereign Road) to compensate for of the loss of 1.7ha of woodland required to facilitate the expansion of an existing industrial use in the Sovereign Road industrial subdivision.
5. The recommended amendments are consistent with the general purposes of the existing Light Industrial Zones.
6. The recommended Zoning By-law amendment includes a special provision to ensure adequate buffering from industrial uses to the woodlands.

BACKGROUND

Date Application Accepted: November 16, 2013	Agent: City of London
<p>REQUESTED ACTION: The purpose and effect of this Official Plan and Zoning change is to implement Municipal Council’s June 27, 2012 direction to designate 4.6ha of existing wooded lands currently designated and zoned Light Industrial in the City’s Official Plan and Zoning By-law to Open Space to maintain the existing woodlands.</p> <p>3841 Cheese Factory Road- Possible amendment to Schedule ‘A’ of the Official Plan FROM Light Industrial TO Open Space and to Amend Schedule ‘B-1’ of the Official Plan TO ADD “Woodlands” to 3841 Cheese Factory Road.”.</p> <p>3841 Cheese Factory Road - Possible amendment to the Zoning By-law FROM a Light Industrial (LI1/LI2/LI6) Zone which permits manufacturing uses TO Open Space (OS5) Zone to allow for passive recreational uses.</p> <p>1605 Max Brose Drive- Possible amendment to the Zoning By-law FROM a Light Industrial (LI1/LI2/LI6) Zone which permits manufacturing uses TO a Light Industrial Special Provision (LI1()/LI2()/LI6()) Zone to permit manufacturing uses and to include a minimum landscaped setback from the easterly property line of 10m to provide adequate buffering from the Open Space use.</p>	

<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use – Woodland and vacant light industrial • Frontage - varied • Depth – varied • Area – 4.6 ha • Shape – square

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<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - Industrial • South - Industrial • East - Industrial/single detached residential • West - Industrial

<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Light Industrial
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • Light Industrial (LI1/LI2/LI6)

<p>PLANNING HISTORY</p>

On June 27, 2012 Municipal Council amended the Official Plan and Zoning By-law (OZ-8034) on the properties located at 585, 613, 687 and 604-650 Sovereign Road. The amendment allowed for the expansion of an existing industrial use (Centennial Windows) onto 585 Sovereign Road. To facilitate the expansion, the removal of approximately 1.7ha of woodland was required. To "compensate" for the loss of these woodlands, the lands on the east side of Sovereign Road (604-650) approximately 5.2 ha are to be re-vegetated. Further the land subject to this application at 3841 Cheese Factory Road, approximately 4.6 ha, is to be removed from the light industrial designation and designated Open Space. The resulting "compensation" area totals 9.8 ha (4.6ha of wooded lands and 5.2ha of lands to be re-vegetated) and is roughly 5.8 times the area of the core woodland area (1.7 ha) required for the expansion of the existing industrial use.

Council resolved on June 27, 2012 that: *the Civic Administration **BE DIRECTED** to initiate an Official Plan and Zoning By-law amendment for the lands at 3841 Cheese Factory Road **FROM** Light industrial uses **TO** Open Space uses resulting in the designation of approximately 4.6ha of existing wooded lands in a City of London owned industrial subdivision.*

<p>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</p>

Environment Engineering Services Department
No comments

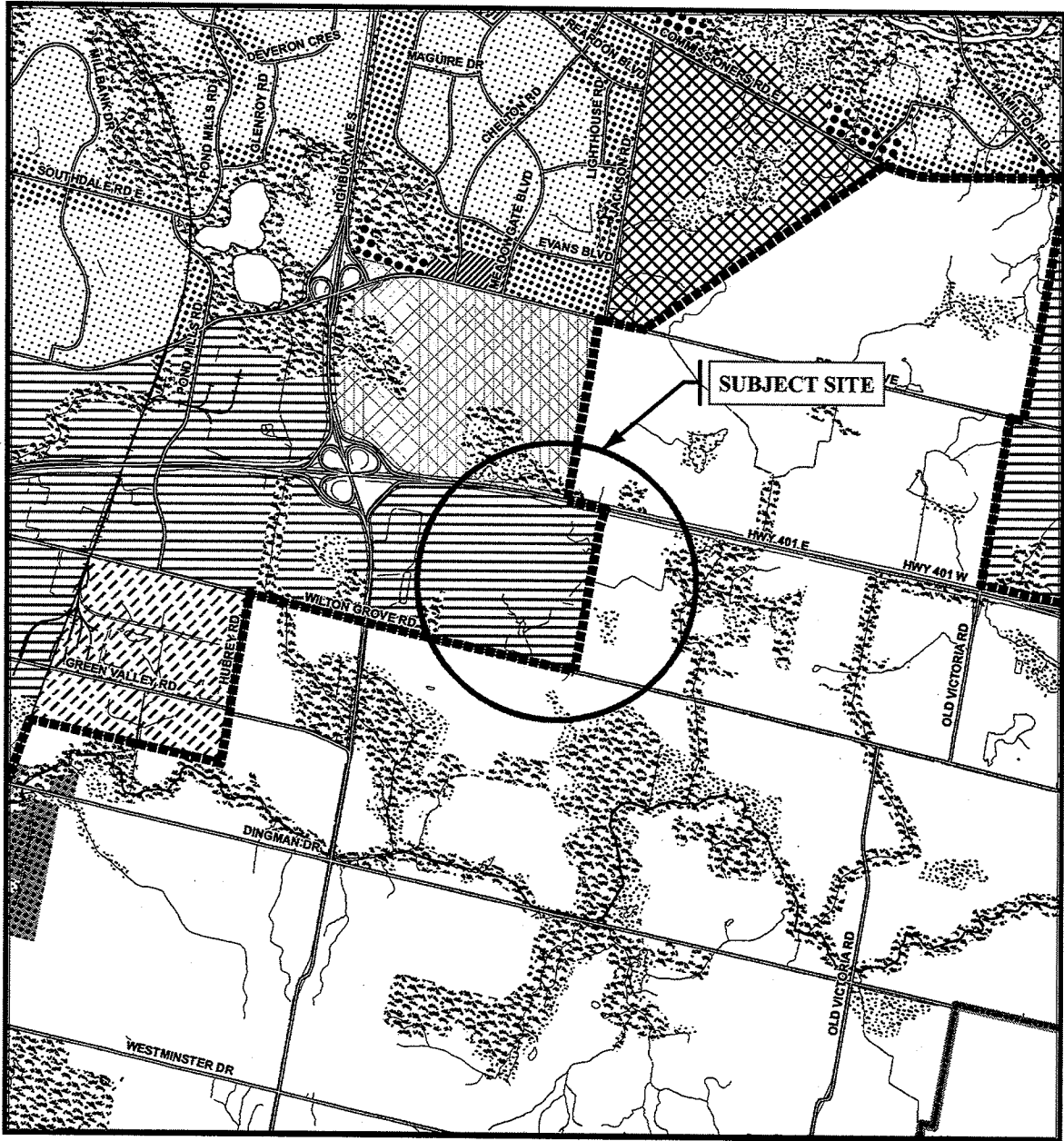
Parks Planning and Design- Urban Forestry

Environmental & Parks Planning supports the redesignation and rezoning of this parcel from industrial to open space. At the time of development of this industrial subdivision, this wooded patch (01050) did not meet the test of significance, being "3 High" scores. Since that time, the woodland evaluation guideline was amended and approved by Council. Under the new guideline, this wooded patch does meet the test of significance.

The redesignation and rezoning of this woodland is being carried out to satisfy the City's requirements for suitable mitigation for the removal of another significant woodland on Sovereign Road for the industrial use that it was zoned for. In determining suitable mitigation for that loss, a comparison of the features and functions of the two woodlands was made by the City's ecologist and patch 01050 was identified as "significant" and determined to be a good site for mitigation, if protected from development. Mitigation being the replacement of the features and functions lost from the Sovereign Road woodland. Woodland 01050 is almost double the size of the Sovereign Road woods. The City's ecologist identified that woodland 01050 provides a high degree of site protection and ecological integrity as it is located in a headwater area and has associated wetland and upland forest communities with viable amphibian breeding pools. The basal area of the woodland will improve over time to attain an added "high" score under item 4.1d) of the guideline.

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Legend

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

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8126
PLANNER: CS
TECHNICIAN: CK
DATE: 2012/12/03

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OZ-8126
Planner: C. Smith



Zoning as of November 28, 2012

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: LI1/LI2/LI6

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) **ANNEXED AREA APPEALED AREAS**

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



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

FILE NO:

OZ-8126 CS

MAP PREPARED:

2012/12/03 CK

1:6,750

0 30 60 120 180 240
Meters

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Further compensation for the Sovereign Woods loss was also provided in the form of the protection of a smaller local woodland and the planned restoration of vacant lands to woodland in the immediate area of Sovereign Road. The total mitigation and compensation for the loss of the Sovereign Road significant woodland was in the order of 5.8 Ha gained to 1.0 Ha lost. While the loss of any significant woodland is undesirable, the protection of woodland 01050 and the added compensation plan will be a long-term enhancement to the City's woodlands, tree cover objectives and all of the associated environmental benefits.

I understand that the western limit of the woods will be buffered from future industrial development by way of increased setbacks from the woods.

The City will add this woodland to our parks inventory and woodland management activities.

Upper Thames River Conservation Authority

The UTRCA has no objections to this application.

PUBLIC LIAISON:	On November 22, 2012, Notice of Application was sent to 6 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 4, 2012. A "Possible Land Use Change" sign was also posted on the site.	No response were received.
<p>Nature of Liaison: 3841 Cheese Factory Road and 1605 Max Brose Drive– The purpose and effect of this Official Plan and Zoning change is to implement Municipal Council's June 27, 2012 direction to designate 4.6ha of existing wooded lands currently designated and zoned Light Industrial to Open Space to maintain the existing woodlands.</p> <p>3841 Cheese Factory Road- Possible amendment to Schedule 'A' of the Official Plan FROM Light Industrial TO Open Space and to Amend Schedule 'B-1' of the Official Plan TO add "woodland".</p> <p>3841 Cheese Factory Road - Possible amendment to the Zoning By-law FROM a Light Industrial (LI1/LI2/LI6) Zone which permits manufacturing uses TO Open Space (OS5) Zone to allow for passive recreational uses.</p> <p>1605 Max Brose Drive- Possible amendment to the Zoning By-law FROM a Light Industrial (LI1/LI2/LI6) Zone which permits manufacturing uses TO a Light Industrial Special Provision (LI1(_)/LI2(_)/LI6(_)) Zone to permit manufacturing uses and to include a minimum landscaped setback from the easterly property line of 10m to provide adequate buffering from the Open Space use.</p>		
Responses: None		

ANALYSIS

Subject Lands

The subject lands are located on the southwest corner of Cheese Factory Road and Max Brose Drive. The lands are located within the City of London's Wilton Grove industrial subdivision. The subject lands are designated and zoned Light Industrial and permit a wide range of manufacturing, fabricating and warehouse uses which are typically contained within a building.

Nature of the Application

The proposed amendments to the Official Plan and Zoning By-law will implement Council's June 27, 2012 direction to designate 4.6ha of woodlands in the City owned industrial subdivision. The recommended amendments implement Council's direction to provide a total of 9.8ha of woodlands (4.6 ha subject to this application and 5.2 ha on the east side of Sovereign Road) to compensate for of the loss of 1.7ha of woodland required to facilitate the expansion of an existing industrial use in the Sovereign Road industrial subdivision

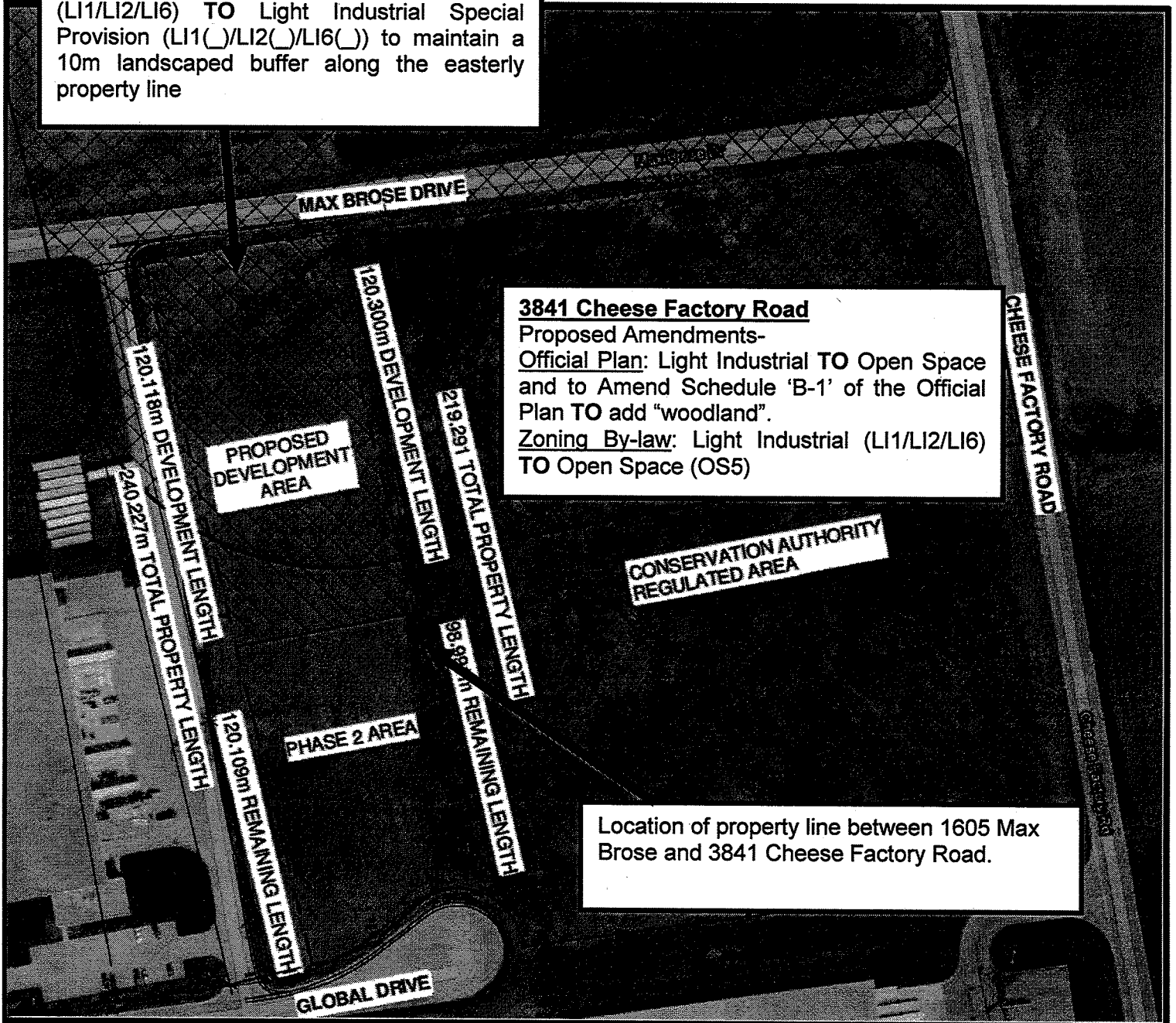
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Proposed Amendments

1605 Max Brose Drive

Proposed Amendments-

Zoning By-law: FROM Light Industrial (LI1/LI2/LI6) TO Light Industrial Special Provision (LI1(_)/LI2(_)/LI6(_)) to maintain a 10m landscaped buffer along the easterly property line



3841 Cheese Factory Road

Proposed Amendments-

Official Plan: Light Industrial TO Open Space and to Amend Schedule 'B-1' of the Official Plan TO add "woodland".

Zoning By-law: Light Industrial (LI1/LI2/LI6) TO Open Space (OS5)

Location of property line between 1605 Max Brose and 3841 Cheese Factory Road.

Provincial Policy Statement

Part III

A policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The Provincial Policy Statement is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. A decision-maker should read all of the relevant policies as if they are specifically cross-referenced with each other. While specific policies sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read the Provincial Policy Statement as a whole.

Part V

1.1.1 Healthy, liveable and safe communities are sustained by:

1. promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
2. accommodating an appropriate range and mix of residential, employment (including

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industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;

- 1.3 *Planning authorities shall promote economic development and competitiveness by:*
1. *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
 2. *planning for, protecting and preserving employment areas for current and future uses;*

The proposed amendment is consistent with the Provincial Policy Statement as it:

- provides balance and addresses the complex inter-relationship between the environmental, economic and social policies;
- provides for an appropriate mix of land uses;
- protects the existing employment lands at 585-613 Sovereign Road and facilitates the expansion of an existing industrial use (Centennial Windows);
- provides an opportunity to retain and enhance the natural heritage feature (woodland) in the Wilton Grove industrial subdivision; and
- maintains the long term viability of the existing woodland in the Wilton Grove industrial subdivision.

Official Plan

Official Plan amendments

The proposed amendment is to change Schedule "A" Land Use from Light Industrial to Open Space, and to add woodlands to Schedule B-1- Natural Heritage Features. The proposed amendment will allow for:

- the protection and enhancement the woodland;
- the long term viability of the woodland in the industrial subdivision;
- an opportunity for improvement to the quality of the natural heritage system in the industrial subdivision; and
- provide passive recreational uses for area residents and business employees.

2.2.1. Official Plan Vision Statement

The City of London Official Plan will provide guidance for the physical development of a healthy community that will contribute to the well-being of all Londoners and that is sustainable for the benefit of future generations. Through the implementation of the Plan, City Council will:

- *manage growth and change so that efforts to foster economic development; protect and enhance nature within the City; provide for the efficient movement of people and goods; and promote attractive, cohesive neighbourhoods, are in balance and supportive of each other;*

2.7.4. Protection of Employment Lands

Council will support the protection of existing employment lands in the City, including lands that are designated for manufacturing, warehousing, offices, and their associated retail and ancillary facilities.

2.9.1. Natural Heritage

The City will seek to improve the quality of the Natural Heritage System over the planning period by strengthening linkages and mitigating the negative impacts of activities that impact on the system.

2.9.3. Environmental Strategies

The City shall encourage innovative development patterns and techniques which support and strengthen the Natural Heritage System.

Municipal Council has adopted the City of London Official Plan land use designations implementing the above Vision Statement. The proposed Official Plan and Zoning By-law amendment is consistent with the Vision Statement as it:

- supports the existing manufacturing uses and provides for an opportunity to expand and utilize industrial lands (Centennial Windows);
- will provide for the protection and enhancement of nature within the City by providing an opportunity to retain and enhance the existing woodland in the Wilton Grove industrial subdivision;

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- maintains the long term viability of the woodland in the Wilton Grove industrial subdivision; and
- provides passive recreational uses to area residents and the employees of the abutting industrial uses.

7.1.1. Objectives for all Industrial Designations

Designate sufficient industrial land to accommodate the growth anticipated during the planning period, including an adequate supply of available serviced land and an allowance for sufficient choice in terms of location, size of properties, and servicing requirements.

- *Minimize any potentially adverse impacts from industrial development on surrounding land uses.*
- *Encourage industrial uses to locate in industrial parks.*
- *Encourage an efficient utilization of land within industrial areas*

The proposed Official Plan and Zoning By-law amendment are consistent in the following ways with the Official Plan policies regarding Objectives for all Industrial Designation;

- the lands designated to accommodate the expansion of the existing industrial use at 585-613 Sovereign Road are suitable to facilitate the expansion of the existing manufacturing use in the Sovereign Road industrial subdivision;
- the amendment protects an existing 4.6ha woodland in a City owned industrial subdivision providing further "compensation" for the loss of a 1.7ha woodland that was designated light industrial to facilitate an industrial expansion at 585-613 Sovereign Road; and
- is an efficient use of lands within these industrial subdivisions.

15.4.14. Other Woodland Patches larger than 0.5 Hectares

Where it is considered appropriate, the protection of trees or other vegetation will be required through measures such as, but not limited to, Tree Preservation Plans for subdivision or site plan applications, acquisition of land through parkland dedication and/or purchase by the City, conservation easements, landowner stewardship initiatives and zoning provisions.

The existing woodland patch is owned by the City of London and the proposed protection of the tress and vegetation through the proposed zoning provision is consistent with the Official Plan policy. The maintenance and enhancement of the existing woodland patch in the Wilton Grove industrial subdivision will provide passive recreational uses to area residents and the employees of the abutting industrial uses.

Zoning

Existing Zoning

Light Industrial (LI1/LI2/LI6) Zone which permits wide range of manufacturing, fabricating and warehouse type uses typically wholly contained within a building with minimal outdoor storage.

Proposed Zoning

3841 Cheese Factory Road- the proposed amendment would permit an Open Space (OS5) Zone. The Open Space (OS5) zone permits passive recreation uses without structures and will protect the existing woodland.

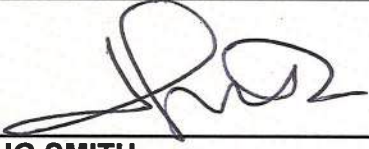


1605 Max Brose Drive- the proposed amendment would permit a Light Industrial Special Provision (LI1()LI2()/LI6()) Zone. The zone allows for the same permitted uses in the Light Industrial zone variations. The inclusion of the special provision requires that a minimum 10m landscaped buffer be provided from any future industrial use to the existing woodland.

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OZ-8126
Planner: C. Smith

CONCLUSION

The lands at 3841 Cheese Factory Road and 1605 Max Brose Drive are currently zoned Light Industrial (LI1/LI2/LI6) in the Official Plan and Zoning By-law. The amendment at 3841 Cheese Factory Road will add 4.2ha of Open Space lands within the City. The proposed amendment will provide for the implementation of Council's June 27, 2012 direction and results in the provision of 9.8ha of designated woodlands to compensate for of the loss of 1.7ha of woodland that was required to facilitate the expansion of an existing industrial use in the Sovereign Road industrial subdivision. The proposed amendment meets the intent of the industrial and environmental policies of the Official Plan.

PREPARED BY:	SUBMITTED BY:
	
CRAIG SMITH COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

Agenda Item # Page #

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OZ-8126
Planner: C. Smith

**Bibliography of Information and Materials
OZ-8126**

The following documents were used in the review of this development proposal:

- Provincial Policy Statement, 2005
- City of London Official Plan
- Zoning By-law Z.-1
- All internal and external correspondence sent to C. Smith as contained in the City of London file OZ-8126

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OZ-8126
Planner: C. Smith

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to. 3841 Cheese Factory Road.

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, 2013.

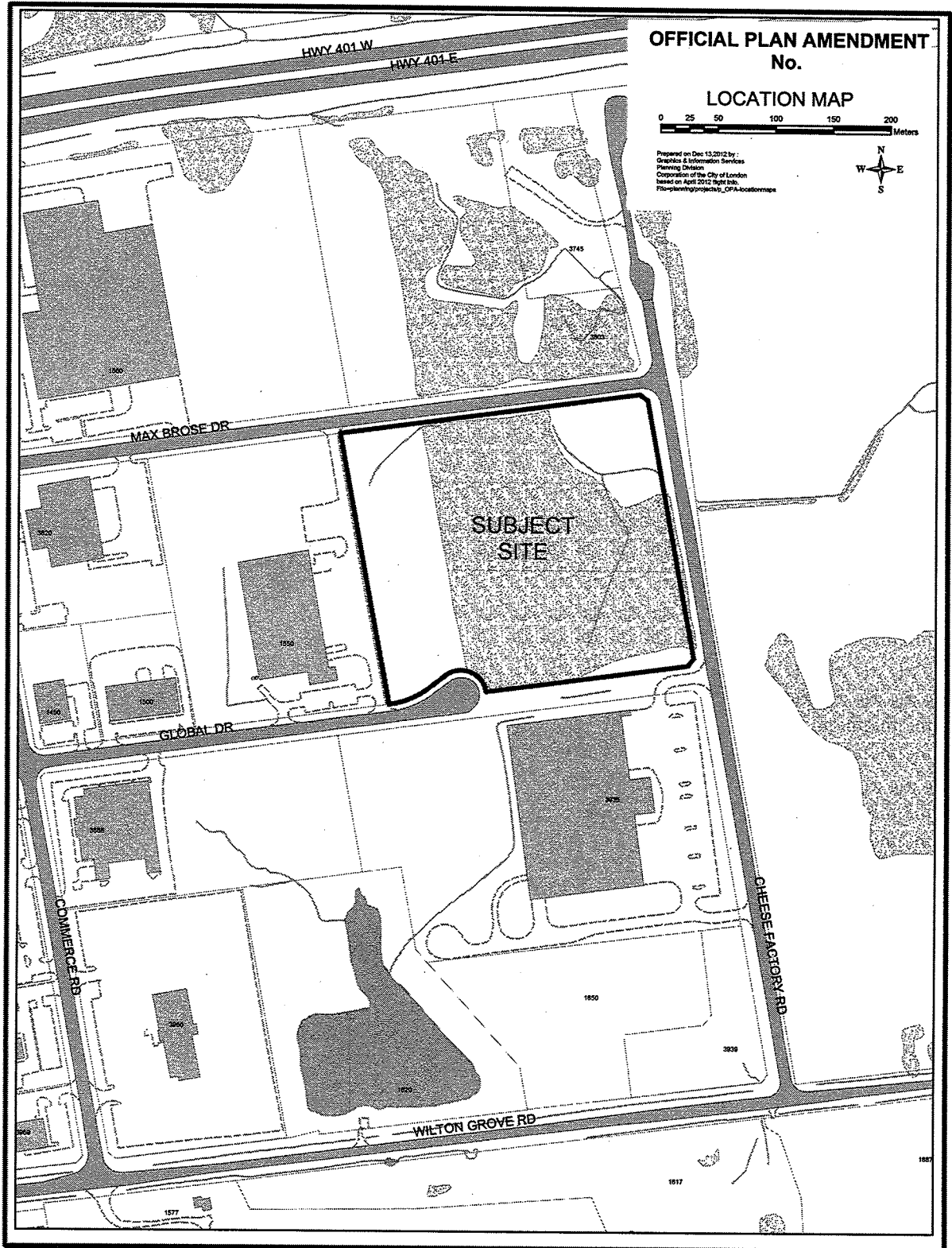
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 29, 2013
Second Reading – January 29, 2013
Third Reading – January 29, 2013

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OZ-8126
Planner: C. Smith



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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to:

1. Amend Schedule "A" Land Use to change the designation of 3841 Cheese Factory Road from Light Industrial to Open Space to allow for passive recreational uses including woodlands;
2. Amend Schedule B-1- Natural Heritage Features, to add "Woodlands" to 3841 Cheese Factory Road.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 3841 Cheese Factory Road

C. BASIS OF THE AMENDMENT

The amendments are consistent with the policies of the *Provincial Policy Statement, 2005* and are consistent with the Industrial and Environmental policies of the Official Plan.

The recommended amendments provide for the implementation of Council's June 27, 2012 direction and results in the provision of 9.8ha of designated woodlands to compensate for the loss of 1.7ha of woodland required to facilitate the expansion of an existing industrial use in the Sovereign Road industrial subdivision.

D. THE AMENDMENT

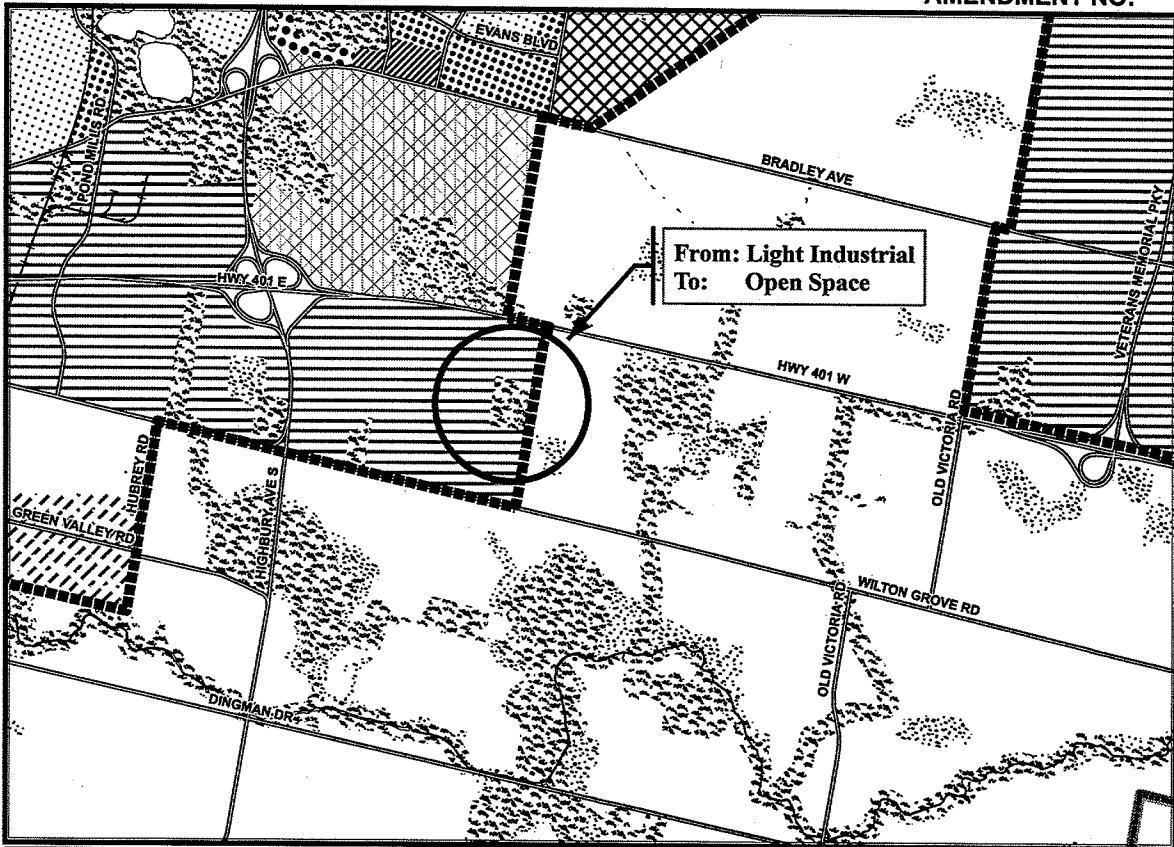
The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands at 3841 Cheese Factory Road in the City of London, as indicated on "Schedule 1" attached hereto from Light Industrial to Open Space to allow for passive recreational uses including woodlands.
2. Schedule "B-1", Natural Heritage Features, to the Official Plan for the City of London Planning Area is amended by adding "Woodlands" to 3841 Cheese Factory Road in the City of London, as indicated on "Schedule 2" attached hereto.

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OZ-8126
Planner: C. Smith

AMENDMENT NO:



Legend

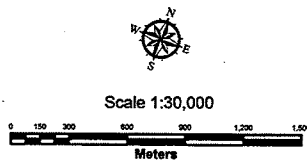
- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Downtown Enclosed Regional Commercial Node New Format Regional Commercial Node Community Commercial Node Neighbourhood Commercial Node Main Street Commercial Corridor Auto-Oriented Commercial Corridor Multi-Family, High Density Residential Multi-Family, Medium Density Residential Low Density Residential Office Area Office/Residential | <ul style="list-style-type: none"> Office Business Park General Industrial Light Industrial Regional Facility Community Facility Open Space Urban Reserve - Community Growth Urban Reserve - Industrial Growth Rural Settlement Environmental Review Agriculture Urban Growth Boundary |
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This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-8126

PLANNER: CS

TECHNICIAN: MB

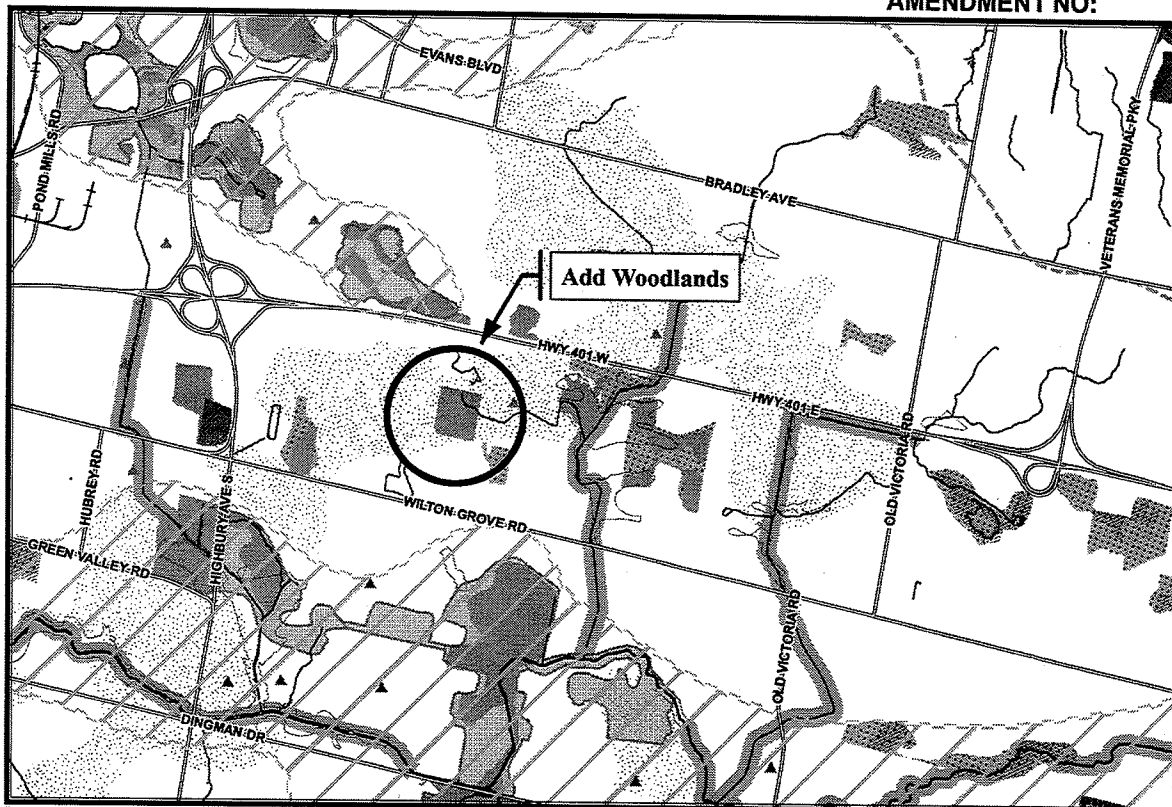
DATE: 2012/12/12

PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consolid00\amendments\oz-8126\projects\scheduleA_b&w.mxd

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OZ-8126
Planner: C. Smith

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
- NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
- NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8126

PLANNER: CS

TECHNICIAN: MB

DATE: 2012/12/12

Two empty rectangular boxes for agenda item and page numbers.

OZ-8126
Planner: C. Smith

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-13_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 3841 Cheese Factory Road and 1605 Max Brose Drive.

WHEREAS The City of London has applied to rezone an area of land located at 3841 Cheese Factory Road and 1605 Max Brose Drive, 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;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z-1 is amended by;

1. changing the zoning applicable to lands located at 3841 Industrial Road, as shown on the attached map comprising part of Key Map No. 151, from a Light Industrial (LI1) Zone to an Open Space (OS5) Zone;
2. changing the zoning applicable to lands located at 1605 Max Brose Drive, as shown on the attached map comprising part of Key Map No. 151, from from a Light Industrial (LI/LI2/LI6) Zone to a Light Industrial Special Provision (LI1()/LI2()/LI6()) Zone; and
3. Section Number 40.4 of the Light Industrial (LI1/LI2/LI6) Zone is amended by adding the following Special Provisions:

) LI 1()

a) Regulations

i)	Landscaped East Side Yard Depth (m) Minimum	10 metres (33 ft)
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) LI 2()

a) Regulations

i)	Landscaped East Side Yard Depth (m) Minimum	10 metres (33 ft)
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) LI 6()

a) Regulations

i)	Landscaped East Side Yard Depth (m) Minimum	10 metres (33 ft)
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Agenda Item # Page #

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OZ-8126
Planner: C. Smith

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, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - January 29, 2013
Second Reading - January 29, 2013
Third Reading - January 29, 2013

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



File Number: OZ-8126
 Planner: CS
 Date Prepared: 2012/12/13
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

