

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas P. Eng.,
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Paul and Marie Miszczak
2701 Hyde Park Road

Public Participation Meeting on: March 9, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Paul and Marie Miszczak relating to the property located at 2701 Hyde Park Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting March 24, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Agricultural (AG1) Zone **TO** an Agricultural Special Provision (AG1(*)) Zone and an Agricultural Special Provision (AG1(**)) Zone.

Executive Summary

Summary of Request

The requested action is to rezone the subject property to facilitate the severance of a surplus farm dwelling.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to facilitate the severance of a surplus farm dwelling, recognize a reduced lot area on the parcel to be retained and to recognize the lot dimensions and setbacks of the new lot proposed to be severed.

Rationale of Recommended Action

1. The proposed amendment is consistent with the PPS, 2014;
2. The proposed amendment conforms to the in-force policies of The London Plan, including but not limited to the Farmland Place Type; and
3. The proposed amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to Agriculture designation.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject property is located to the north of the intersection of Hyde Park Road and Sunningdale Road West, in the Fox Hollow neighbourhood. The subject property is located on the east side of Hyde Park Road, outside of the City's Urban Growth Boundary and is immediately adjacent to the City's northern boundary. The site is currently occupied by two single detached dwellings, one being utilized for the purpose of a farm dwelling with the other a surplus farm dwelling, and agricultural land. The subject property was recently part of an application for consent where provisional consent was granted on May 3, 2019 for the severance of approximately 1.1 hectares for the purpose of existing residential uses and to retain approximately 20.3 hectares for the purpose of existing agricultural uses, subject to the clearance of conditions.



Figure 1: Subject property.



Figure 2: Surplus farm dwelling.

1.2 Location Map



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

- Official Plan Designation – Agriculture
- The London Plan Place Type – Farmland Place Type
- Existing Zoning – Agricultural (AG1) Zone

1.4 Site Characteristics

- Current Land Use – Farm dwelling and surplus farm dwelling
- Frontage – 359.6 metres (1179.8 feet)
- Depth – 607.9 metres (1994.4 feet)
- Area – 21.4 hectares (52.9 acres)
- Shape – Irregular

1.5 Surrounding Land Uses

- North – Agricultural uses
- East – Agricultural uses
- South – Agricultural uses/residential
- West – Agricultural uses

2.0 Description of Proposal

2.1 Development Proposal

The applicant is requesting to rezone their property at 2701 Hyde Park Road to facilitate the severance of a surplus farm dwelling as the existing single detached dwelling, located on the severed parcel, is no longer accessory to a farm operation as depicted in Figure 3 below. The applicant is also requesting a reduction in lot area, lot frontage and interior side yard depth as well as a reduced lot area on the retained lands. No new development is proposed as part of the application.

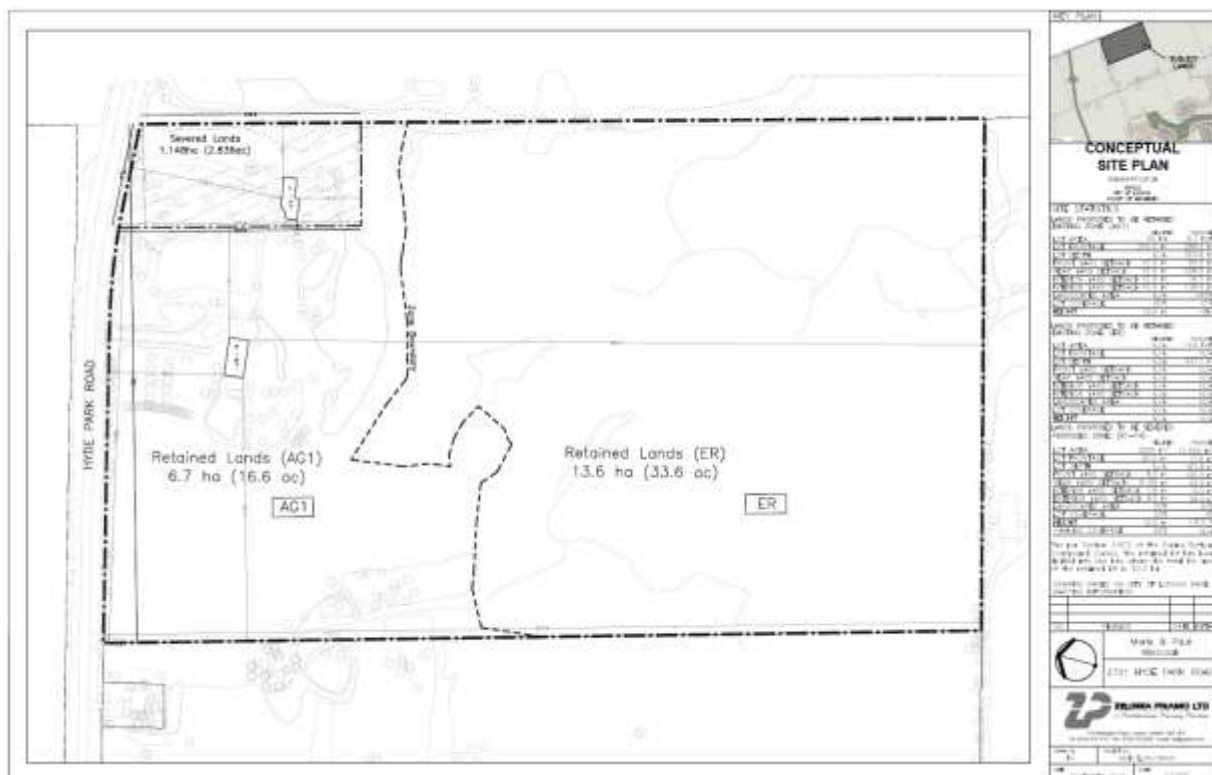


Figure 3: Conceptual Site Plan

3.0 Relevant Background

3.1 Planning History

As previously identified, on April 17, 2019, the City of London Consent Authority granted provisional consent of application B.041/18 with a revised notice of provisional consent issued on May 3, 2019, subject to conditions which must be satisfied before any certificates of consent are issued. The effect of this consent was to sever approximately 1.1 hectares for the purpose of existing residential uses, and to retain approximately 20.3ha for the purpose of agricultural uses. One of the conditions of the consent was

that the Owner shall ensure that the severed and retained lands comply with the regulations of the Z.-1 Zoning By-law, inclusive of obtaining the necessary *Planning Act* approvals to permit the proposed use on the severed and retained lands.

3.2 Requested Amendment

The applicant is requesting to rezone 2701 Hyde Park Road from an Agricultural (AG1) Zone to an Agricultural Special Provision (AG1(*)) Zone and an Agricultural Special Provision (AG1(**)) Zone to facilitate the severance of a surplus farm dwelling and the continuation of an existing single detached dwelling. Special provisions are requested to permit a reduced lot area on both the severed and retained parcel, and a reduced lot frontage and interior side yard depth on the severed parcel.

3.3 Community Engagement (see more detail in Appendix B)

Staff received one phone call and one email from neighbouring property owners seeking further clarification. The respondents did not express any concerns or objections for the application as proposed.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest relating 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 which shall be protected for long-term agricultural use (2.3.1.). Permitted uses within the prime agricultural areas, as identified in the PPS, include agricultural uses, agriculture-related uses and on-farm diversified uses (2.3.3.1), it being noted that the agricultural uses on the retained lands will be maintained as part of the application to rezone the subject lands. The PPS further identifies prime agricultural areas as areas where prime agricultural lands predominate with the Canada Land Inventory Class 1, 2, and 3 lands given some of the highest priority areas for protection (2.3.1.). The subject property is located within an area of a mix of Class 1 and Class 2 soils in accordance with the Canada Land Inventory map.

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 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 Place Type and Environmental Review Place Type of *The London Plan* on a Rural Thoroughfare, in accordance with *Map 1 and *Map 3. The subject lands are further located within Specific Policy Area 1, as identified on *Map 7 – Specific Policy Areas. The Specific Policy identifies that in the Farmland Place Type at 2701 Hyde Park Road, one consent to sever the existing non-farm residential use may be permitted (1237_). The Farmland Place Type consists of prime agricultural land, including Canada Land Inventory Classes 1, 2, and 3 soils, and associated Class 4 through 7 soils that will be protected and maintained for the long term as the base to support a healthy, productive, and innovative agricultural industry (1179_). The Environmental Review Place Type on the subject site is not proposed to change and will be maintained in the current form and location.

(1989) Official Plan

The subject site is located in the Agriculture and Environmental Review designation, in accordance with Schedule A. The predominant land use activities within the Agriculture designation include agriculture and farm-related uses. Identical to the Special Policy Area identified in *The London Plan*, Chapter 10 – Policies for Specific Areas in the

(1989) Official Plan identifies that in the Agriculture designation at 2701 Hyde Park Road located on the east side of Hyde Park Road, abutting the City boundary, one consent to sever the existing non-farm residential use from the larger agricultural parcel may be permitted (10.1.3.lxi)). The Environmental Review designation on the subject site is not proposed to change and will be maintained in the current form and location.

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1: Severance of Surplus Farm Dwelling

Provincial Policy Statement, 2014 (PPS)

Prime agricultural areas are specifically defined in the PPS to include specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands (2.3.3.1.). The Canada Land Inventory identifies the subject lands as Class 2 agricultural soils. As such, the subject lands are identified as prime agricultural lands in a prime agricultural area and are required to be protected for long-term agricultural purposes. Lot creation in prime agricultural areas is discouraged though may be permitted for a residence surplus to a farming operation as a result of farm consolidation (2.3.4.1.c)). The new lot created is limited to the minimum size required to support private services, and no new residential dwellings are permitted on the remnant farmland created by the severance. The proposal is to facilitate the severance of a surplus farm dwelling with the minimum sufficient area to accommodate private services and shall prohibit future dwellings on the retained lands by way of the existing zoning.

The PPS identifies that new land uses, inclusive of lot creations, shall comply with the minimum distance separation formulae (2.3.3.3.). 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. As the surplus farm dwelling is existing and the intent of the application is to facilitate the severance of a surplus farm lot, there are no issues with respect to the proposed non-agricultural use and the Minimum Distance Separation Formula.

Based on the above analysis, the requested amendment to facilitate the severance of a surplus farm dwelling is generally consistent with the lot creation policies of the PPS for prime agricultural areas as it would provide for the continuation of an existing residential use, now made surplus to a farming operation.

The London Plan & 1989 Official Plan

The subject property is located within the Farmland Place Type, in accordance with *Map 1 of The London Plan and the Agriculture designation, in accordance with Schedule A of the (1989) Official Plan. The (1989) Official Plan and The London Plan regulate a minimum farm parcel size of 40 hectares, as established by the Zoning By-law (1215_2 and 9.2.9.). It is recognized through the (1989) Official Plan that there are some existing land holdings in the Agricultural designation do not meet the minimum farm parcel (9.2.9.). The subject parcel, prior to an Application for Consent, has a lot area of approximately 21.45 hectares, as existing.

The (1989) Official Plan provides specific policies relating to the subject property permitting, one consent to sever the existing non-farm residential use from the larger agricultural parcel (10.1.3.lxi)). The Farmland Place Type of The London Plan also provides identical policies relating to the subject property permitting one consent to sever the existing non-farm residential use (1237_). The purpose of this application is to rezone the portion of lands which contain the existing non-farm residential dwelling, consistent with the specific policies of both the (1989) Official Plan and The London Plan, to facilitate a corresponding request for severance.

Furthermore, both the (1989) Official Plan and The London Plan contemplate the severance of land, under certain circumstances. The Farmland Place Type and the

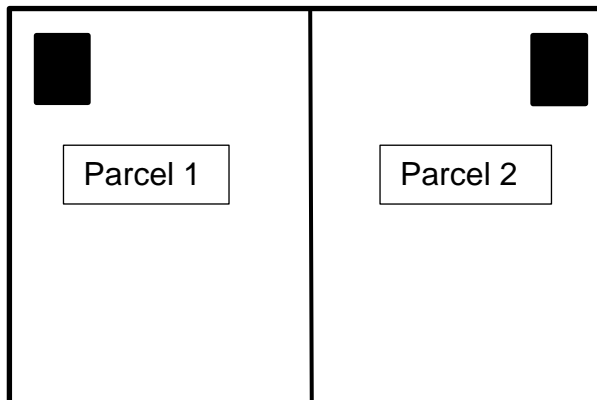
Agriculture designation, contemplate a consent to sever land for surplus farm dwellings, among other circumstances, when in conformity with the Rural Place Type policies of The London Plan and policy 9.2.14.6. of the (1989) Official Plan (1227_3 and 9.2.14.2.iv)).

Based on the special policies identified above and general consent policies, consents to sever agricultural land to create a lot for an existing dwelling is permitted in conformity with the Farmland Place Type subject to review criteria (1230_). Similarly, the (1989) Official Plan contains review criteria for the consent to sever agricultural land to create a lot with an existing dwelling (9.2.14.6.). The following is a review of the relevant review criteria pertaining to the subject application however, all applicable review criteria were evaluated.

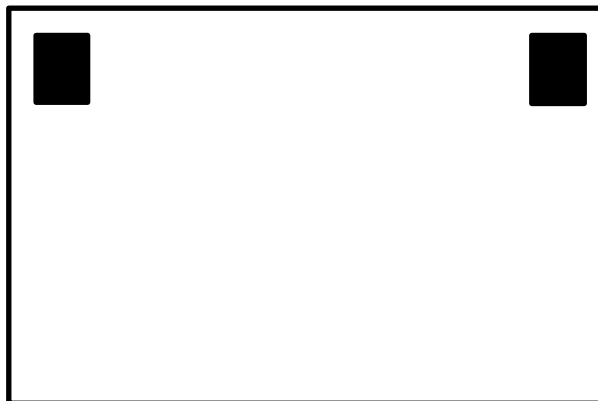
1. The land being conveyed from the dwelling lot parcel will be registered in the same name and title as the adjoining parcel will be deemed from that date to be one parcel.

The review criteria requires that land being severed from the dwelling lot is to be merged to an adjoining parcel. The following will further analyze the review criteria.

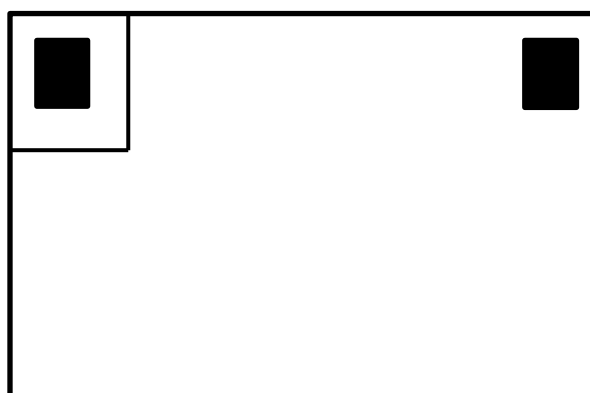
The following diagram represents an existing lot condition within an agricultural area with two farm parcels, each containing one farm dwelling, identified as Parcel 1 and Parcel 2.



Parcel 1 and Parcel 2 are proposed to be merged on title as one property. Thus, creating a larger farm parcel, now with two existing farm dwellings.



The review criteria, and other applicable policies, then contemplates the severance of one of the farm dwellings as one of the farm dwellings is now considered to be a surplus.



As it relates to the subject site, the subject lands are existing with two dwellings. The merging of properties is not occurring and creating a situation where there are two dwellings on one parcel. As such, the proposed severance of the surplus farm dwelling represents a different situation than proposed in the criteria, making it inapplicable.

2. The retained dwelling lot will be kept to a minimum size necessary to comply with the Zoning By-law and to accommodate individual on-site waste water treatment and water supply

The current zoning on the lands, being Agricultural (AG1) Zone, regulates a minimum lot area of 40 hectares. The subject property, including both the proposed severed and retained lands, are existing as an agricultural parcel with a lot area of less than 40 hectares.

The proposed lands to be retained contain a total lot area of 20.3 hectares of which 6.7 hectares are zoned Agricultural (AG1) and 13.6 hectares are zoned Environmental Review. As such, the proposed retained lands are of adequate size to accommodate individual on-site waste water treatment and water supply. However, since the Agriculturally zoned lands are less than the required 40 hectares in lot area, a special provision has been requested to recognize a minimum lot area of 6.7 hectares.

The proposed severed lands comprise a lot area of 1.1 hectares and will be of adequate size to accommodate individual on-site waste water treatment and water supply. As the existing lands as a whole are deficient in lot area, a special provision has been requested to recognize a minimum lot area of 1.1 hectares. Additional special provisions requested to facilitate the severance of the surplus farm dwelling include a reduced minimum lot frontage and a reduced minimum interior side yard depth.

It is noted that although the severance of the surplus farm dwelling does create an additional agricultural parcel of less than 40 hectares, the previously identified specific policies in both the (1989) Official Plan and The London Plan contemplate one severance of a surplus farm dwelling at the subject property.

3. The dwelling lot cannot be severed if it is part of the farm cluster. The farm cluster is the grouping of buildings and structures on the farm unit that would include the principle farm residence and any secondary dwelling unit and farm related buildings and structures.

The surplus dwelling is not part of a farm cluster as the definition of a farm cluster means the grouping of farm related buildings and farm dwelling(s) in an arrangement which maximizes the agricultural area and potential of the farm lot. The surplus farm dwelling is sufficiently separated from the principle dwelling on the proposed retained lot.

4. No new residential dwelling units are permitted on any remnant parcel of farmland created by the severance.

No new residential dwelling units are proposed as part of the application. Furthermore, policies within The London Plan regarding consents to sever agricultural lands to create a lot for an existing dwelling identify that no new residential dwelling units are permitted on any remnant parcel of farmland created by the severance (1230_4). The AG1 zone permits a dwelling as-of-right and both the retained and severed parcels each contain an existing dwelling. As such, no additional residential dwelling units would be permitted as part of this application.

In terms of the use of the surplus farm dwelling located in a prime agricultural area, as the applicant is proposing the severance of a surplus farm dwelling, both

the (1989) Official Plan and The London Plan identify that compliance with MDS I requirements are not required for surplus farm dwelling severances, except where the surplus farm dwelling is located on the same lot as the subject livestock facility (9.2.10. and 1776_1). This is not the situation on the subject lands.

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

5.0 Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the in-force policies of The London Plan and the 1989 Official Plan. The recommended amendment will not create negative impacts permitted on surrounding land uses and is consistent with other surplus farm dwelling parcels within the agricultural area.

Prepared by:	Melanie Vivian, Planner I, Development Services
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official
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.	

February 28, 2020

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning

Appendix A

Appendix "A"

Bill No.(number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 2701
Hyde Park Road.

WHEREAS Paul and Marie Mischczak have applied to rezone an area of
land located at 2701 Hyde Park Road, as shown on the map attached to this by-law, as
set out below;

AND WHEREAS this rezoning conforms 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 2701 Hyde Park Road, as shown on the attached map comprising
part of Key Map No. A101, from an Agricultural (AG1) Zone to an Agricultural Special
Provision (AG1(*)) Zone and an Agricultural Special Provision (AG1(**)) Zone.

2) Section Number 45.4 of the Agriculture (AG1) Zone is amended by adding the
following Special Provision:

-) AG1(*) 2701 Hyde Park Road
 - a) Permitted Use
 - i) An existing single detached dwelling
 - b) Regulation[s]
 - i) Lot Area 1.1 hectares (2.7 acres)
(Minimum)
 - ii) Lot Frontage 71 metres (232.9 feet)
(Minimum)
 - iii) Interior Side
Yard Depth 5.0 metres (16.4 feet)
(Minimum)

3) Section Number 45.4 of the Agriculture (AG1) Zone is amended by adding the
following Special Provision:

-) AG1(**) 2701 Hyde Park Road
 - a) Regulation[s]
 - i) Lot Area 6.7 hectares (16.6 acres)
(Minimum)

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 March 24, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – March 24, 2020
Second Reading – March 24, 2020
Third Reading – March 24, 202

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



Appendix B – Public Engagement

Community Engagement

Public liaison: On December 4, 2019 Notice of Application was sent to 10 property owners in the surrounding area. On December 23, 2019 Notice of Revised Application was sent to 10 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on December 5, 2019 and a Notice of Revised Application was published January 16, 2020. A “Planning Application” sign was also posted on the site.

2 replies were received.

Nature of Liaison: Zoning Amendment to facilitate the severance of a surplus farm dwelling, recognize a lot area on the parcel to be retained, and recognize the lot dimensions and setbacks of the new lot proposed to be severed

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

Concern for:

One member of the public was seeking further clarification regarding the proposed application and expressed no concerns at this time.

One member of the public was seeking further clarification with respect to the purpose of the subdivision and if there were any future plans regarding the zoning on the subject property to anything other than agricultural.

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

Telephone	Written
Jim Borrowman 2611 Hyde Park Road	Kevin Cardiff

From: Kevin Cardiff

Sent: Thursday, January 9, 2020 9:56 AM

To: Vivian, Melanie <mvivian@london.ca>

Subject: [EXTERNAL] 2701 Hyde Park Road Planning Application

Hi Melanie

I own the property directly to the north and adjoining this property. I am wondering what the purpose of this subdivision is and are there any future plans to further change the zoning of the remaining lands to anything other agricultural land. You can contact me anytime at the below.

Thanks in advance

Kevin Cardiff, NCSO
Project Coordinator – Special Projects Division
 Volker Stevin Contracting Ltd.

7175 – 12th St. S.E. | Box 5850 Stn A | Calgary, Alberta T2H 1Y3

T:

E:



Agency/Departmental Comments

December 13, 2019 & January 2, 2020 – London Hydro

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

The site is presently serviced by London Hydro. Contact Engineering Dept. if a service upgrade is required to facilitate these zoning changes. Any new and/or relocation of existing infrastructure will be at the applicant's expense. Above-grade transformation is required.

January 3, 2020 – Upper Thames River Conservation Authority

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 wetland hazard and the surrounding area of interference. The area to be re-zoned is located on the edge of the area of interference and does not directly contain a wetland. 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.

3.2.6 & 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. The area to be re-zoned is located on the edge of the area of interference and does not directly contain a wetland. For the purpose of this application, an EIS will not be required.

DRINKING WATER SOURCE PROTECTION: Clean Water Act

The subject lands have been reviewed to determine whether or not they fall within a vulnerable area (Wellhead Protection Area, Highly Vulnerable Aquifer, and Significant Groundwater Recharge Areas). Upon review, we can advise that the subject lands **are**

within a vulnerable area. For policies, mapping and further information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at: <https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

RECOMMENDATION

As indicated, the subject lands are regulated by the UTRCA, and the area to be re-zoned is located on the edge of the area of interference surrounding a wetland. The UTRCA has no objections or Section 28 permit requirements for this application.

February 7, 2020 – Environmental and Engineering Services

Transportation:

- Road widening dedication of 18.0m from centre line required along Hyde Park Road as per section 4.21 of the Zoning By-law.

It is noted that the road widening dedication will be taken during the consent application and is included as a condition of consent.

Water:

- Municipal Water is not accessible to this property at this time.

Sewer:

- There is no municipal sanitary sewer available for the subject lands at 2701 Hyde Park Road on Hyde Park Road.

Stormwater:

- The site is located outside of the Urban Growth boundary.
- The site is located within the UTRCA regulated area and therefore UTRCA approval/permits may be required, including confirmation as to required setbacks.
- There is no municipal storm sewer or outlet available for this site and therefore any future proposed development will be required to include a SWM functional report indicating how the site(s) is proposed to be serviced (e.g. on-site controls, LID, etc.).
- Any proposed LID solutions should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, its infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual; and may be reviewed for eligibility for reduction in stormwater charges as outlined in section 6.5.2.1.
- Please note, that any future development applications within the subject lands that are not serviced by municipal water or wastewater systems may be subject to a suitability study of the hydrogeological conditions that includes an assessment of water supply and sewage disposal system impacts from the proposed development(s) associated with the site. If required, the hydrogeological assessment shall be prepared by a qualified professional and demonstrate, to the satisfaction of the City, that private water well(s) and private sewage disposal system(s) can be established that meet the appropriate standards and will not impact adjacent properties and/or natural heritage features.
- City of London Standards require the Owner to provide a Storm/Drainage Servicing Report demonstrating compliance with SWM criteria and environmental targets identified in the Design Specifications & Requirements Manual. Due to the sensitivity of adjacent subwatersheds; this may include but not be limited to, quantity control, quality control (80% TSS), erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.

- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.
- Additional SWM related comments will be provided upon future review of this site.

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, 2014

2.3.1, 2.3.3.1, 2.3.4.1.c), 2.3.3.3

The London Plan

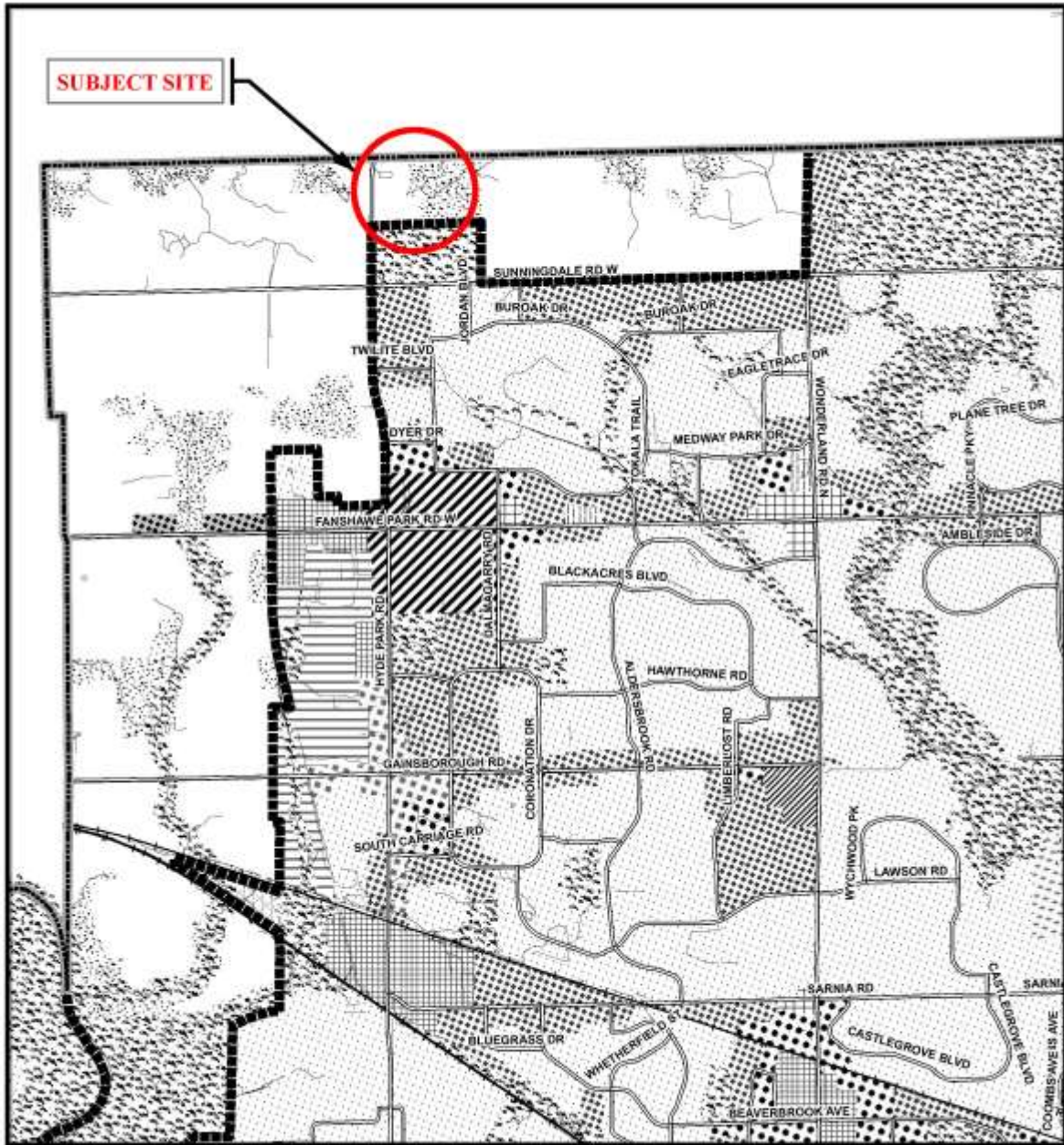
1776_1, 1179_, 1215_2, 1227_3, 1230_, 1230_4, 1237_

1989 Official Plan

9.2.9, 9.2.10, 9.2.14.2.iv), 9.2.14.6, 10.1.3.1xi

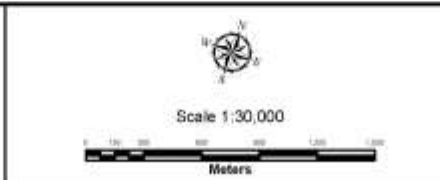
Appendix D – Relevant Background

Additional Maps

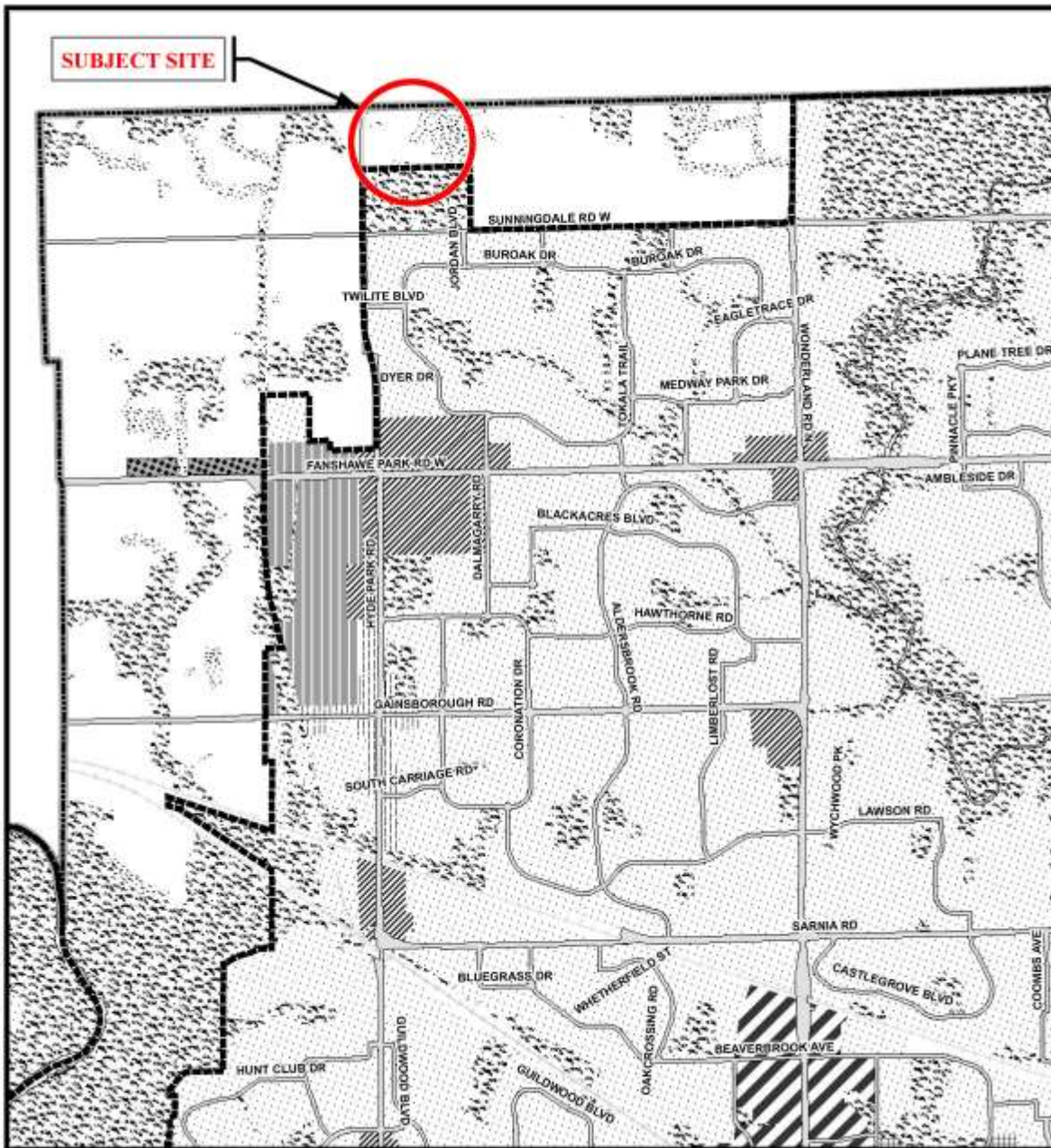


Legend	
	Downtown
	Enterprise
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	Multi-Family, Medium Density Residential
	Low Density Residential
	Office Area
	Office/Residential
	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

CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LAND USE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-9152
 PLANNER: MV
 TECHNICIAN: RC
 DATE: 2020/01/21



Legend

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

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

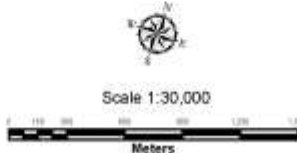
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
 Development Services

**LONDON PLAN MAP 1
 - PLACE TYPES -**

PREPARED BY: Planning Services

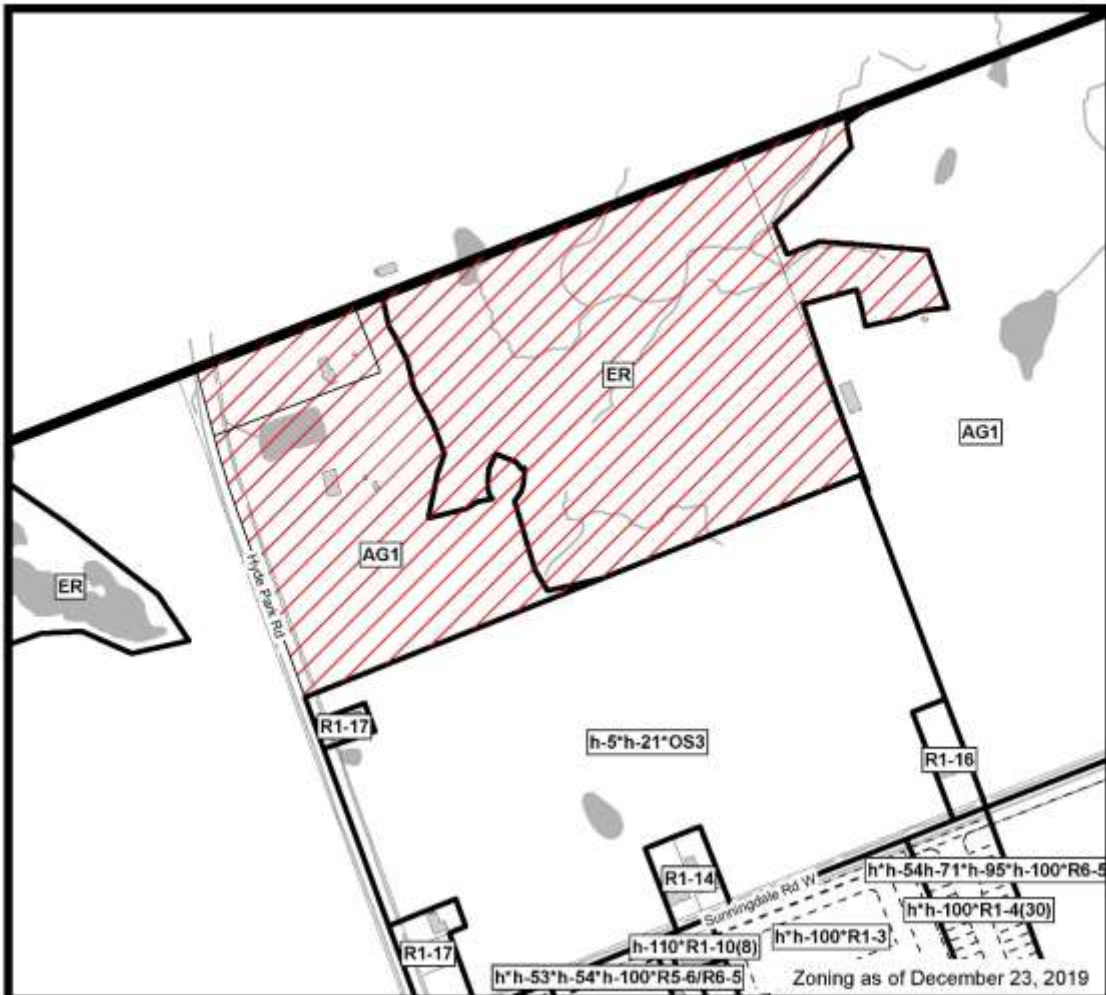


File Number: Z-9152

Planner: MV

Technician: RC

Date: January 21, 2020



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
|--|---|

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

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



FILE NO:

Z-9152

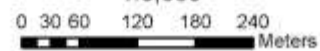
MV

MAP PREPARED:

2020/01/21

rc

1:6,000



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

Additional Reports

B.041/18 – Application for Consent to sever approximately 1.1 hectares for the purpose of existing residential uses and to retain approximately 20.3 hectares for the purpose of existing agricultural uses. Provisional consent decision was granted conditionally May 3, 2019.