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S. Meksula

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>595 AND 607 INDUSTRIAL ROAD INFORMATION REPORT JUNE 18, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the properties located at 595 and 607 Industrial Road, an amendment to Zoning By-law Z.-1 to reflect flood lines changed by the Pottersburg Creek Subwatershed remediation work **BE INITIATED**.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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OZ-6882, PC Report on September 13, 2010 - Report to Planning Committee

Z-8104, PEC Report on June 18, 2013 - Report to Planning & Environment Committee

<b>BACKGROUND</b>
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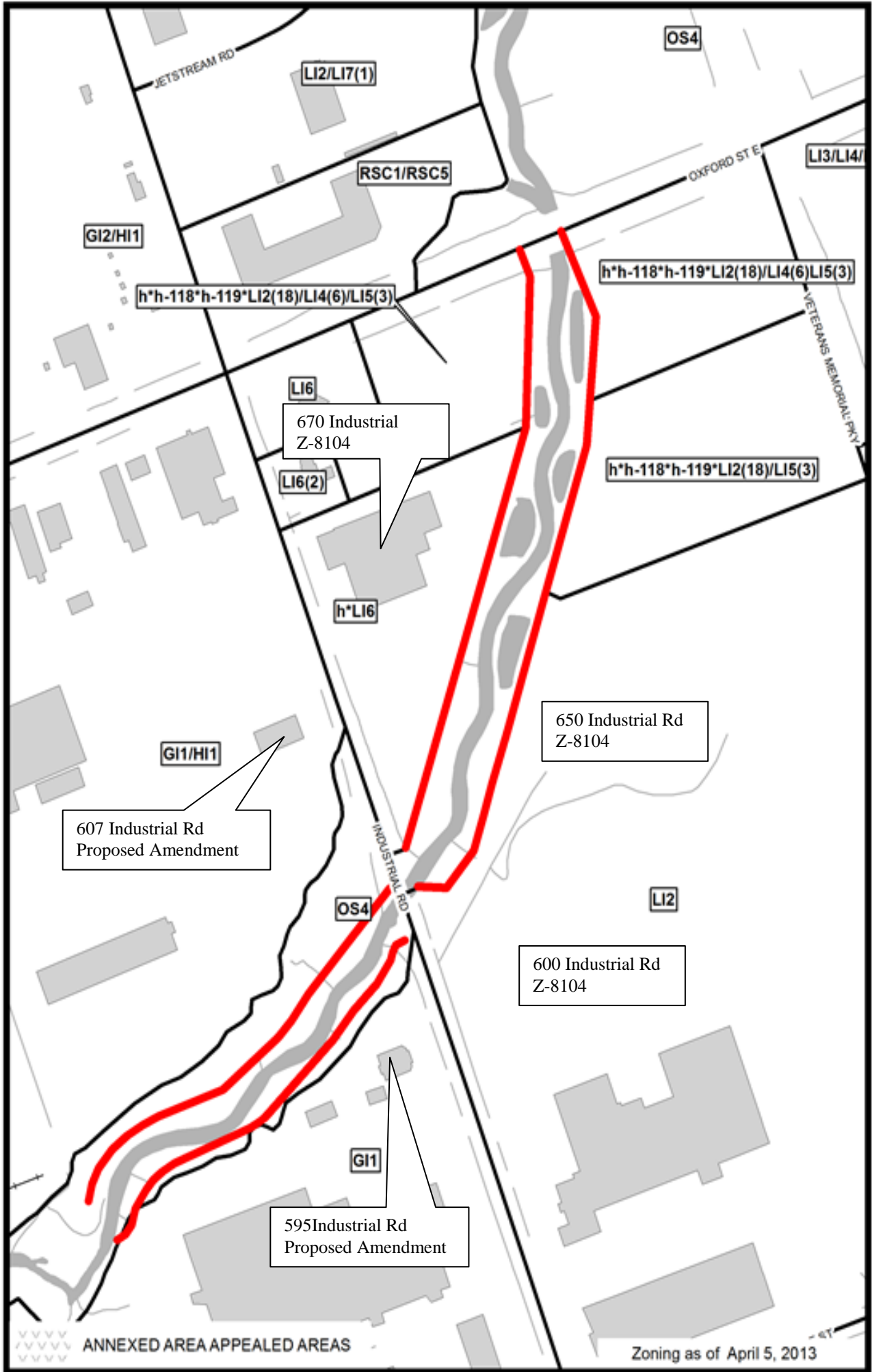
Direction was given to introduce a zoning by-law amendment to change the location of the zoning lines for 600, 650 and 670 Industrial Road to reflect the outcome of the Pottersburg Creek Subwatershed remediation work. It has become evident that the adjacent parcels of 595 and 607 Industrial Road, which were not part of the original amendment, should likewise be dealt with, as they were part of the remediation work and were included as part of the as-built drawings which have been approved by the Upper Thames River Conservation Authority. The amendment for 595 and 607 Industrial Road should also be completed in the immediate future to reflect the zoning line changes on these lands as seen below.

The amendment will propose to make minor adjustments of the existing zoning boundaries for 595, and 607 Industrial Road. The existing zoning boundaries on the subject properties are delineated such that they divide each of the subject lots into two areas. The lands are currently zoned General Industrial (G11), Heavy Industrial (HI1) and Open Space (OS4). The second area is zoned as Open Space (OS4). The Phase 2 Pottersburg channel works will match the realignment of the Pottersburg Creek regulatory flood lines as per the as-built drawings. The minor adjustment to the zoning not have any significant impacts on adjacent properties.

No change in land use is proposed. The two lots will continue to permit industrial uses. Through this future amendment application, it is proposed that the existing zone line be modified to reflect the changes to the Pottersburg Creek Subwatershed, as per the City of London as-built drawings.

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<b>CONCLUSION</b>
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A city-initiated application to amend the Zoning By-law Z.-1 should now be circulated to the community and identified stakeholders for their review and comment with a mind to scheduling a Statutory Public Meeting. This meeting should be held as soon as possible as since the remediation work and as-built drawings have been completed. The adjustment reflects the intent to change the location of the zoning lines so that they are consistent with the regulatory flood lines which have been changed through the Pottersburg Creek Subwatershed remediation work and in conformity with the as-built drawings.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>SEAN MEKSULA PLANNER II COMMUNITY PLANNING AND DESIGN</b>	<b>JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND DESIGN</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

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