



"Inspiring a Healthy Environment"

August 12, 2013

The Corporation of the City of London
Planning Division
206 Dundas Street
London, Ontario N6A 4L9

Attention: Mike Davis (sent via e-mail)

Dear Mr. Davis:

Re: Z-8211 Application to Amend the Zoning By-Law – To Permit Day Care Centres As an Accessory Use and as a Stand-Alone Use in Neighbourhood Facility Zones

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application. We have concerns regarding the proposed zoning amendment because we do not know where all of the Neighbourhood Facility Zones are located within the City (i.e. within a Special Policy Area?).

Consistent with Provincial and UTRCA policy, the Authority does not support permitting day care centres in areas that are prone to natural hazards including flooding and erosion. *Development is not permitted in hazardous lands where the use is an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, **day care** and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures and or protection works or erosion.*

We recommend that a careful review of the Neighbourhood Facility Zones be undertaken to identify natural hazard lands/sites. Accordingly, no additional institutional uses including day care centres should be permitted in a Neighbourhood Facility Zone which is impacted by natural hazards.

Thank you for the opportunity to comment on this application. If there are any questions, please contact the undersigned at extension 293.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY

A handwritten signature in blue ink that reads "Christine" followed by a long, sweeping horizontal line.

Christine Creighton
Land Use Planner
CC/cc