

Bill No. 366  
2013

By-law No. C.P.-1284(ti)- \_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South.

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

1. Amendment No. 553 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 August 27, 2013.

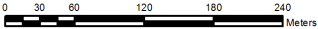
Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

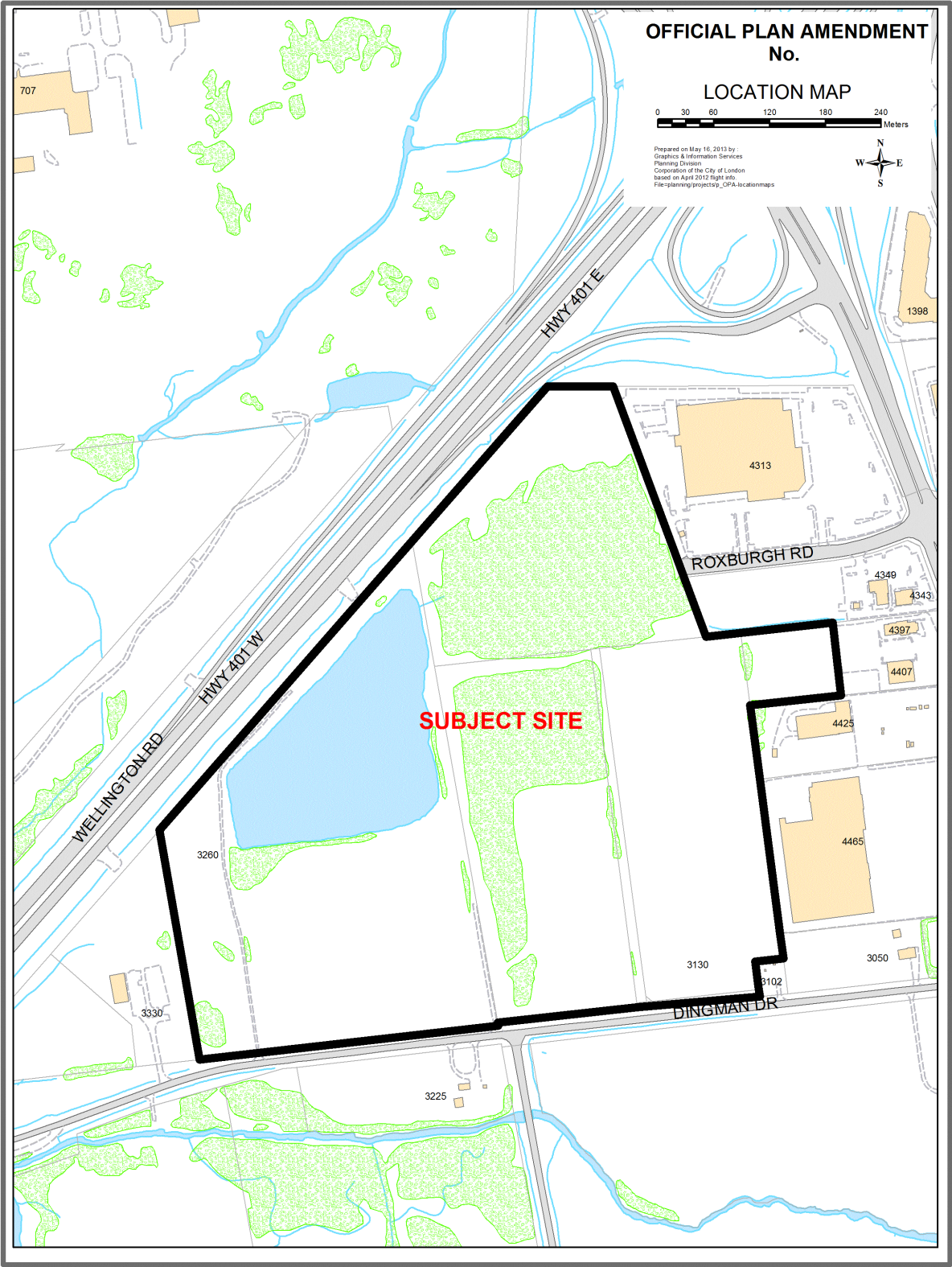
First Reading – August 27, 2013  
Second Reading – August 27, 2013  
Third Reading – August 27, 2013

OFFICIAL PLAN AMENDMENT  
No.

LOCATION MAP



Prepared on May 16, 2013 by:  
Graphics & Information Services  
Planning Division  
Corporation of the City of London  
based on April 2012 flight info  
File: planning/project/CPA-locationmaps



## **AMENDMENT NO. 553**

**to the**

### **OFFICIAL PLAN FOR THE CITY OF LONDON**

#### **A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To add a policy in Section 10.1.3 of the Official Plan for the City of London to permit a cinema use outside of the Downtown Area in the New Format Regional Commercial Node.
2. Amend Schedule B-1- Natural Heritage Features, to delete “Unevaluated Vegetation Patch”.

#### **B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South in the City of London.

#### **C. BASIS OF THE AMENDMENT**

The recommended Official Plan amendment to add a Specific Area Policy (Chapter 10) conforms to the criteria for the adoption of site specific policies under Section 10.1.1 in the Official Plan. Policies for Specific Areas may be applied where the change in land use is site specific and is located in an area where Council wishes to maintain existing land use designation, while allowing a site specific use.

The proposed amendment will allow for a cinema to be located outside of the Downtown. The proposed commercial development will act as a gateway to the City of London and the cinema use will not have a negative impact on the ability of the Downtown Area to serve as the City's primary entertainment destination place.

The amendments to Chapter 10 are consistent with the policies of the Provincial Policy Statement, 2005 and are consistent with the Commercial policies of the Official Plan.

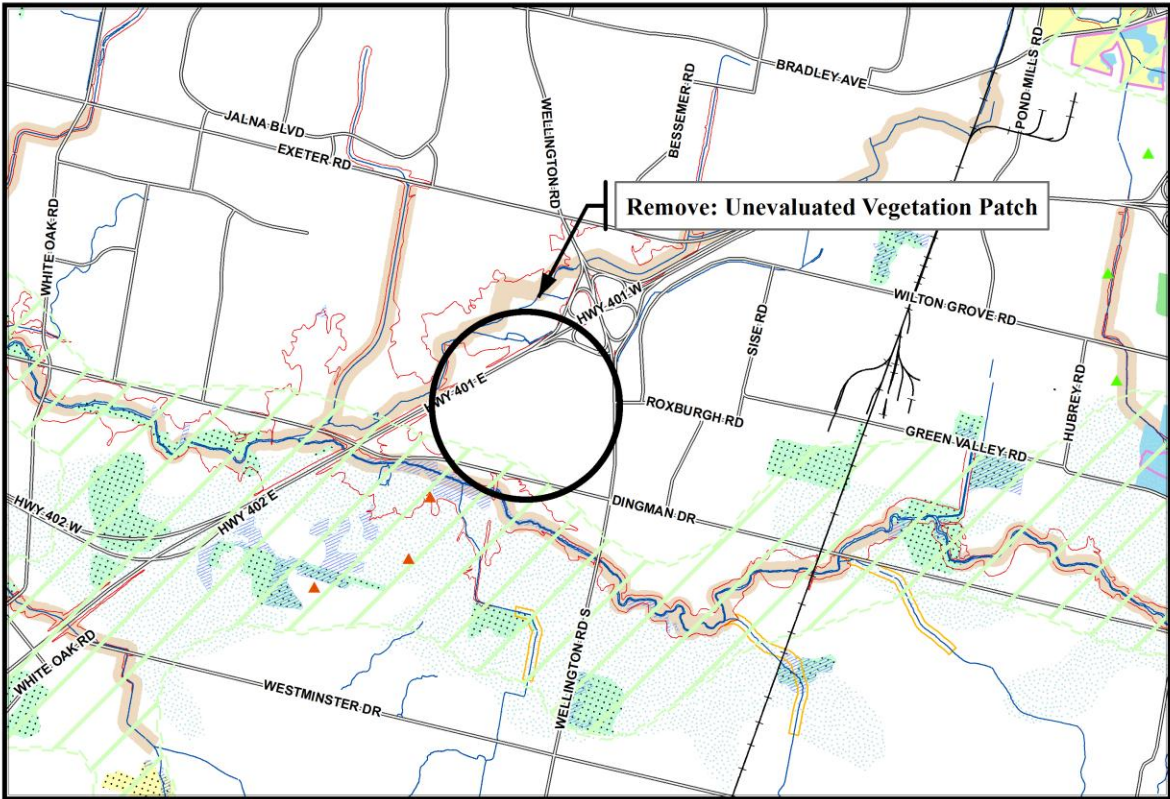
The recommended amendments allow for the development of commercial retail centre, including cinemas.

#### **D. THE AMENDMENT**

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

1. Section 10.1.3 – Policies for Special Areas of the Official Plan for the City of London is amended by adding the following:  
  
In the New Format Regional Commercial Node designation at 3130 and 3260 Dingman Drive and the rear portion of 4397/4407 Wellington Road South, a cinema use is permitted outside of the Downtown area.
2. Amend Schedule B-1- Natural Heritage Features, to delete “Unevaluated Vegetation Patch”.

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.

<p><b>SCHEDULE 2 TO OFFICIAL PLAN</b></p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8120</p> <p>PLANNER: CS</p> <p>TECHNICIAN: MB</p> <p>DATE: 2013/06/19</p>
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