

Report to Planning and Environment Committee

**To: Chair and Members
Planning & Environment Committee**

**From: Gregg Barrett, AICP
Director, City Planning and City Planner**

**Subject: Meadowlily Woods Environmentally Significant Area
Conservation Master Plan**

Public Participation Meeting on: October 19, 2020

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, the following actions be taken with respect to the application of the City of London relating to the Meadowlily Woods Environmentally Significant Area:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 27, 2020 to amend the Official Plan to:
 - i) change the designation of the subject lands **FROM** Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, **TO** an Open Space designation and **FROM** Environmental Review and Open Space designations **TO** an Urban Reserve Community Growth designation to align with the limits of the Meadowlily Woods Environmentally Significant Area;
 - ii) change Map Schedule B1 (Flood Plain and Environmental Features) **TO** apply an Environmentally Significant Area delineation to the lands identified as the Meadowlily Woods Environmentally Significant Area that are designated Open Space as amended above; and,
 - iii) change Section 19.2.2 Guideline Documents **TO** add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on October 27, 2020 to amend The London Plan by changing Policy 1719_10 **FROM** Meadowlily Woods Master Plan **TO** Meadowlily Woods Environmentally Significant Area Conservation Master Plan;
- (c) The proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at a future meeting of Municipal Council after the London Plan maps are in force and effect following the Local Planning Appeals Tribunal Hearings;
 - i) change the Place Types on Map 1 - Place Types - **FROM** Neighbourhoods **TO** Green Space, and **FROM** Green Space **TO** Neighbourhoods to align with the limits of the Meadowlily Woods Environmentally Significant Area; and
 - ii) change Map 5 - Natural Heritage - **FROM** Potential Environmentally Significant Area and Neighbourhood **TO** Environmentally Significant Area; and,
- (d) The proposed by-law attached hereto as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on October 27, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Holding Urban Reserve (h-2*UR1) Zone, a Urban Reserve (UR4) Zone, a Holding Open Space (h-2*OS4) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, an Open Space

Special Provision (OS1(1)) Zone, an Open Space (OS2) Zone, an Open Space (OS4) Zone and an Open Space Special Provision (OS4(1)) Zone **TO** an Open Space (OS5) Zone.

Executive Summary

Summary of Request

To amend the 1989 Official Plan, The London Plan and Zoning By-law Z.-1 for the lands identified in the Meadowlily Woods Environmentally Significant Area Conservation Master Plan that was received by Municipal Council on July 21, 2020. The updated Meadowlily Woods Environmentally Significant Area Conservation Master Plan identified a new boundary for the ESA based on more recent field work and ecological investigation. The amendment will designate and zone all the lands within the revised limits of the Meadowlily Woods ESA as Open/Green Space, which is intended to protect the area.

Purpose and the Effect of Recommended Action

The proposed amendment will establish the Environmentally Significant Area boundary for the Meadowlily Woods Environmentally Significant area as identified in the Meadowlily Woods Environmentally Significant Area Conservation Master Plan as prepared by Natural Resource Solutions Inc.

Rationale of Recommended Action

1. The proposed amendment is consistent with the PPS, 2014 as natural features and areas shall be protected for the long term and the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved;
2. The proposed amendment conforms to the policies of the 1989 Official Plan;
3. The proposed amendment conforms to the policies of The London Plan.

Analysis

1.0 Site at a Glance

1.1 Property Description

Meadowlily Woods Environmentally Significant Area is generally located along the Thames River south branch on the north side between Highbury Avenue and the City's Pottersburg Pollution Control Plant and on the south side between Highbury Avenue and Hamilton Road.

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

- Official Plan Designation – Open Space
- The London Plan Place Type – Green Space
- Existing Zoning – Open Space (OS5) Zone

1.3 Site Characteristics

- Current Land Use – Environmentally Significant Area
- Frontage – N/A
- Depth – N/A
- Area – 178.4 hectares
- Shape – Irregular

1.4 Surrounding Land Uses

- North – residential uses
- East – residential uses

- South – residential uses and future residential use
- West – Highbury Avenue

1.5 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The purpose and effect of this Official Plan and Zoning change is to amend the boundary of the Meadowlily Woods Environmentally Significant Area as identified in the Meadowlily Woods Environmentally Significant Area Conservation Master Plan, and to designate those lands to an Open Space designation in the 1989 Official Plan, and a Green Space Place Type in The London Plan, to amend the Zoning applied to the lands to an Open Space (OS5) Zone, and to adopt the Meadowlily Woods Environmentally Significant Area Conservation Master Plan as an Official Plan Guideline Document in the 1989 Official Plan and The London Plan.

3.0 Relevant Background

3.1 Planning History

Council on July 21, 2020 resolved:

That, on the recommendation of the Director, Planning and City Planner, the following actions be taken with respect to the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area:

*a) the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area appended to the staff report dated July 13, 2020, **BE RECEIVED** for information; and,*

*b) the members of the Environmental and Ecological Planning Advisory Committee and the community **BE THANKED** for their work in the review and comments on the document;*

it being noted that staff will initiate an Official Plan Amendment and Zoning By-law amendment to adopt the Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area and to amend the updated Environmentally Significant Area boundary identified in the Conservation Master Plan

3.2 Requested Amendment

Requested Amendment to the 1989 Official Plan:

- To change the designation of the lands from Urban Reserve Community Growth, Environmental Review, Multi Family High Density Residential, Multi Family Medium Density Residential to Open Space and from Open Space to Multi Family High Density, Multi Family Medium Density Residential and from Environmental Review to Urban Reserve Community Growth.
- Amend Official Plan Map Schedule B-1 Natural Heritage Features to revise the Environmentally Significant Area boundaries, and
- amend Section 19.2.2 Guideline Documents to add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents.

Requested Amendment to The London Plan:

- To change the designation of the lands from the Neighbourhood and Environmental Review Place Types to Green Space Place Type and to amend from Green Space Place Type to Neighbourhood Place Type.
- Amend Map 5 Natural Heritage to revise the Environmentally Significant Area boundaries, and
- amend policy 1719_10 Natural Heritage System Guidelines to add the

Meadowlily Environmentally Significant Area Conservation Master Plan to the list of Natural Heritage System Guidelines.

Requested Zoning By-law Amendment: To change the zoning from a holding Urban Reserve (h-2*UR1) Zone, Open Space (OS2) Zone, Open Space (OS1) Zone, Open Space (OS4) Zone, holding Open Space (h-2*OS4) Zone, Open Space Special Provision (OS1 (1)) Zone, Open Space Special Provision (OS4 (1)) Zone, Environmental Review (ER) Zone and an Urban Reserve (UR4) Zone to an Open Space (OS5) Zone to permit conservation uses only.

3.3 Community Engagement (see more detail in Appendix B)

A Notice of Application was sent to property owners within a 120 metre radius of the subject site on August 11, 2020 and was published in The Londoner on August 13, 2020. Two “Possible Land Use Change” signs were placed on the subject site, fronting onto Meadowlily Road South and Meadowlily Road North.

Twenty eight (28) responses were received, which will be addressed later in this report. The primary concerns identified are:

- Will allow development within the Meadowlily Woods ESA:
- Will permit development on 101 Meadowlily Road South:
- That development limit is maintained with existing accepted EIS limits: and
- That the Environmentally Significant Area boundary as identified in the Meadowlily Woods Conservation Master Plan not be established on 129 and 179 Meadowlily Road South pending the completion of site specific Environmental Impact Studies.

3.4 Policy Context (see more detail in Appendix F)

Provincial Policy Statement (PPS)

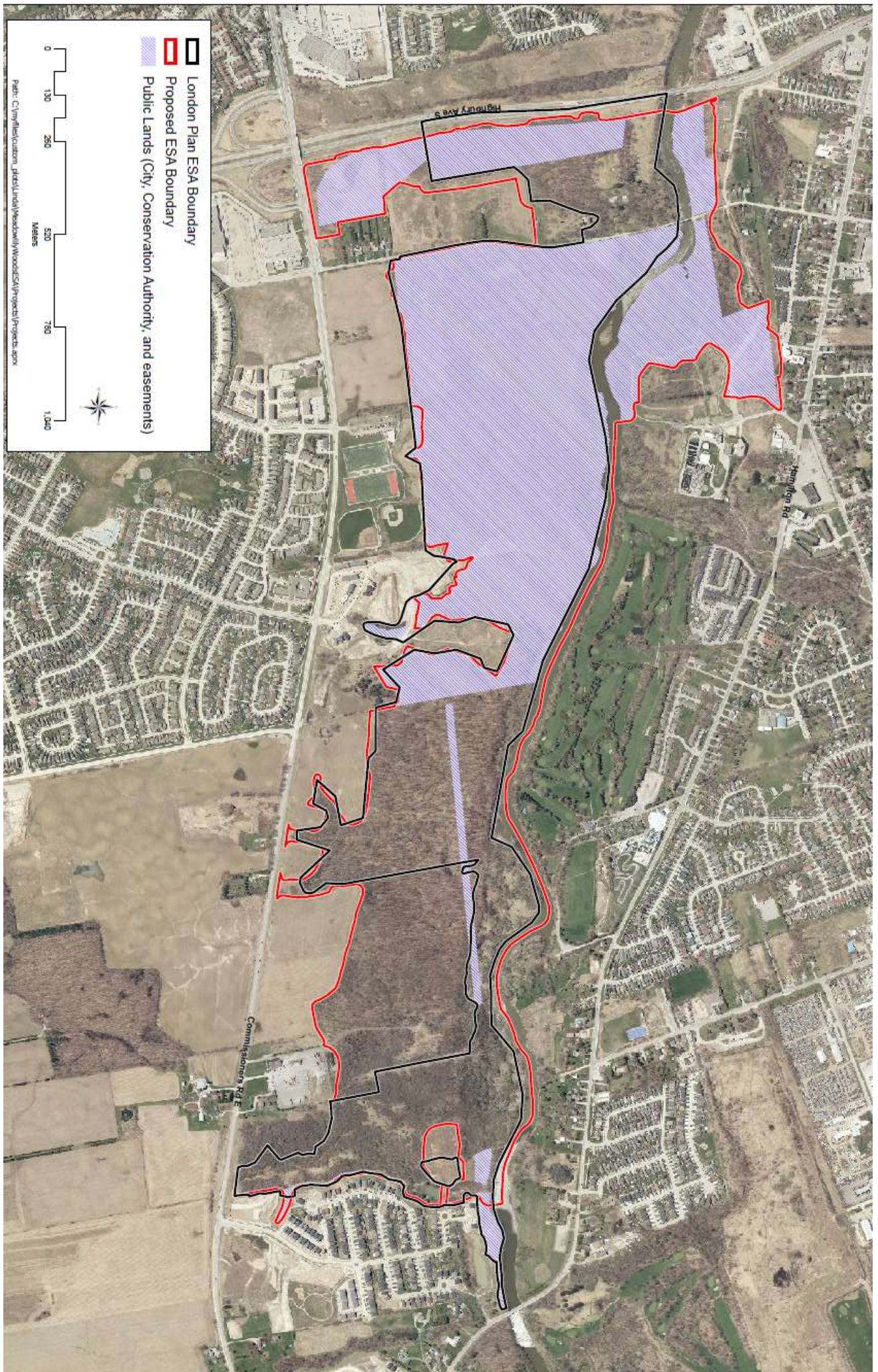
Section 2.1 of the PPS – Natural Heritage, establishes clear direction on the adoption of an ecosystem approach and the protection of resources that have been identified as ‘significant.’ These features are defined within the PPS and rely on the municipality to identify and delineate specific natural features. As identified in the Meadowlily Woods ESA Conservation Master Plan, the features in the Meadowlily Woods Environmentally Significant Area include:

- habitat of endangered species and threatened species;
- significant wetlands;
- significant woodlands;
- significant valleylands;
- significant wildlife habitat;
- significant areas of natural and scientific interest (ANSI); and
- fish habitat.

The Official Plan (1989)

The City of London Official Plan (1989) outlines policies for the protection of natural features within the City of London. Section 15.4.1 of the Official Plan details the policies relating to the creation, expansion, and evaluation of Environmentally Significant Areas.

Existing and Proposed ESA Boundaries



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.

Policy 1367_ identifies Environmentally Significant Areas as components of the City's Natural Heritage System. They are described as large areas that contain natural features and perform ecological functions that warrant their retention in a natural state. Policy 1368_ states that environmentally significant areas that have been identified by City Council as being of city-wide, regional, or provincial significance are included in the Green Space Place Type on Map 1, and are identified on Map 5. The recently completed Meadowlily Woods Environmentally Significant Area Conservation Master Plan included an evaluation of these lands and identified revisions to the boundary of the ESA. The proposed amendments will amend Map 1 identifying these lands as Green Space and Map 5 as an Environmentally Significant Area, consistent with this policy.

4.0 Key Issues and Considerations

Section 15.3.8 of the '89 Official Plan and Section 1421_ of The London Plan states that Council may request the preparation of Conservation Master Plans for Environmentally Significant Areas. Conservation Master Plans may be adopted by Council, and will function as guideline documents for the purposes of defining the boundaries and providing direction on the management of these areas. The City retained Natural Resource Solutions Inc. to prepare a Conservation Master Plan for the Meadowlily Woods Environmentally Significant Area. Natural Resource Solutions Inc. conducted four season studies and other field studies to determine the boundary as proposed in the Conservation Master Plan. The proposed boundary expands the Meadowlily Woods Environmentally Significant Area from approximately 128 hectares to 178 hectares.

Council had directed staff to undertake an update of the Meadowlily Woods Master Plan as part of the Meadowlily Area Study. On July 13, 2020 a public participation meeting was held before the Planning and Environment Committee to receive the Meadowlily Woods Environmentally Significant Area Conservation Master Plan. On July 21, 2020 Council received the Meadowlily Woods Environmentally Significant Area Conservation Master Plan and directed staff to prepare Official Plan, London Plan and Zoning By-law Amendments to designate the Meadowlily Woods Environmental Significant Area as established in the Conservation Master Plan.

4.1 *The proposed amendment will permit future development within the boundaries of the Meadowlily Woods Environmentally Significant Area.*

The proposed amendments are to establish the boundary of the Meadowlily Woods Environmentally Significant Area in the City of London Official Plan and The London Plan. The Zoning By-law amendment is to zone all the lands located within the Meadowlily Woods Environmentally Significant Area as identified in the Conservation Master Plan as Open Space (OS5).

Designating the lands as Open Space and Green Space as well as zoning the lands Open Space (OS5) will not permit the development of the Meadowlily Woods Environmentally Significant Area for any other purpose than conservation uses.

Currently the Meadowlily Woods Environmentally Significant Area as identified on Map 5 London Plan and Map B-1 of the Official Plan is 128.5 hectares in size. Through the adoption of the Conservation Master Plan the Environmentally Significant Area boundary

has been increased to 178.4 hectares, approximately adding 50 hectares of protected lands.

The Environmentally Significant Area boundary is applied at a scale of 1:30,000 on London Plan Map 5 and the Official Plan Map B-1. Section 15.3.6 of the Official Plan and Section 1414 of the London Plan state that ecological buffers will be required for any development on lands abutting the Meadowlily Woods Environmentally Significant Area. An Environmental Impact Study is required for any proposed development that abuts the Meadowlily Woods Environmentally Significant Area to establish appropriate measures to protect the feature. Through this process additional refinements could be made to the boundary following Council approval.

4.2 The proposed amendments will permit the development at 101 Meadowlily Road South

101 Meadowlily Road South has applied for an Official Plan, London Plan and Zoning By-law amendment (OZ-9192/39CD-20502) to permit a 89 unit vacant land condominium development. An Environmental Impact Study was required to be submitted as part of the complete application. Through the usual planning process this application will be considered by Council.

4.3 The proposed forms of development abutting the Meadowlily Woods Environmentally Significant Area are not appropriate.

Concern was raised that the proposed amendment would allow for new proposed uses that abut the Meadowlily Woods Environmentally Significant Area. The proposed Official Plan, London Plan and Zoning By-law amendment recognizes the existing designations that abut the Meadowlily Woods Environmentally Significant Area. The Official Plan currently has Urban Reserve Community Growth, Multi-Family High Density Residential, Multi-Family Medium Density Residential and Low Density Residential that abut the Meadowlily Environmentally Significant Area. The London Plan has Neighbourhood Place Type that abuts the Meadowlily Woods Environmentally Significant Area. Neighbourhood Place Type designation densities are determined on the road classification that they front. Full forms of development will be determined through future planning applications.

No new land designations are proposed; the only changes to the designation are minor readjustments of boundaries as established in the Conservation Master Plan.

The remaining undeveloped lands that abut the Meadowlily Woods Environmentally Significant Area are zoned Urban Reserve (UR). Any new development on these lands will require planning application approvals (Zoning By-law Amendments, subdivision application or Site Plan Approvals). Through the development application processes Environmental Impact Studies are required to ensure that buffering and setbacks are provided, to ensure that the features of the Meadowlily Woods Environmentally Significant Area are protected.

4.4 That the development limit for the Meadowlily Woods Environmentally Significant Area, as established through approved Environmental Impact Studies, be maintained.

There are currently two residential plans of subdivision in development abutting the Meadowlily Woods Environmentally Significant Area. The Rembrandt subdivision is located approximately mid-point of the Meadowlily Woods Environmentally Significant Area on Commissioners Road and the Sifton Subdivision forms the easterly boundary of the Meadowlily Woods Environmentally Significant Area.

Natural Resource Solution Inc. incorporated the following accepted Environmental Impact Studies and their conclusions in locating the Meadowlily Woods Environmentally Significant Area boundary.

- Meadowlily Subdivision, City of London Environmental Impact Study (ESG International 2002) (Rembrandt subdivision)
- Old Victoria Area Plan - Natural Environment (BioLogic 2006)
- Sifton Properties Limited, Victoria Ridge Plan of Subdivision: Environmental Impact Study (AECOM 2009) (Sifton subdivision)

As the development limits of the two subdivisions that abut the Meadowlily Woods Environmentally Significant Area were established prior to the adoption of the Conservation Master Plan, these limits will remain the same and form the boundary of the Meadowlily Woods Environmentally Significant Area adjacent to the lands.

4.5 The proposed Meadowlily Woods Environmental Significant Area boundary should not be established on abutting privately owned lands pending the completion of a site specific Environmental Impact Study.

Zelinka Priamo Inc. represents the property owners at 129 and 179 Meadowlily Road South and have provided letters (see Appendix "E") requesting that the boundary of the Meadowlily Woods Environmental Significant Area not be established on these lands pending the completion of site specific Environmental Impact Studies. Both properties have pre-consulted their proposed development applications. As part of complete applications for both properties, Environmental Impacts Studies are required.

The Conservation Master Plan was received by Council following a long public participation process. The Conservation Master Plan process included two community meetings (June 23, 2013, and March 22, 2019), mail-outs to all homes within 200 meters of the ESA, notices in the Londoner, information on the City website and collection of information from the community. The property owners at 129 and 179 Meadowlily Road South are located within 200m of the study site and were part of this process.

The location of the boundary as established in the Conservation Master Plan on these lands at this time is appropriate. Council, as per Section 15.3.8 of the '89 Official Plan and Section 1421_ of The London Plan, requested the preparation of Conservation Master Plans for the Meadowlily Woods Environmentally Significant Area and received the plan following a public participation meeting on July 13, 2020. No objections or comments regarding these properties was made at that time.

Notwithstanding the above, The Environmentally Significant Area boundary is applied at a scale of 1:30,000 on London Plan Map 5 and the Official Plan Map B-1 and could be further refined on site specific applications through approved Environmental Impact Studies. Section 15.3.6 of the Official Plan and Section 1414 of the London Plan state that ecological buffers and any mitigation measures will be required for any development on lands abutting the Meadowlily Woods Environmentally Significant Area. An Environmental Impact Study is required as part of a complete application for any future planning application on these two properties. It is appropriate that the limits of the

Meadowlily Woods Environmentally Significant Area and appropriate buffering be established at that time as part of a future EIS

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

5.0 Conclusion

The proposed amendments to the 1989 Official Plan, The London Plan and Zoning By-law Z.-1 to establish the boundary of the Meadowlily Woods Environmentally Significant Area as established in the Meadowlily Woods Environmentally Significant Area Conservation Master Plan is appropriate. The amendments meet the intent of Section 2.1 of the PPS, Section 15.4.1 of the 1989 Official Plan and Section 1367_ of The London Plan.

The proposed zoning amendment to zone all the lands within the boundary of the Meadowlily Woods Environmentally Significant Area as Open Space (OS5) will protect the lands and only allow conservation uses.

The proposed amendments represent good planning and are an appropriate use of the lands.

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| Prepared and Submitted by: | Craig Smith, MCIP, RPP Senior Planner, Sustainability and Resiliency |
| Recommended by: | Gregg Barrett, AICP Director, City Planning and City Planner |
| 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. | |

October 7, 2020

cc: Michael Fabro, M.E.B., P.Eng, Manager, Manager, Sustainability and Resiliency

Appendix A

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

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the Meadowlily Environmentally Significant Area.

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

1. Amendment No. # 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. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, to an Open Space designation and from Environmental Review and Open Space designations to an Urban Reserve Community Growth on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To apply an "Environmentally Significant Area" (ESA) delineation on Schedule "B-1", (Flood Plain and Environmental Features) to the Official Plan for the City of London.
3. To add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents in Section 19.2.2 of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

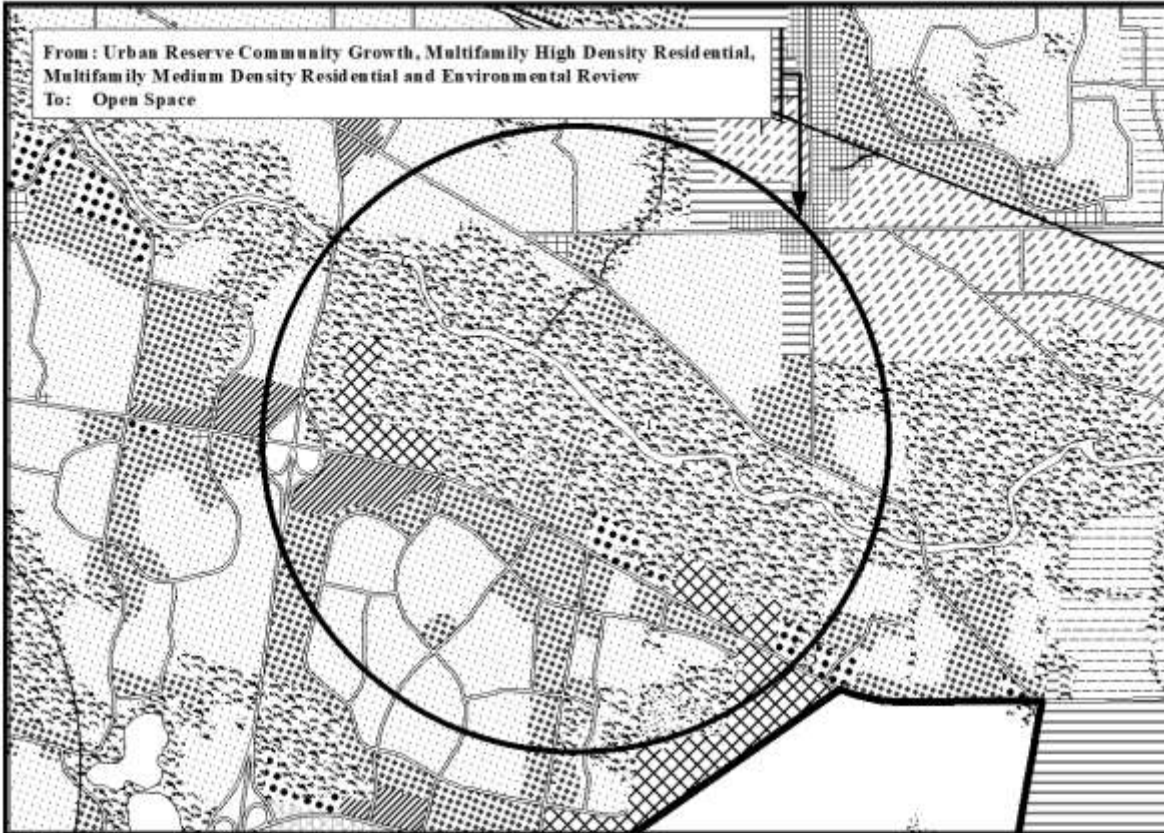
D. THE AMENDMENT

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 within the Meadowlily Environmentally Significant Area in the City of London, as indicated on "Schedule 1" attached hereto from an Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review designations, to an Open Space designation and from an Environmental Review and Open Space designations to an Urban Reserve Community Growth.
2. Schedule "B-1" Flood Plain and Environmental Features, to the Official Plan for the City of London Planning Area is amended by changing the delineation to the lands identified as the Meadowlily Woods Environmentally that are designated Open Space as amended above as Environmentally Significant Area as indicated on "Schedule 2" attached hereto.

3. Section 19.2.2 of the Official Plan for the City of London is amended by adding the following: Meadowlily Woods Environmentally Significant Area Conservation Master Plan

AMENDMENT NO:

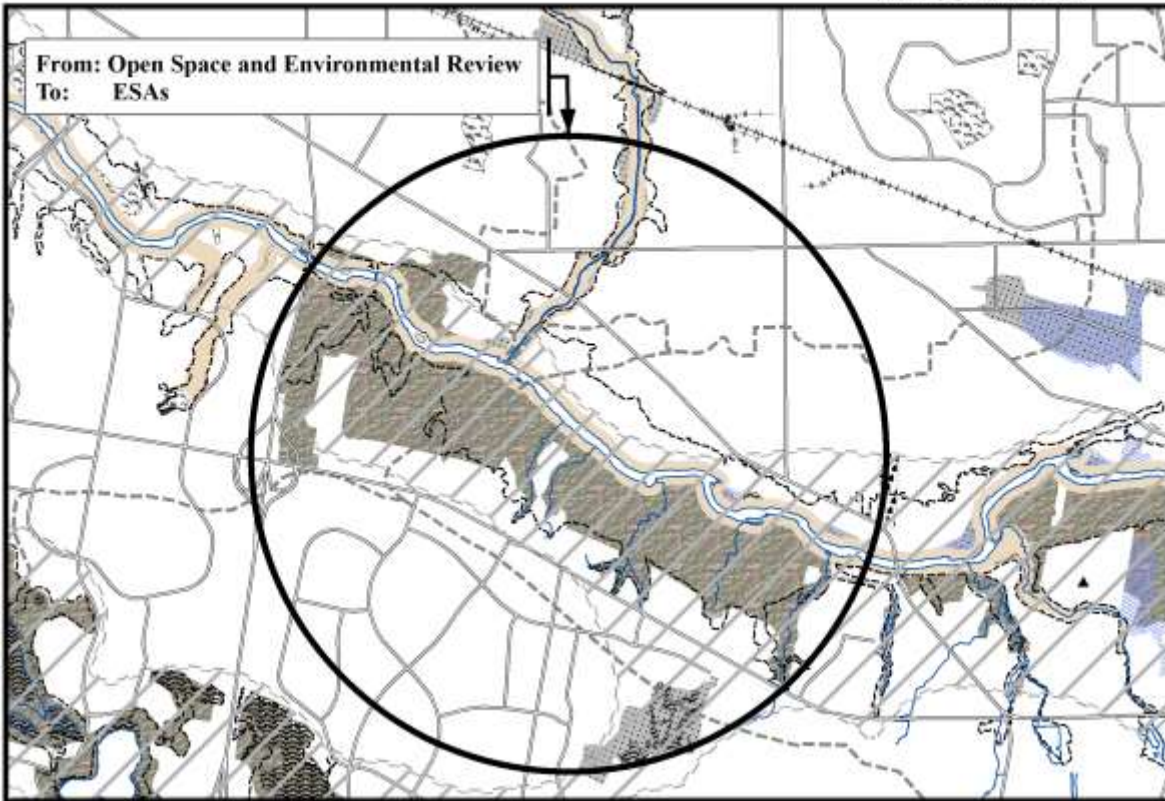


Legend

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

This is an excerpt from the Planning Division's working consultation of Schedule 4 to the City of London Official Plan, with added notations.

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| <p align="center">SCHEDULE 1 TO OFFICIAL PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p> | <p align="center"> Scale 1:30,000 Meters </p> | <p>FILE NUMBER: OZ-9245</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: 2020/09/23</p> |
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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

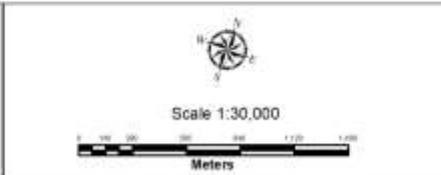
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

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 #####
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9245

PLANNER: CS

TECHNICIAN: JTS

DATE: 2020/09/23



Appendix B

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

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for the City of London, 2016 relating to the Meadowlily Environmentally Significant Area.

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 London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change policy 1719_10 of The London Plan for the City of London to add Meadowlily Woods Environmentally Significant Area Conservation Master Plan.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

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

1. To change Policy 1719_10. Natural Heritage System Guidelines is amended by adding the following:
 - i) Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

Appendix C

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

By-law No. C.P.-XXXX-____

A by-law to amend The London Plan for the City of London, 2016 relating to the Meadowlily Environmentally Significant Area.

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 London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on xxx.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – xxx
Second Reading – xxx
Third Reading – xxx

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the Place Type of certain lands described herein from Neighbourhood to Green Space and from Green Space to Neighbourhood to align with the limits of the Meadowlily Woods Environmentally Significant Area on Schedule "A", Map 1 – Place Type, to The London Plan for the City of London.
2. To change the designation from Potential Environmentally Significant Area to Environmentally Significant Area on Map 5 - Natural Heritage.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

C. BASIS OF THE AMENDMENT

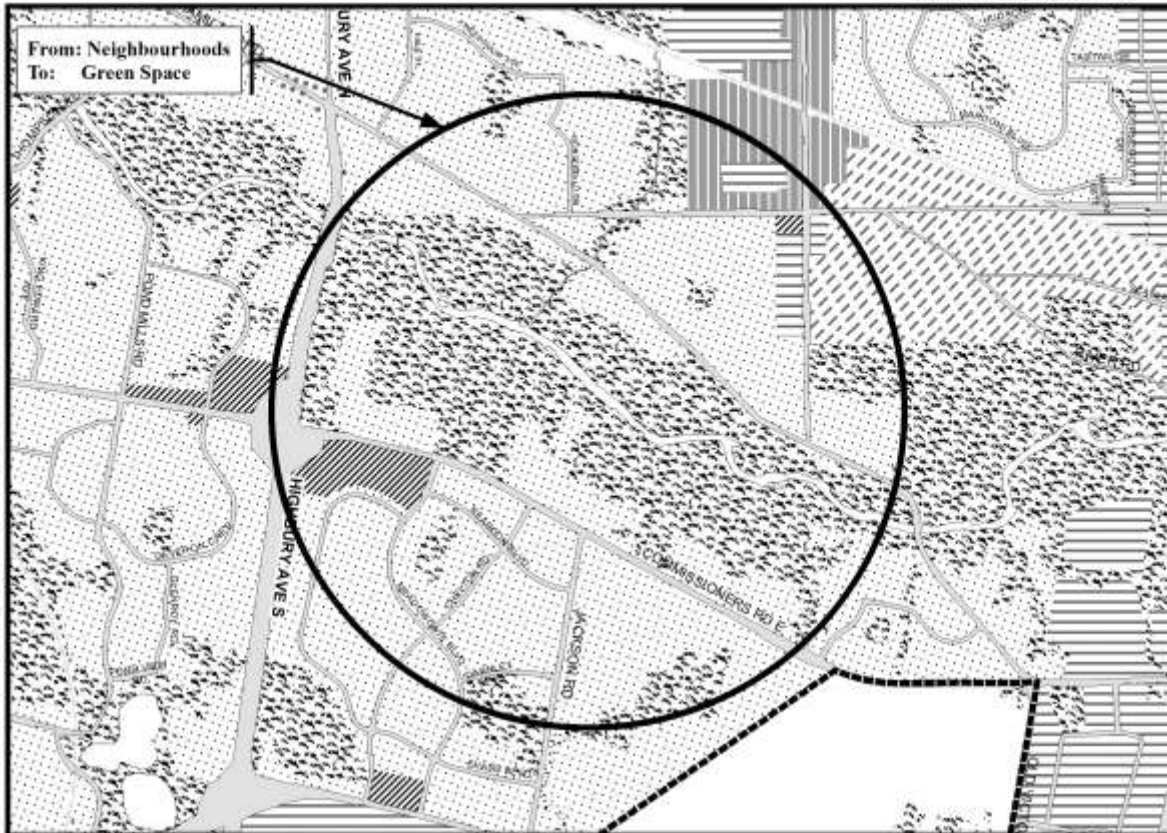
Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan

D. THE AMENDMENT

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

1. Map 1 - Place Types, to the London Plan for the City of London Planning Area is amended by designating those lands located within the Meadowlily Environmentally Significant Area in the City of London, as indicated on "Schedule 1" attached hereto from Neighbourhoods to Green Space and from Green Space to Neighbourhoods.
2. Map 5 - Natural Heritage, to the London Plan for the City of London Planning Area is amended by designating those lands located within the Meadowlily Environmentally Significant Area the City of London, as indicated on "Schedule 2" attached hereto to change the designation Potential Environmentally Significant Area and Neighbourhood to Environmentally Significant Area.

AMENDMENT NO:



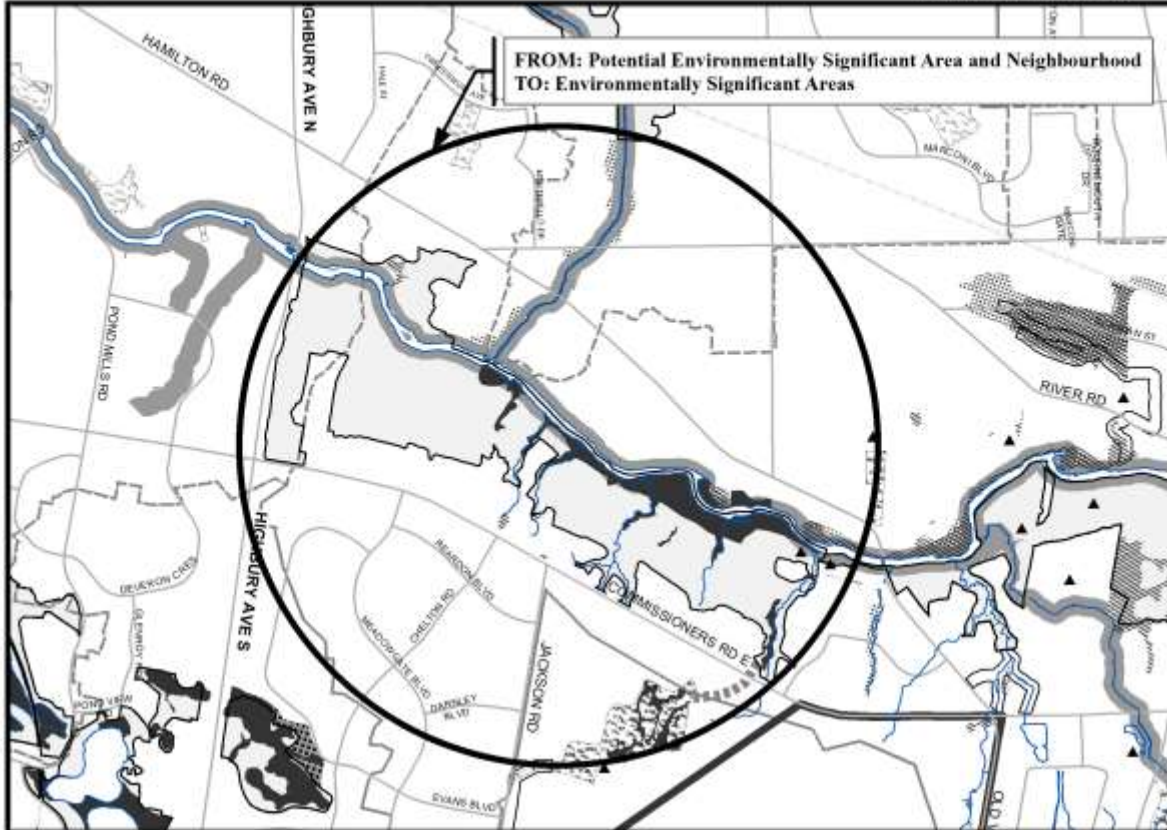
Legend

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|------------------------|--------------------------|---|
| 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.*

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| <p>SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p> | <p>Scale 1:30,000</p> <p>Meters</p> | <p>FILE NUMBER: OZ-9245</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: 9/24/2020</p> |
|--|-------------------------------------|--|

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands

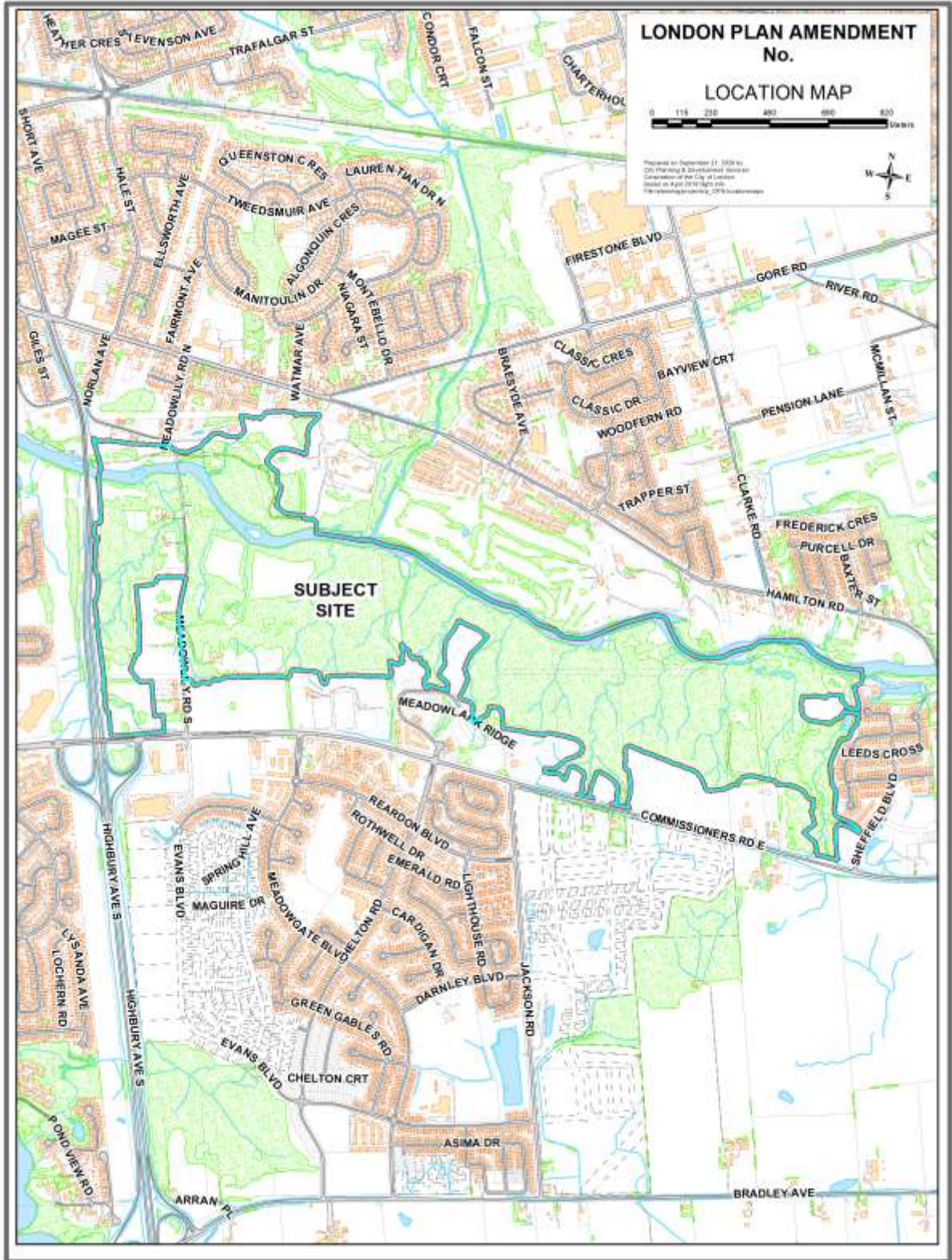
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

| | | |
|---|--|---|
| <p align="center">SCHEDULE # TO THE LONDON PLAN</p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p> | <p align="center"> Scale 1:30,000 Meters </p> | <p>FILE NUMBER: OZ-9245</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: 2019/09/21</p> |
|---|--|---|



Appendix D

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 the Meadowlily Environmentally
Significant Area.

WHEREAS the City of London has applied to rezone the Meadowlily Environmentally Significant Area, 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;

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 within the Meadowlily Environmentally Significant Area, as shown on the attached map, from a Holding Urban Reserve (h-2*UR1) Zone, a Urban Reserve (UR4) Zone, a Holding Open Space (h-2*OS4) Zone, an Environmental Review (ER) Zone, an Open Space (OS1) Zone, an Open Space Special Provision (OS1(1)) Zone, an Open Space (OS2) Zone, an Open Space (OS4) Zone and an Open Space Special Provision (OS4(1)) Zone to an Open Space (OS5) Zone.

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 October 27, 2020.

Z-9245
C. Smith

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

Appendix E – Public Engagement

Community Engagement

Public liaison: On August 4, 2020, Notice of Application was sent to 344 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on August 6, 2020. Two “Planning Application” signs were also posted on the site.

28 replies were received

Nature of Liaison: The purpose and effect of this Official Plan and Zoning change is to amend the area as identified in the Meadowlily Woods Environmental Significant Area Conservation Master Plan to an Open Space designation in the City of London Official Plan, to amend the Zoning of the lands to Open Space (OS5) Zone and to adopt the Meadowlily Environmental Significant Area Conservation Master Plan as an Official Plan Guideline Document.

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

Concern for:

Will allow development within the Meadowlily Woods ESA:

The majority of the responses were concerned that the proposed amendments were to permit development within the Meadowlily Woods ESA. As noted above the intent of the amendments is to protect the Meadowlily Woods ESA.

Will permit development on 101 Meadowlily Road South:

2 concerns were raised that the proposed amendments would permit the development of 101 Meadowlily Road South. 101 Meadowlily Road South is subject to separate planning and condominium applications. A separate Environmental Impact Study was required for this application. Through the planning process the Environmental Impact Study will inform Council of the final development limit for this site.

That development limit is maintained with existing accepted EIS limits

Rembrandt Homes is currently developing subdivision 33M-603, located on Commissioners Road East. The development limit was established through an Environmental Impact Study. The Environmental Impact Study was used by Natural Resource Solutions Inc. when preparing the Meadowlily Woods Conservation Master Plan to establish development limits.

Proposed Meadowlily Woods Environmental Significant Area boundary should not be applied to private lands prior to the completion of site specific Environmental Impact Studies.

Both 129 and 179 Meadowlily Road South have pre consulted with the City of London for applications to amend the Official Plan and Zoning By-law to permit future development on their lands. As per Section 15.4.1.1 of the Official Plan 89, and 1368_ of The London Plan, Council has identified this area as environmentally significant. Through the proposed development application further refinement of the boundary and buffers can be established by Council following the completion of the site specific Environmental Impact Studies.

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

| | |
|---|--|
| Written | |
| Ashton Vellow | John and Ida Morley |
| Brenda Marsden 445 Charlotte St Upper | Larry and Shelley Beausoleil |
| Diane Russo | Lara Vlach |
| Laura Peach | Nicole Leak |
| Mark Nicholson | Rebecca Thompson |
| Rembrandt Homes c/o D N Stanlake Consultant and Mgmt. Services 43 Winding Way Crescent | Rohan Hoefman |
| Steve Shales | Viki Massey 207-2025 Meadowgate Blvd |
| Dr. Tracy Satchell | Gil Graham |
| Catherine Coish 619 Commissioners Rd. E., London, ON | Christian Dendias |
| Sonya Jufferman | Helen Kajan 32 - 1077 Hamilton Rd, London, Ont. N5W 6G3 |
| Andrew Paterson 350 Wilkins St. London, ON | Nick Allen |
| Lorissa Elson | Chris Kiekens 752 Classic Dr London, Ontario N5W5V2 |
| Shanti Development (179 Meadowlilly Road South) c/o George Balango Zelinka Priamo Ltd. | Damas Development Inc. and CHAM Ltd (129 Meadowlilly Road South) c/o Ben McCauley Zelinka Priamo Ltd. |
| Friends of Meadowlilly Woods c/o Gary Smith | Thames Talbot Land Trust c/o Daria Koscinski |
| | |



M E M O

Date: September 8, 2020
To: Craig Smith, Senior Planner, Development Services
From: Ben McCauley, Zelinka Priamo Ltd.
Cc: Harry Froussios, Zelinka Priamo Ltd.
Subject: 129 Meadowlily Road South

Zelinka Priamo Ltd. has been retained by Damas Development Inc. and CHAM Ltd. to coordinate an Official Plan Amendment and Zoning By-Law Amendment application on the lands located at 129 Meadowlily Road South (the "subject lands"). Pre-consultation occurred July 13, 2020 based on a request to permit medium and high density residential uses. An Environmental Impact Statement (EIS) was identified as a requirement for a complete application. It came to our attention that the City of London is initiating an Official Plan and Zoning change to amend the area as identified in the *Meadowlily Woods Environmentally Significant Area Conservation Master Plan*. Our client's lands are currently outside of the ESA boundary, and the revised boundary now includes these lands.

The subject lands are located on the west side of Meadowlily Road South, north of Commissioners Road East. The Ecological Land Classification is "Dry-Moist Old Field Meadow Type (CUM1-1)" in the front and "Cultural Woodlot (CUW)" in the northwest corner, according to the *Meadowlily Woods Environmentally Significant Area Conservation Master Plan – Phase 1*.

The subject lands are designated "Urban Reserve Community Growth" in the 1989 City of London Official Plan and are within the "Neighbourhood" Place Type along a "Neighbourhood Street" Street Classification in *The London Plan*. The subject lands are currently zoned "Holding, Urban Reserve (h-2, UR1)" in the City of London Z.-1 Zoning By-Law.

A letter prepared by MTE is attached summarizing our concerns. Specifically, it is our opinion that the boundary should not be revised through the proposed Official Plan and Zoning change(s), but rather, if any revisions to the current ESA are warranted, they should be established through a future development application.

We will continue to monitor the progress of the City initiated amendments and provide additional comments, particularly in regard to the EIS that will be prepared in support of a future development application at 129 Meadowlily Road South.

We hope this provides a sufficient level of information for your current needs. If you have any questions, or require further information, please do not hesitate to contact the undersigned.



MTE Consultants
123 St. George St., London, ON N6A 3A1

August 28 2020
MTE File No.: 47966-100

Harry Froussios,
Zelinka Priamo,
318 Wellington Rd,
London, ON N6C 4P4

Dear Harry:

Re: 129 Meadowlilly Road and City Proposed ESA boundary

Our staff have been to the site to assess the vegetation communities and condition on the above noted property. We have also reviewed the Meadowlilly ESA Conservation Master Plan (NRSI, 2019) which has been used to define the ESA boundary adjustment before council.

In our site review there the Cultural Woodland that falls within the Subject Lands is dominated by Black Locust a non-native and invasive species.

“Black locust aggressively invades dry and nutrient-poor sites and lowlands, outcompeting native plants and forming dense colonies which shade-out native flora....The replacement of native communities by homogenous and low-diversity communities of pure black locust stands causes both plant richness loss and shifts in species composition.” (Ontario Invasive Plant Council 2016).

This community requires intensive management (suggest removal and naturalization) to protect the forest community to the north. The remainder of the property is old field meadow.

According to the NRSI report, Monarch were observed Old Field Meadows by the river but none were reported in this area. The report also rightly points out that provincial Significant Wildlife Habitat guidelines target areas within 5 km of Lake Erie. The species habitat is secure and therefore not all of possible habitat for the species needs to be retained. Nevertheless Guideline 7 was used to expand the prior ESA boundary in this area, well into privately held lands, including 129 Meadowlilly Road.

Regardless of whether or not Monarch were observed in this area (they were not despite intensive surveys). It is our opinion, that Boundary Delineation Guidelines should not be utilized to establish the core ESA boundary as part of this exercise. Instead, the boundary should be refined as part of a development application. Given there are areas of invasive species management needs and a desire to provide some Monarch habitat, the final ESA line could be much further west with no effect on the ESA significance and possible benefit if created monarch habitat attracts the species up from the river side meadows.

Therefore, it is our suggestion that the original ESA boundary remain as it was previously [blue line Figure 1] City owned lands can be added as Open Space if they so choose, but without habitat sensitivity (this area is immediately adjacent to Highbury Ave), they should not be considered part of an Environmentally Significant Area, but rather a buffer to the ESA.

We have just recently been retained by the landowner to conduct the EIS work in support of a development application. I believe there is opportunity to provide for the habitat enhancement needs, habitat creation interests and protection of the sensitive features of what truly should be the Meadowlily Environmentally Significant Area, without such a broad expansion from previous work.

Yours truly,

MTE Consultants Inc.



Dave Hayman MSc.
Manager, Natural Environments
519-204-6510 Ext 2241
Windsor Field Office 519-966-1645
dhayman@mte85.com

DGH:

47966-100ESABoundaryReviewLetter.wpd



Craig Smith
City Planning,
City of London,
206 Dundas St.,
London ON N6A 1G7

RE: File: OZ-9245

Zelinka Priamo Ltd is retained by Shanti Development to apply for an Official Plan Amendment and Rezoning on lands located at 179 Meadowlily Road South. Pre-consultation has been completed. An Environmental Impact Statement in support of the application is in preparation in accordance with the second record of pre-consultation. 179 Meadowlily Road South is located at the northwest corner of the intersection of Commissioners Road East and Meadowlily Road South. The Ecological Land Classification at the rear of 179 Meadowlily Road South is Cattail Shallow Marsh Type (MAS2-1), according to the Meadowlily Woods Environmentally Significant Area Conservation Master Plan – Phase 1. The ELC is based on past studies.

Excerpt From Map11B Meadowlily Woods ESA Boundary Review, Meadowlily Woods Environmentally Significant Area Conservation Master Plan – Phase 1



The rear of the subject lands and surrounding lands are designated Urban Reserve in the Current Official Plan and Neighbourhood Place Type in the London Plan. The Zoning is holding-2 Urban Reserve 1 (h-2'UR1) Zone. The proposed Open Space designation, Green Space Place Type and Open Space 5 (OS5) Zone, in the context of 179 Meadowlily Road South, are intended to implement the recommended boundary review, i.e., protect the features identified in previous studies at the rear of the lands. The EIS being prepared in support of the proposed development at 179 Meadowlily Road will inform regarding the proposed boundary adjustment and the proposed amendments to planning documents at this location.

The rear part of the subject lands collect stormwater from the subject lands. In addition, water from external catchment areas feed the ponding area on the subject lands. External catchments from residences located north of the subject lands, from Commissioners Road East and from the commercial development on the south side of Commissioners Road feed stormwater to the ponding area at the rear of 179 Meadowlily Road South. No development is proposed on the ponding area at the rear of the lands.

There are no municipal storm sewers to serve the proposed development. The rear lands are an important component of the overall development concept for on-site stormwater management. Documents in support of an Official Plan Amendment and Rezoning to permit medium density development are substantially completed including a preliminary Stormwater Management Brief. On-site run-off flows east to west to the rear of the lands where it collects. The proposed development incorporates the rear area for stormwater management purposes. Stormwater from the development will be conveyed and controlled in a private sewer system that will collect and attenuate run-off prior to discharging to a watercourse. The proposed boundary adjustment and implementing amendments to the Official Plans and Zoning By-law adversely affect the stormwater management concept and will likely require additional special provision amendments (e.g. for density, coverage) to the zoning required to facilitate development at 179 Meadowlily Road.

We will monitor the progress of the City initiated amendments and provide additional comments when the EIS under preparation in support of a medium density development at 179 Meadowlily Road South is completed. The City's Current Planning, Development Services (Catherine Lowery) has the pre-consultation record if you require additional information on the status/details of proposed development.

Yours Sincerely,
Zelinka Priamo Ltd.



George Balango BES, RPP, OPPI
Senior Planner



Katelyn Crowley BA, CPT
Planner

Cc: Shanti Development
MTE Consultants



Craig Smith
crsmith@london.ca
City Planning,
City of London,
206 Dundas St.,
London ON N6A 1G7

Re: File: OZ-9245: Meadowlily Environmentally Significant Area

Dear Mr. Smith,

Thank you for the opportunity to comment on the amendments proposed to the Current Official Plan, the London Plan, and the Zoning By-law, relating to the boundary of the Meadowlily Woods Environmentally Significant Area (ESA).

Thames Talbot Land Trust (TTLT) owns a 5.9 ha portion of the Meadowlily Woods Environmentally Significant Area (ESA), south of the Thames River, between Highbury Avenue and Meadowlily Road. TTLT's Meadowlily Nature Preserve, is comprised of floodplain, open meadow and upland forest, and forms an integral part of the ESA.

TTLT supports the changes proposed for the boundary of the ESA in the vicinity of our nature preserve. We are confident that the proposed boundary is an improvement over the previous boundary definition and will provide enhanced protection for the natural values within the ESA.

Sincerely,

A handwritten signature in blue ink that reads "Daria Kosciński".

Daria Kosciński
Acting Executive Director

To the members of Planning Committee regarding OZ-9245,

First of all I'd like to thank once again Natural Resource Solutions for an excellent and thorough study of Meadowlily Woods Environmentally Significant Area and its assets and attributes. It is a remarkable part of our community and neighbourhood here. I'd also like to thank the people, organizations and agencies that have helped to protect and preserve this vital natural area. Meadowlily Woods does represent almost all of the valued types of terrain and features mentioned as worth protecting and maintaining mentioned by the London Plan Natural Heritage section as well as the Environmental Guidelines for the existing Official Plan: valley lands, upland forests, significant wetlands, creeks and streams that service the Thames River and it is also identified multiple times as being a groundwater recharge zone (see Paragraphs 1304-06, Page 350 of the existing London Plan, 2019). The protection of these sensitive and important areas of the natural heritage system is identified multiple times in both versions of the Official Plan for the City of London. As a part of the Meadowlily community we support and uphold that protection and level of preservation.

While we support the parts of this document, OZ-9245, with regard to the expansion of the Environmentally Significant Area on the one hand, we have reviewed also the files related to the Meadowlily Woods Conservation Master Plan that mention such terms as "high density" and "medium density" residential development and we object to this kind of development in an area so important to the Meadowlily Woods environment. It seems as if we are being forced (wording used in a recent email from one of the planners attached to this file) to accept the unacceptable. Given the nature of the water and wetland recharge features of the whole Meadowlily area, everything from the top of the bank along here to the Thames River ought to have the lowest form of impact possible in terms of any kind of future development. Perhaps single detached dwellings and a R-1 designation is all that would fit here, much like the houses at the top of the hill near Commissioners Road and nothing more.

While the aspects of this plan that "to permit conservation uses only" (from the public announcement) we value and support, the language of this plan that mention high density and medium density residential development ought to be changed to allow only single detached dwellings and a R-1 designation to protect and

maintain the present context and environment of the Meadowlily neighbourhood and natural landscape of the area.

In the London Plan on Conservation Master Plans, Paragraphs 1421-22 and on Environmentally Significant Areas, Paragraphs 1367-71, there is no language there that corresponds to the development portions of this document.

The Meadowlily Area has already been profoundly affected by development to the East of our area with both the Victoria Ridge and Rembrandt subdivisions and to the west toward the river bend in the St. Julian and Vauxhall areas to our West in the Pond Mills area, are there not lots of areas around our neighbourhood that could be utilized for this purpose and leave Meadowlily as a green and protected area of Southeast London? Our area has one of the largest elements of contiguous upland forest and large areas of wetland, creeks and groundwater recharge areas! These features thrive most when left alone. At one point when we were in direct conversations with Planning in the offices on Dundas Street you told us there would be only single detached dwellings in our area.

One other area that we would like to receive consideration and protection in the area of important habitat for species at risk is the large patch of milkweed in the area of what has been known and identified as the Baseline Right-of-Way just to the south of 129 Meadowlily Road South (vacant lot) and just north of 135 Meadowlily Road South. This is an important environmental feature for our area and ought to be included as a part of the expanded Environmentally Significant Area. As far as we know it is city-owned property.

Thank you for all the great work that has been done on this plan and the effort to protect our natural area, Meadowlily Woods Environmentally Significant Area.

Gratefully,

Gary Smith

Appendix F – Policy Context

The London Plan

Environmental Policies Section 1293 through 1441

The Official Plan (89)

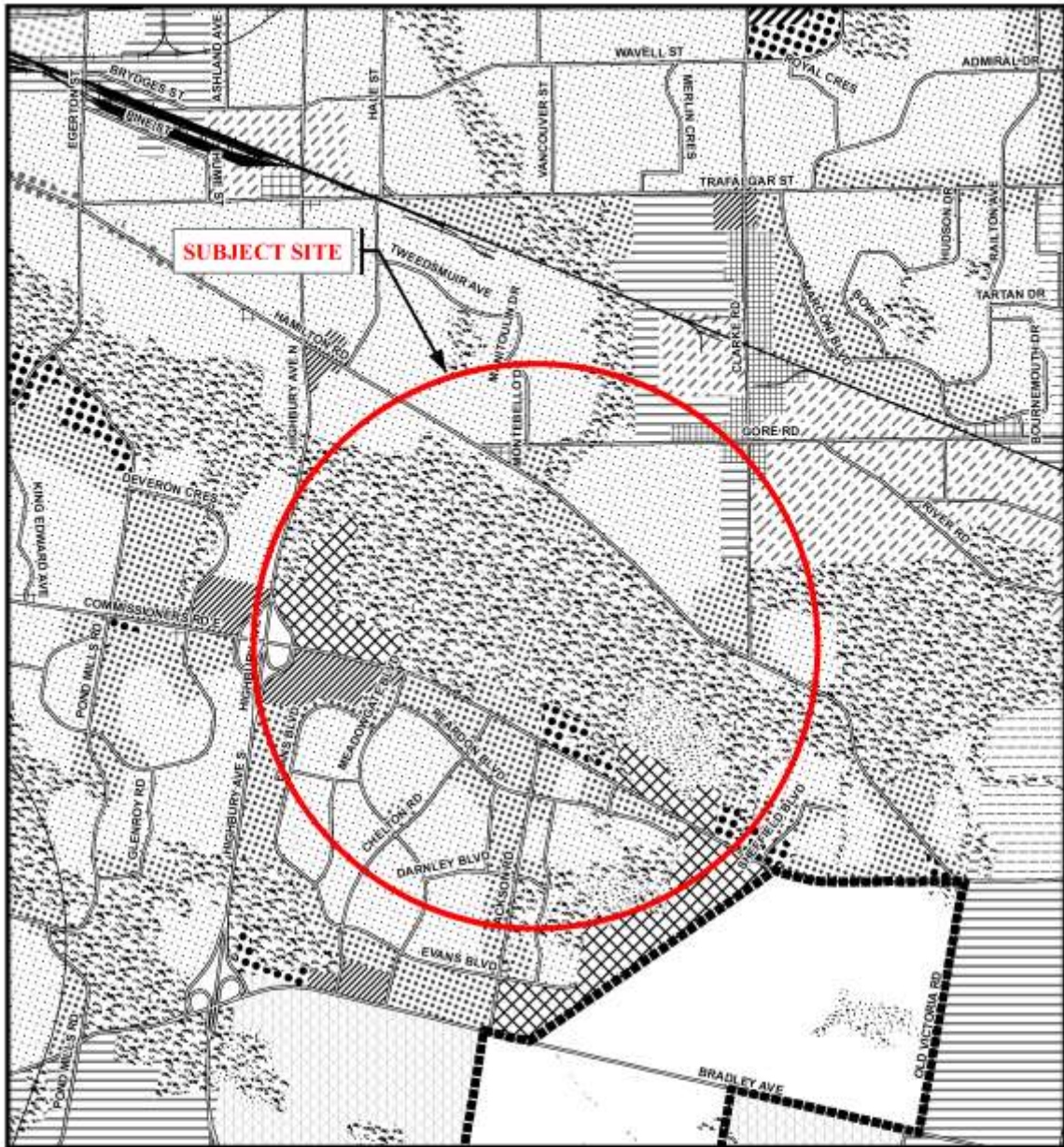
Section 15 Environmental Policies

The Provincial Policy Statement 2020

***Natural Resource Solutions Inc. Meadowlily Conservation Master Plan;
December 2019***

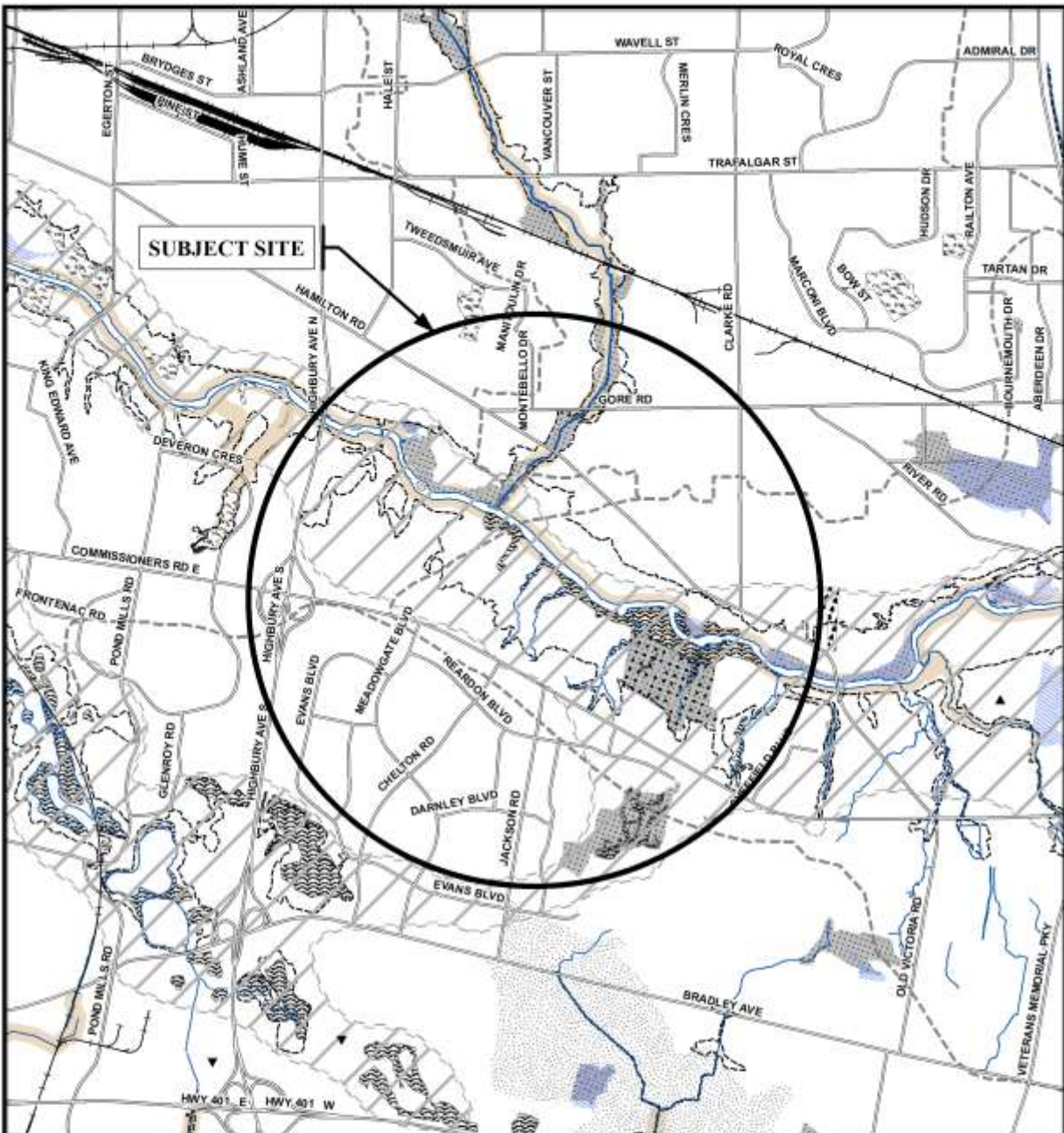
Appendix G – Relevant Background

Official Plan



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

| | | |
|--|-------------------------------------|---|
| <p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p> | <p>Scale 1:30,000</p> <p>Meters</p> | <p>FILE NUMBER: OZ-9245</p> |
| | | <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: 2020/09/21</p> |



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*

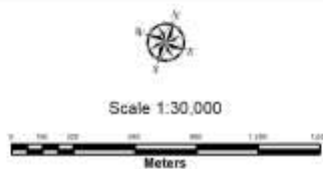
Base Map Features

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

CITY OF LONDON
Planning Services /
Development Services

OFFICIAL PLAN SCHEDULE B1
- NATURAL HERITAGE FEATURES -

PREPARED BY: Graphics and Information Services

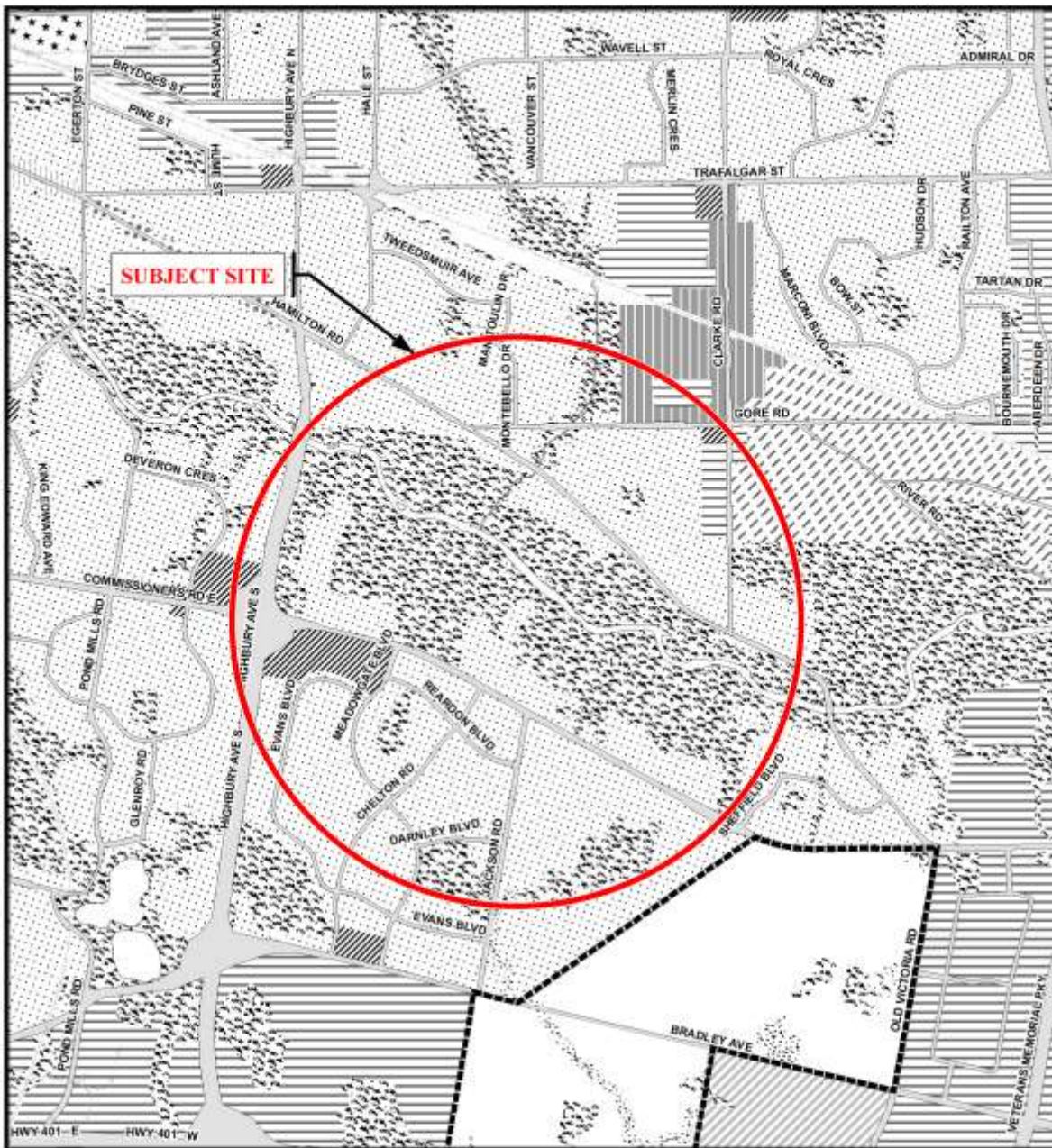


FILE NUMBER: OZ-9245

PLANNER: CS

TECHNICIAN: JTS

DATE: 2020/09/23



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.

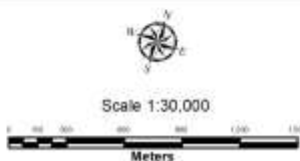
At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON

Planning Services /
Development Services

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

PREPARED BY: Planning Services

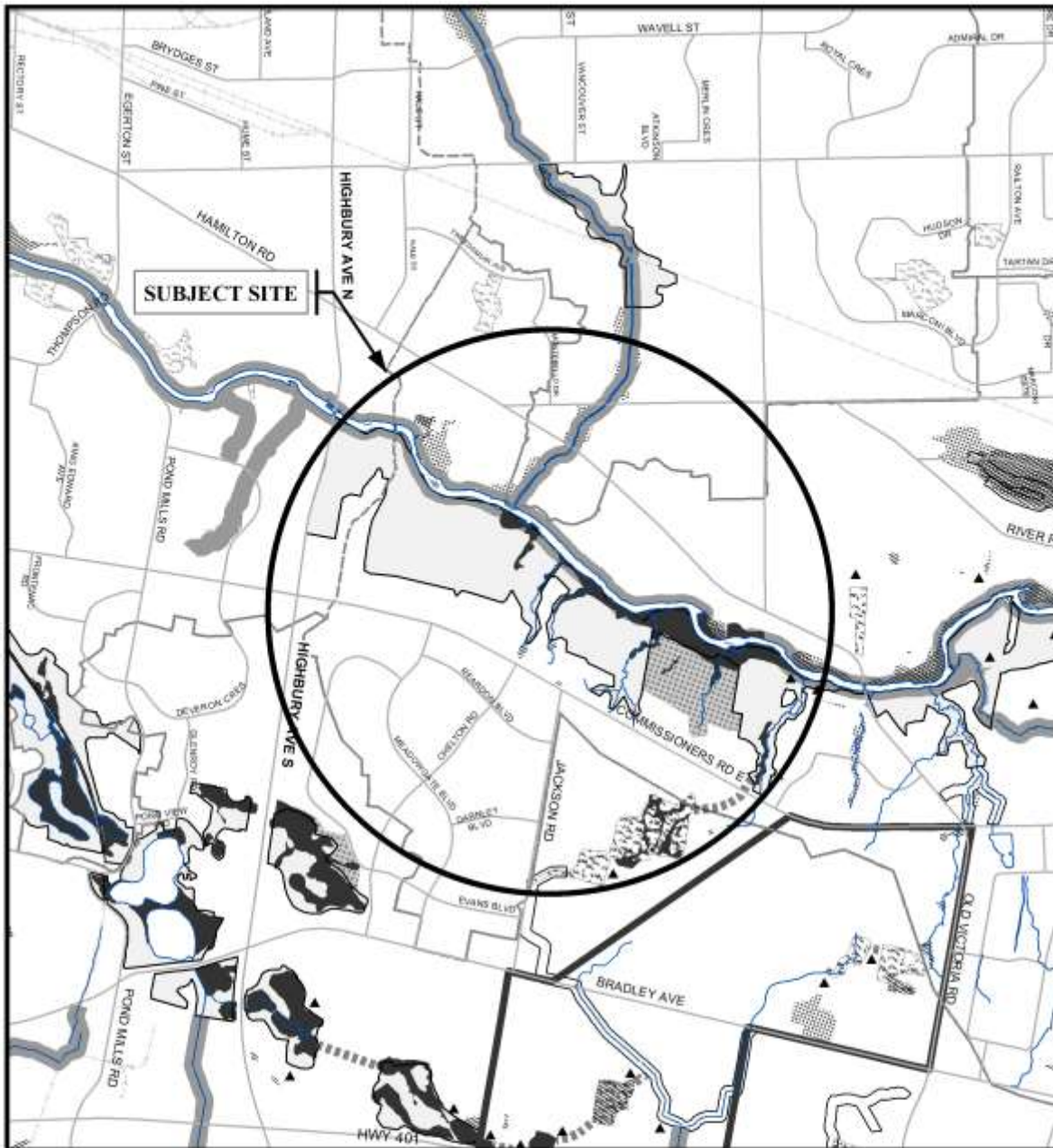


File Number: OZ-9245

Planner: CS

Technician: JTS

Date: 2020/09/21



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands

- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary

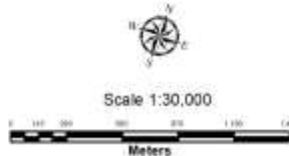
This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

CITY OF LONDON

Planning Services /
Development Services

**LONDON PLAN MAP 5
- NATURAL HERITAGE -**

PREPARED BY: Planning Services

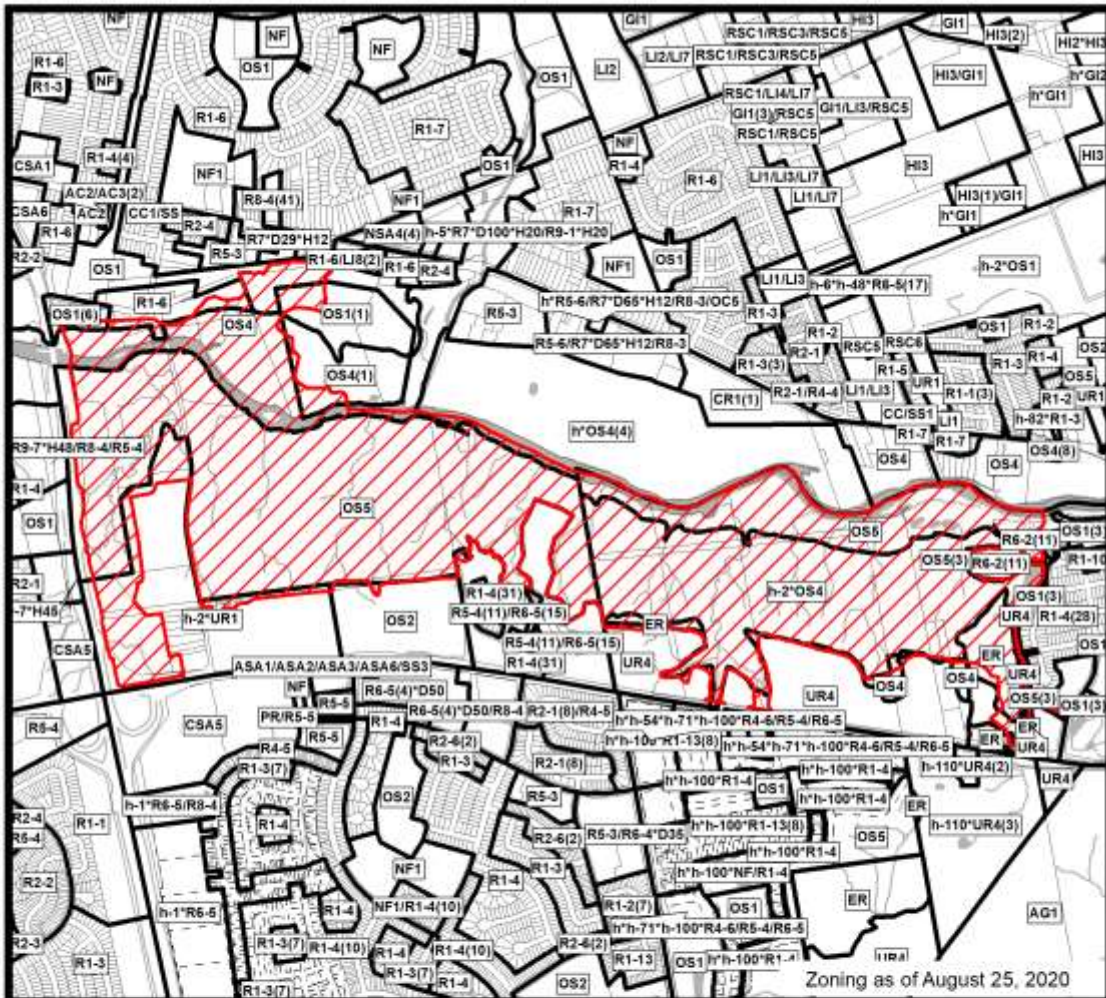


File Number: OZ-9245

Planner: CS

Technician: JTS

Date: 9/21/2020



Zoning as of August 25, 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**



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

FILE NO:

OZ-9245

CS

MAP PREPARED:

2020/09/21

JTS

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Meters