

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Gregg Barrett
Director of Planning and Development

Subject: Stoney Creek Commercial Centre (c/o York Developments)
1810, 1820, 1840 and 1850 Adelaide Street North

Public Participation Meeting Date: June 21, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the application of Stoney Creek Commercial Centre c/o York Developments relating to the property located at 1810, 1820, 1840 and 1850 Adelaide Street North the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 6, 2021 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan for the City of London, to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone **TO** a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(_)/NSA5) Zone.

Executive Summary

Summary of Request

The owner has requested to rezone the subject site to permit a maximum total commercial gross floor area of 5,104m² and a maximum gross floor area of 952m² for an individual retail use.

Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to permit an increase in the size of the total commercial development on the site and an increase in the size of individual uses. The special provision would recognize a maximum gross floor area of 952m² for all individual uses other than a food store or a restaurant, which are subject to other size restrictions in the zoning by-law.

Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages the regeneration of settlement areas by accommodating employment to meet long-term needs. The amendment also supports long-term economic prosperity by promoting economic development that takes into account the needs of existing and future businesses.
2. The recommended amendment conforms to the in-force policies of the 1989 Official Plan, including but not limited to the Neighbourhood Commercial Node designation.
3. The recommended amendment conforms to the in-force policies of The London Plan, including but not limited to the Shopping Area Place Type.
4. The recommendation amendment implements an appropriate intensity for the site which is compatible with the surrounding area and facilitates the viability of the commercial area for current and future uses.

Analysis

1.0 Background Information

1.1 Property Description

The subject site is located at the southeast corner of the intersection of Adelaide Street North and Sunningdale Road East in the Stoney Creek Planning District. The subject site is designated for a variety of commercial uses and is serviced by existing transit. The site is partially developed and occupied.



Figure 1. Looking south from Sunningdale Road East (future development)

1.2 Current Planning Information (see more detail Appendix D)

- Official Plan Designation – Neighbourhood Commercial Node
- The London Plan Place Type – Shopping Area Place Type
- Existing Zoning – Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone

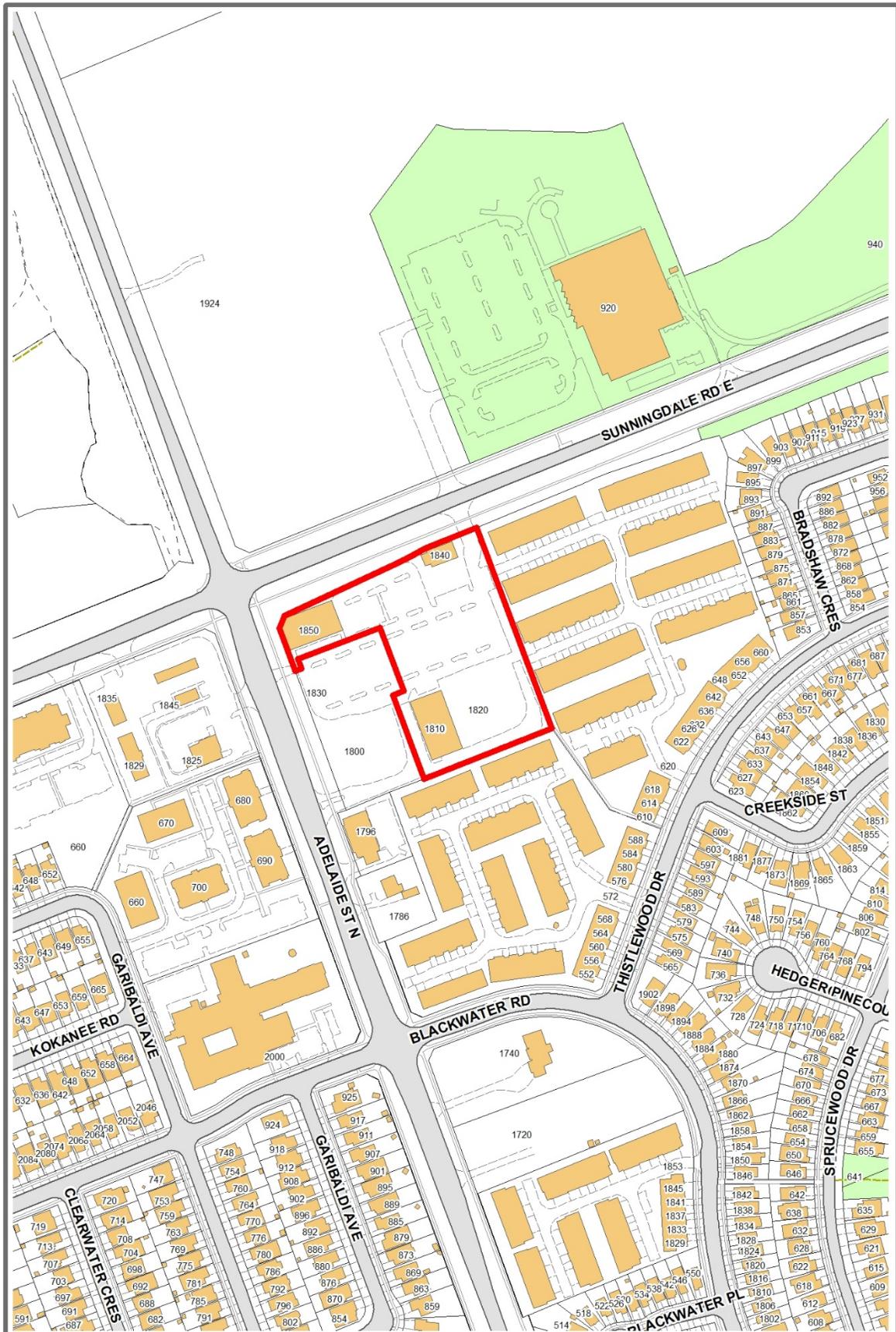
1.3 Site Characteristics

- Current Land Use – Commercial
- Frontage – 30.5m
- Depth – 148.2m
- Area – 1.46 hectares
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Commercial (vacant), YM/YWCA, London Public Library
- East – Residential (townhouses)
- South – Residential (townhouses)
- West – Commercial (Tim Hortons, car wash and gas bar), residential (low-rise apartment buildings and a nursing home)

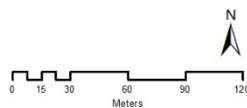
1.5 Location Map



LOCATION MAP

Subject Site: 1830 Adelaide St N
 File Number: Z-9312
 Planner: Joanne Lee
 Date: 27/04/2021

Corporation of the City of London
 Prepared By: Planning and Development



Scale 1:3000

Legend

- Subject Site
- Buildings
- Parks
- Driveways/Parking Lots

2.0 Discussion and Considerations

2.1 Development Proposal

The proposed development is a commercial plaza which consists of 4 separate buildings. Two buildings on the north portion of the site are constructed and partially occupied. The south portion is partially developed with Dollarama, which identified as Building 4 in Figure 2.

The southwest portion (Part 1 in Figure 2) of the property was severed through a consent application. Part 2 is the subject of the requested amendment for rezoning.

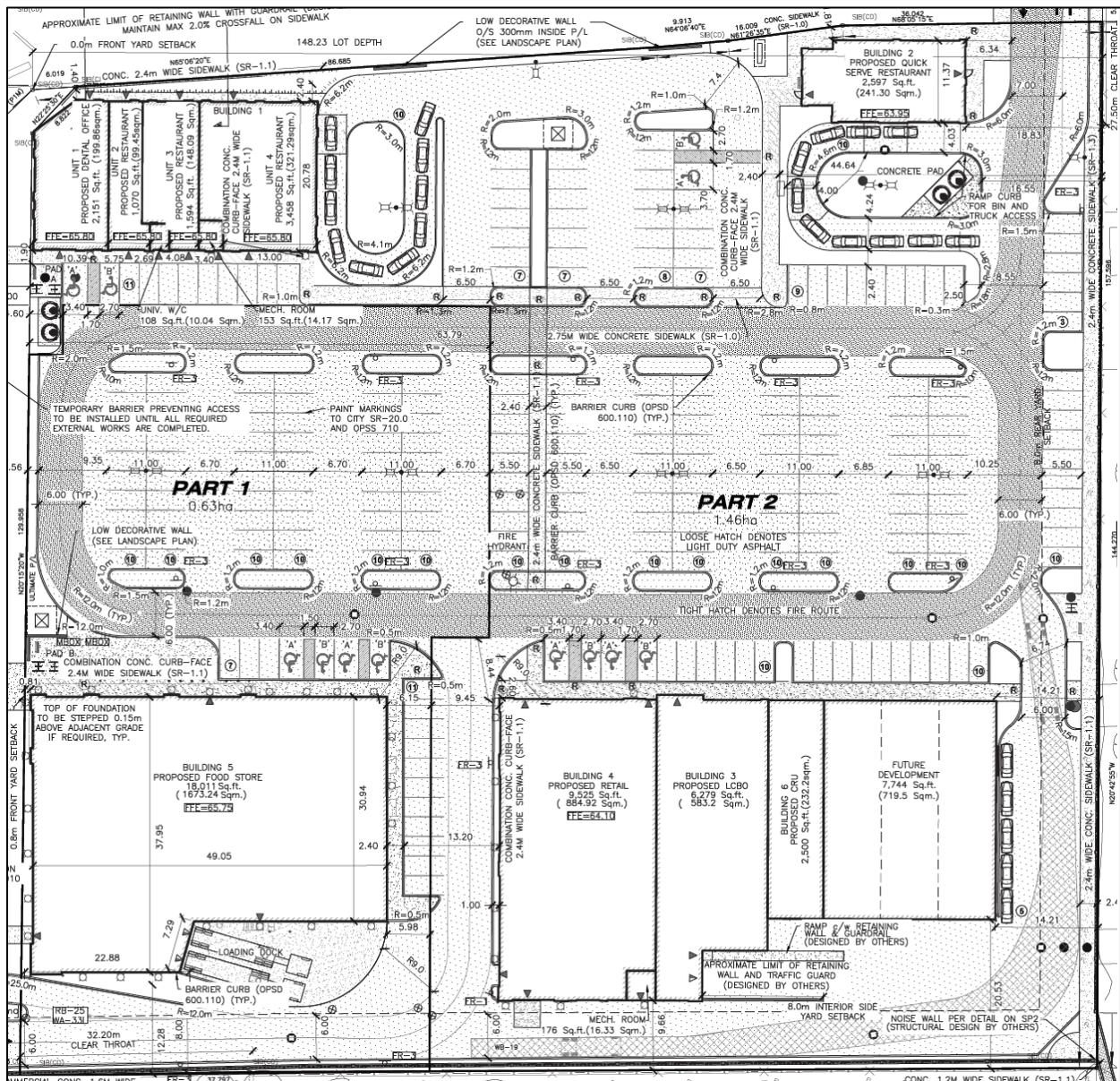


Figure 2. Site concept plan

3.0 Relevant Background

3.1 Planning History

In 2000, the subject site was rezoned (Z-5695) from the Agricultural (A1) Zone to a compound Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone through a subdivision process (39T-99506), which consists of a commercial block, a park block and residential blocks.

The subject site has been subject to three different Site Plan applications (SPA18-041, SPA19-109 and SPA20-096). SPA18-041 was submitted in May 2018 to facilitate the development of four separate commercial buildings on site. Two site plan amendment applications (SPA19-109 and SPA20-096) were submitted in 2019 and 2020, respectively.

The subject site has also been subject to two Minor Variance applications. On April 9, 2019, the Committee of Adjustment approved a minor variance (A.014/19) to increase the maximum gross floor area for a retail store (Dollarama), decrease drive-through stacked parking spaces from 12 to 10, and eliminate the 3m landscape strip in front of the noise attenuation wall along the east side of the site.

On January 31, 2020, the London Consent Authority issued a consent decision (B.044/19) to sever the west portion of the site (Part 1 of the Site Plan).

Most recently, a minor variance application (A.110/20) was submitted to permit an increase in a maximum gross floor area for an individual retail use (identified as Building 3 in Figure 2) of 584m² whereas 500m² is the maximum permitted. On January 6, 2021, this minor variance was approved by the Committee of Adjustment.

3.2 Requested Amendment

The applicant has requested to change the zoning on the subject site from a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone to a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4()/NSA5) Zone to permit increases in maximum total gross floor area and maximum gross floor area for a retail store. A special provision for a maximum gross floor area of 952m² for an individual use is proposed.

3.3 Community Engagement and Department/Agency Comments (see more detail in Appendix B)

A notice of Application was distributed on March 31, 2021 and was published in *The Londoner* on April 1, 2021. 1 written response was received from one neighbouring property owner, which will be addressed later in this report.

Discussions with Site Plan staff include a request for a revised site plan to clarify special provisions that the applicant is requesting in order to mitigate the potential for future minor variances. Detailed layout and built form issues will be addressed through the site plan process.

3.4 Policy Context (see more detail in Appendix C)

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), 2020, provides policy direction on matters of provincial interest relating to land use planning and development. In accordance with Section 3 of the Planning Act, all decision affecting land use planning matters shall be “consistent” with the policies of the PPS.

Section 1.1.1 of the PPS encourages healthy, liveable and safe communities that are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term and by accommodating employment, including commercial, to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs.

The PPS states that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our community (1.1.3). The PPS further directs settlement areas to be the focus of growth and development.

Section 1.3.1 of the PPS promotes economic development and competitiveness by providing for an appropriate mix and range of employment and opportunities for a diversified economic base that take into account the needs of existing and future businesses.

The PPS also supports long-term economic prosperity by promoting opportunities for economic development and community investment-readiness (1.7.1a)).

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 London Plan provides Key Directions (54_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years. Relevant Key Directions are outlined below:

The London Plan provides direction to plan strategically for a prosperous city by planning for and promoting strong and consistent growth and a vibrant business environment that offers a wide range of economic opportunities (55_1).

The site is located in the Shopping Area Place Type, as identified on *Map 1 – Place Types. This Place Type is the primary Place Type that allows for commercial uses (873) and is intended to service their immediate neighbourhoods and provide a walkable focal point that creates a neighbourhood identity (874). Shopping Areas serve the regular needs of those who live near them as well as those who travel to them for goods and services (129).

1989 Official Plan

The site is designated Neighbourhood Commercial Node in accordance with Schedule 'A' of the 1989 Official Plan. In accordance with locational criteria (4.3.8.2), the site is located at the intersection of arterial roads (Adelaide Street North and Sunningdale Road East) which is close to transit services, and is large enough to accommodate all buildings plus parking, loading facilities and measures to provide adequate buffering and setbacks from adjacent residential uses.

Neighbourhood Commercial Nodes are intended to provide for the daily or weekly convenience shopping and service needs of nearby residents and, to a lesser extent, passing motorists. Uses are intended to be convenience-oriented and unlikely to draw customers from beyond the local area (4.3.8.1).

4.0 Key Issues and Considerations

4.1. Issue and Consideration #1: Use, Form, and Intensity/Scale

Provincial Policy Statement, 2020

The PPS promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1e)).

The PPS directs land use patterns within settlement areas be based on densities and a mix of land uses which efficiently use land and resources and are appropriate for, and efficiently use, the infrastructure and public service facilities, which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion (1.1.3.2).

The PPS also directs planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment to meet long-term needs (1.3.1a)) and by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses

which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (1.3.1b)).

The recommended amendment facilitates the development of an additional unit on the existing commercial within a settlement area. The amendment also contributes to an appropriate range of commercial uses to the surrounding residential neighbourhoods, along with the surrounding infrastructure and public service facilities.

The London Plan

The Shopping Area Place Type permits a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses (877_1). Uses with large amounts of outdoor storage, large warehouse components, storage of heavy vehicles, and/or emitting noise, vibration, or dust are not permitted within the Place Type (877_3).

Large commercial blocks should be developed such that smaller-scale commercial uses are constructed with their front entrances oriented toward the primary street (879_3*). The blocks should also allow both pedestrians and motorists clear, safe, direct and comfortable access through parking lots, from the street to commercial buildings (879_5*). Landscaping, street furniture, patios and other amenities should be designed and provided on the site to attract pedestrian activity to the front of these buildings and screen parking lots from the street (879_4*). The newly constructed buildings are oriented to Sunningdale Road East to provide a pedestrian-oriented street wall and screen the existing parking lot. Landscaping and sidewalks currently exist on site to provide pedestrian connectivity through the parking lot between the buildings. No changes to permitted uses or form are proposed, as the requested special provision will recognize the increased maximum gross floor area for certain uses on site.

Office uses are permitted with a maximum total gross floor area of 2,000m² within the Shopping Area Place Type (878_6). In addition, a maximum building height of 4 storeys, or 6 storeys with Type II Bonusing, is permitted (878_2). The height and scale of the one-storey buildings conform to the London Plan, and are generally consistent with the existing one-storey commercial buildings along Adelaide Street North and residential buildings, including townhouses. The proposed development does not exceed the maximum permission for office uses.

1989 Official Plan

The Neighbourhood Commercial Node designation contemplates convenience-oriented uses. Permitted uses include small retail stores, food stores, pharmacies, convenience commercial uses, personal services, financial institutions, service-oriented office uses such as real estate, insurance and travel agencies, community facilities such as libraries or day care centres, professional and medical/dental offices, small-scale restaurants, commercial recreation establishments, and similar uses that draw customers from a neighbourhood-scale trade area (4.3.8.3). The applicant is not seeking to broaden the range of uses permitted for the site, and the proposal is in conformity with the 1989 Official Plan.

Neighbourhood Commercial Nodes generally have a strip plaza focus with a combination of small free-standing uses or small uses in a plaza format but can be applied to a collection of small stores intended to serve the surrounding neighbourhood. Free-standing structure along the street frontage should be developed to improve the design of the street edge, provide access to transit stops and reduce the visual impact of large open parking lots. The design, appearance and scale shall be in harmony with the surrounding residential area with adequate screening and buffering between uses (4.3.8.4). The development of an additional unit beside the existing Dollarama structure would not alter the planned function and form of Neighbourhood Commercial Node designation in the 1989 Official Plan.

Commercial development within a Neighbourhood Commercial Node shall normally range in size from 1,000m² to 13,000m² gross floor area (4.3.8.5). The proposed development is of a suitable size for the site.

Zoning By-law No. Z.-1

The subject site is currently zoned a compound Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone. The NSA zone is typically applied to neighbourhood-scale commercial lands and provides for and regulates a range of neighbourhood-scale retail, personal service and office uses which are primarily intended to provide for the convenience shopping and service needs of nearby residents.

The London Plan states that the Zoning By-law will include regulations to ensure that the intensity of development is appropriate for individual sites (878_7). Zone variations of the zone are differentiated based on uses and maximum permitted gross leasable floor area for certain defined uses (23.1). The NSA1/NSA2/NSA5 Zone permits bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, service and repair establishments, studios, video rental establishments, and brewing on premises establishments in either a shopping centre or a stand-alone form (23.2 1), 23.3 1)). In addition to these uses, an NSA4 Zone contemplates animal hospitals, commercial recreation establishments, funeral homes, grocery stores, and private clubs (23.2 3)). The recommended amendment would permit the full range of uses listed within the NSA4 Zone which supports the intent of the Shopping Area Place Type in the London Plan and the Neighbourhood Shopping Nodes designation in the 1989 Official Plan.

Section 23.3.2 requires the application of the maximum gross floor area requirements of the NSA Zone be to the zone and not to the individual properties contained within the zone. Gross floor area may be allocated in proportion to the parcel size as it relates to the total area zoned and to the total gross floor area assigned to the individual Neighbourhood Shopping Area Zone variations. The maximum aggregate gross floor area of development within the NSA1/NSA2/NSA5 Zone is 4,000m², while an NSA4 Zone permits the maximum of 6,000m² gross floor area (Table 23.3). The applicant does not own the westerly adjacent parcel that will contain a food store (Building 5 in Figure 2) and does not have authorization to include it in the requested amendment, however, the proposed aggregate gross floor area of 5,104m² is suitable within the NSA4 zone and will not impact the permitted floor area on the adjacent site.

The NSA4 and NSA5 Zone variations (23.3 5)) permit food stores to be a maximum of 3,200m² in size and limit restaurants and all other uses to a maximum of 500m². A special provision will allow a maximum gross floor area of 952m² for all permitted uses, with the exception of food stores and restaurants.

A property owner raised concern with respect to building height that would accommodate the proposed maximum gross floor area. They were concerned that the height of the one-storey buildings is excessive and that the gross floor increase would come in the form of a second storey. Within the NSA1/NSA2/NSA5 Zone, the maximum building height is 8 metres, while the NSA4 Zone permits the maximum of 12 metres. The proposed gross floor area does not indicate an increase in building height, and the one-storey buildings do not exceed 8 metres.

Conclusion

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the London Plan and the 1989 Official Plan policies. The requested amendment facilitates the development of an additional unit on the existing commercial development within settlement areas. The requested amendment will serve the surrounding neighbourhoods while recognizing the maximum gross floor area for certain commercial uses.

Prepared by: Joanne Lee
Planner I, Long Range Planning & Research

Reviewed by: Justin Adema, MCIP, RPP
Manager, Long Range Planning & Research

Recommended by: Gregg Barrett, AICP
Director, Planning & Development

Submitted by: George Kotsifas, P.Eng
Deputy City Manager, Planning & Economic
Development

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2021

By-law No. Z.-1-21 _____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1810, 1820, 1840 and 1850 Adelaide Street North.

WHEREAS Stoney Creek Commercial Centre c/o York Developments has applied to rezone an area of land located at 1810, 1820, 1840 and 1850 Adelaide Street North, 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 1810, 1820, 1840 and 1850 Adelaide Street North, as shown on the attached map comprising part of Key Map No. A103, from a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone to a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(_)/NSA5) Zone.
- 2) Section Number 23.4 of the Neighbourhood Shopping Area (NSA4) Zone is amended by adding the following Special Provision:

NSA4(_) 1810, 1820, 1840 and 1850 Adelaide Street North

- a) Regulation[s]
 - i) Maximum Gross Floor Area of 952m² (10,247 sq.ft.) for all specific individual uses except for Food Stores and Restaurants

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.

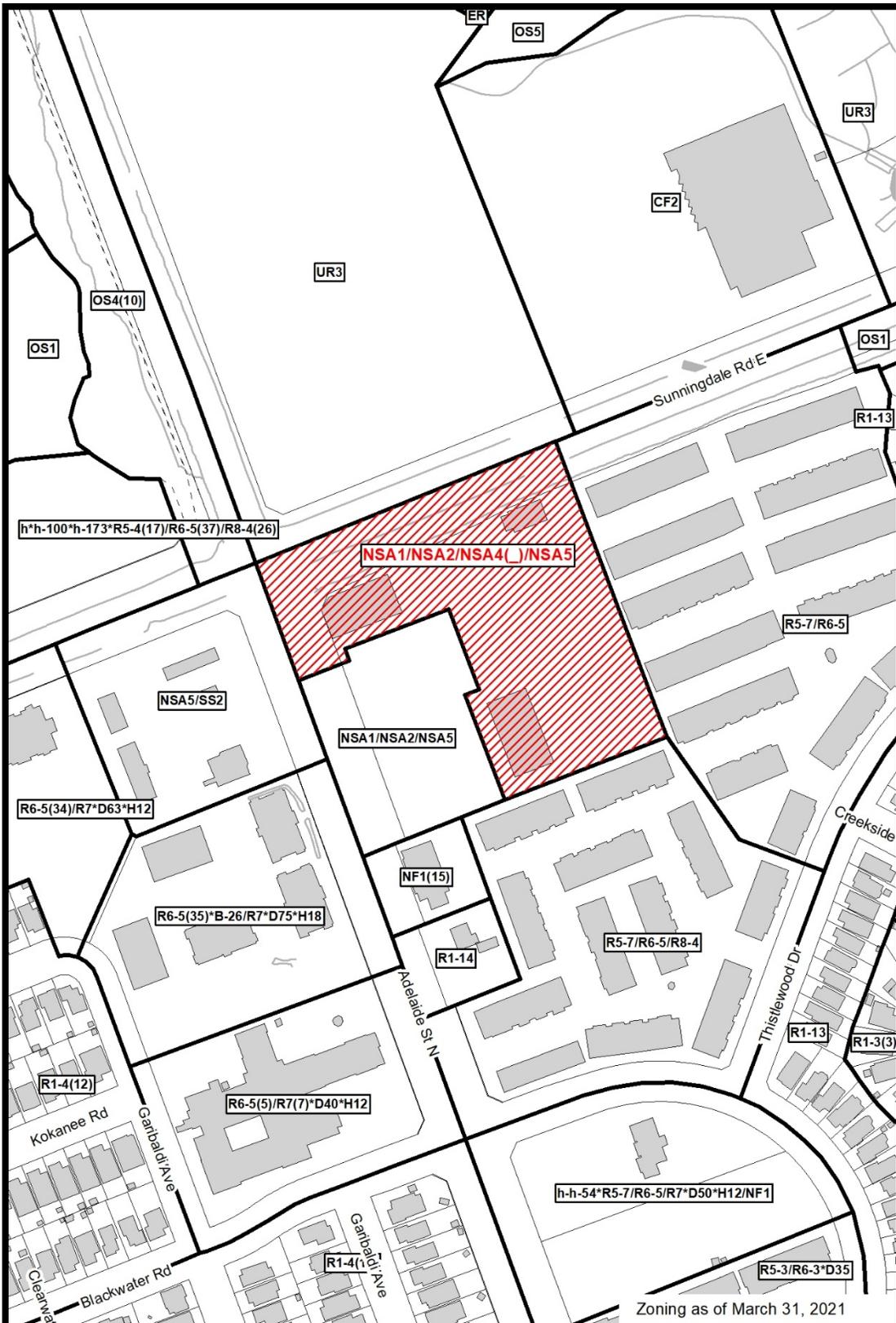
PASSED in Open Council on July 6, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – July 6, 2021
Second Reading – July 6, 2021
Third Reading – July 6, 2021

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



File Number: Z-9312
 Planner: JL
 Date Prepared: 2021/04/27
 Technician: MB
 By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.5 25 50 75 100 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: On March 31, 2021, Notice of Application was sent to 154 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 1, 2021. A “Planning Application” sign was also posted on the site.

One reply from an interested individual was received.

Nature of Liaison: The purpose and effect of this zoning change is to permit an increase in total commercial gross floor area and in maximum gross floor area for individual stores. Possible change to Zoning By-law Z.-1 **FROM** a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone **TO** a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(_)/NSA5) Zone. The requested amendment would allow an overall maximum gross floor area of 5,104m² and a maximum of 952m² of gross floor area for individual commercial uses, and would facilitate the development of an additional unit on the existing commercial development.

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

Concern for:

The interested individual expressed a concern on height increase and requested clarification of the requested amendment.

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

Telephone	Written
	Mike DeJager (The DeJagers)

From: The DeJagers

Sent: Wednesday, April 7, 2021 8:47 AM

To: Lee, Joanne <jolee@london.ca>

Subject: [EXTERNAL] 1830 Adelaide- zoning amendment

Good morning Joanne

I have just received the mail notification of another proposed amendment to the commercial development at 1830 Adelaide.

I attended a planning committee meeting many weeks ago that gave an approval of a similar amendment to increase the gross floor area, to accommodate an LCBO outlet.

This current amendment is to again increase the GFA, and the site plan included shows a pharmacy and good store (albeit proposed) and no LCBO.

So is this the same request with an old site plan?

I live in the condo area to the south and our concern with all this new development is the height of the new buildings. Floor area is no big deal. The height of these one floor buildings is overly excessive. We also hope that the floor area increase does not come in the form of a second storey.

Sorry to ramble a bit here. Your clarification of this amendment would be greatly appreciated.

Cheers

Be safe
Mike DeJager

Agency/Departmental Comments

London Hydro – April 19, 2021

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. **Note:** Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

Engineering – May 3, 2021

Engineering has no comments for the proposed re-zoning at 1830 Adelaide Street. All engineering concerns were dealt with through the site plan application.

Urban Design – May 3, 2021

There are no Urban Design related comments with regard to the request for GFA increase for 1830 Adelaide St North. But, if there is any change in the elevation or site plan, that will be addressed through the site plan revision process.

Upper Thames River Conservation Authority (UTCA) – May 25, 2021

May 25, 2021
City of London – Development Services
P.O. Box 5035
London, Ontario N6A 4L9

Attention: Joanne Lee (via email)

Dear Ms. Lee:

Re: Application to Amend the Zoning By-law - File No. Z-9312
Applicant: Stoney Creek Commercial Centre (York Developments)
1830 Adelaide Street North, London, ON

The Upper Thames River Conservation Authority (UTRCA) has reviewed this proposal as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 157/06. The proposal has also been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Board approved policies contained in *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. Finally, UTRCA has provided advisory comments related to policy applicability and to assist with implementation of the *Thames Sydenham Source Protection Plan* under the *Clean Water Act*.

PROPOSAL & BACKGROUND

The applicant is proposing to rezone the lands to permit a commercial development of approximately 5000m² gross floor area total, and a special provision to permit a maximum gross floor area of 952 m² for an individual commercial use.

The UTRCA has been working with the applicant through various approvals through the *Planning Act* and *Conservation Authorities Act*.

CONSERVATION AUTHORITIES ACT

The UTRCA has the provincially delegated responsibility for the natural hazard policies of the PPS, as established under the “Provincial One Window Planning System for Natural Hazards” Memorandum of Understanding between Conservation Ontario, the Ministry of Natural Resources and Forestry (MNRF) and the Ministry of Municipal Affairs and Housing. This means that the Conservation Authority represents the provincial interest in commenting on *Planning Act* applications with respect to natural hazards and ensures that the proposal is consistent with the PPS.

The UTRCA’s role in the development process is comprehensive and coordinates our planning and permitting interests. Through the plan review process, we ensure that development proposals meet the tests of the *Planning Act*, are consistent with the PPS, conform to municipal planning documents as well as the policies in the UTRCA’s Environmental Planning Policy Manual. (2006) Permit applications must meet the requirements of Section 28 of the *Conservation Authorities Act* and our policies as set out in our Environmental Planning Policy Manual. This approach ensures that the principle of development is established through the *Planning Act* approval process and that subsequently, the necessary approvals can be issued under Section 28 of the *Conservation Authorities Act* once all of the planning matters have been addressed.

Section 28 Regulations - Ontario Regulation 157/06

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 riverine flooding hazard associated.

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 (2006)

The UTRCA’s Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>

NATURAL HAZARDS

As indicated, the UTRCA represents the provincial interest in commenting on *Planning Act* applications with respect to natural hazards. The PPS directs new development to locate and avoid natural hazards. In Ontario, prevention is the preferred approach for managing hazards in order to reduce or minimize the risk to life and property. This is achieved through land use planning and the Conservation Authority’s regulations with respect to site alteration and development activities.

The UTRCA’s natural hazard policies are consistent with the PPS and those which are applicable to the subject lands include:

3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated. The Authority also does not support the fragmentation of hazard lands through lot creation which is consistent with the PPS.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, flood plain planning approach and uses that may be allowed in the flood plain subject to satisfying the UTRCA’s Section 28 permit requirements.

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/>

MUNICIPAL PLAN REVIEW FEES

Consistent with UTRCA Board of Directors approved policy, Authority Staff are authorized to collect fees for the review of *Planning Act* applications. For the review of the Zoning By-law Amendment application, the applicant will be invoiced **\$275** under separate cover.

RECOMMENDATION

As indicated, the subject lands are regulated by the UTRCA and a Section 28 permit has been issued for the proposed development. We remind the applicant to work within the approved the plans and contact UTRCA staff should any changes be proposed.

The UTRCA has no objections to this Zoning By-law Amendment application.

Thank you for the opportunity to comment.

Yours truly,

UPPER THAMES RIVER CONSERVATION AUTHORITY

Stefanie Pratt

Land Use Planner

Enclosure: UTRCA Regulation Limit mapping (please print on legal paper for accurate scales)

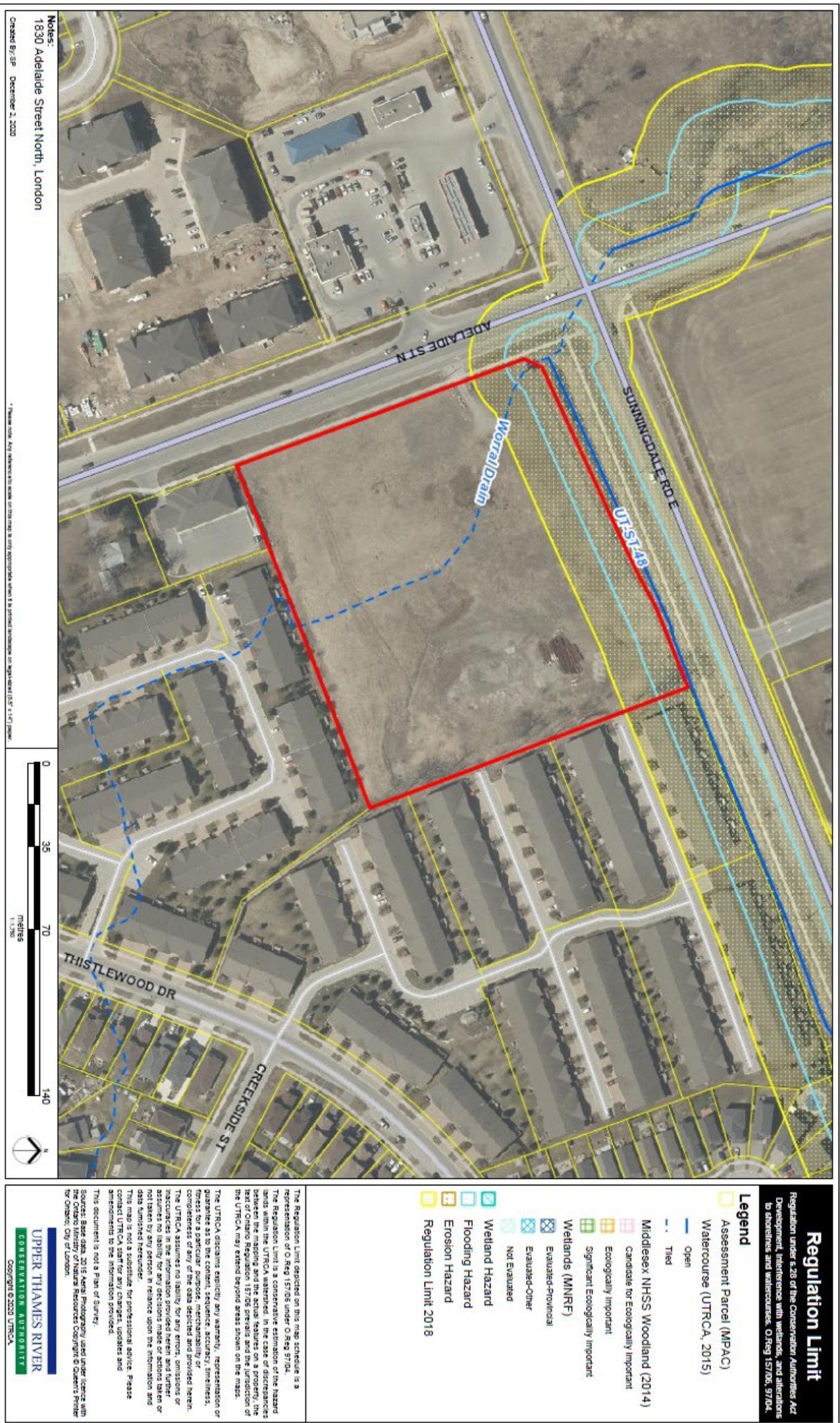


Figure 3. UTRCA Regulation Limit Mapping

Site Plan – June 2, 2021

I have no official comments on this application.

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, 2020

1.1.1a), b) and e)
1.1.3
1.1.3.1
1.1.3.2
1.3.1a) and b)
1.7.1a)

The London Plan

(Policies subject to Local Planning Appeals Tribunal, Appeal PL170100, indicated with asterisk.)

Map 1 – Place Types*

55_1
129
873
874
877_1, 3
878_2, 6, 7
879_3*, 4*, 5*

1989 Official Plan

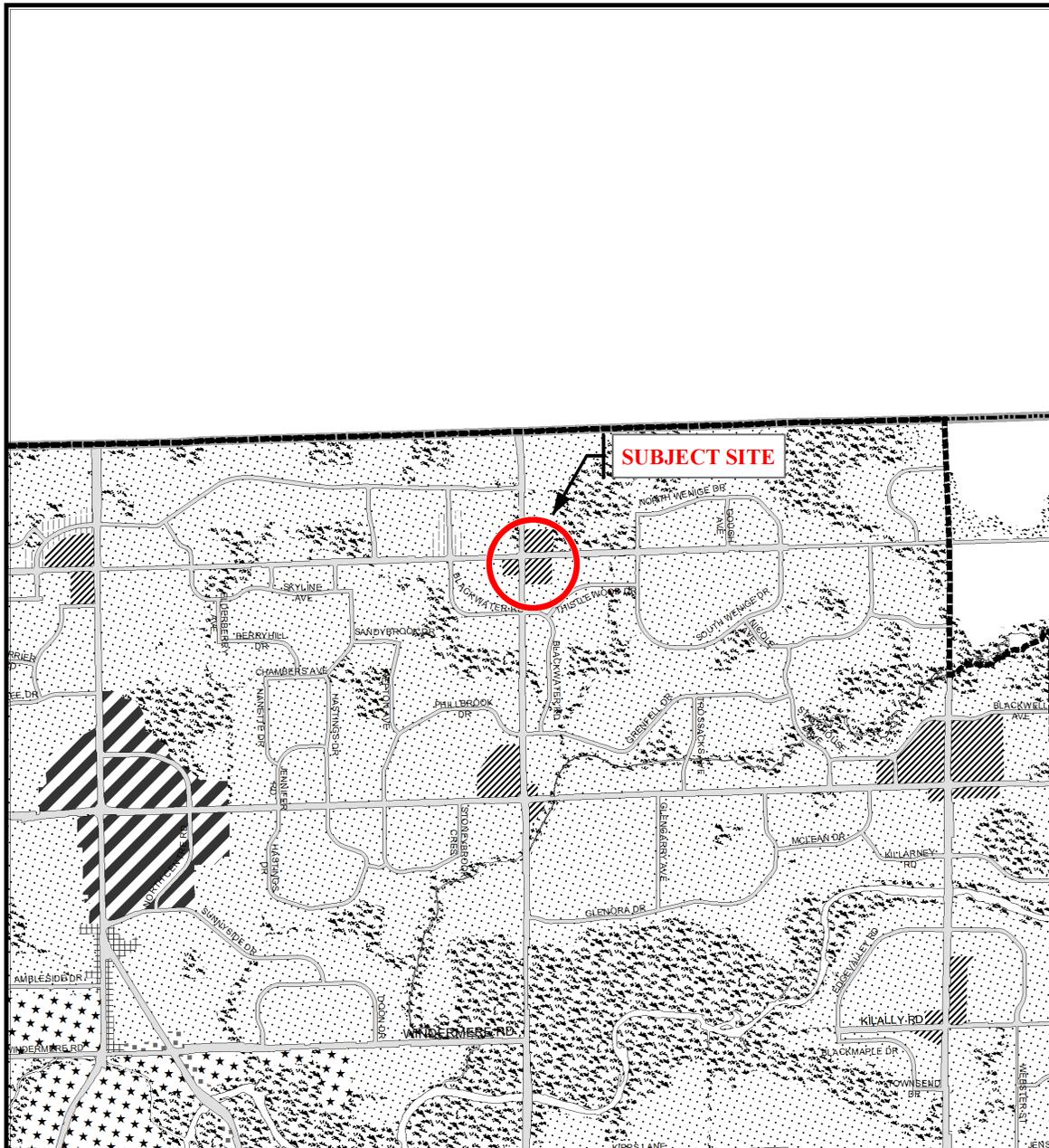
4.3.8.1
4.3.8.2
4.3.8.3
4.3.8.4
4.3.8.5

Zoning By-law

Section 23 – Neighbourhood Shopping Area (NSA) Zone

Appendix D – Relevant Background

Additional Maps



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

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LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000

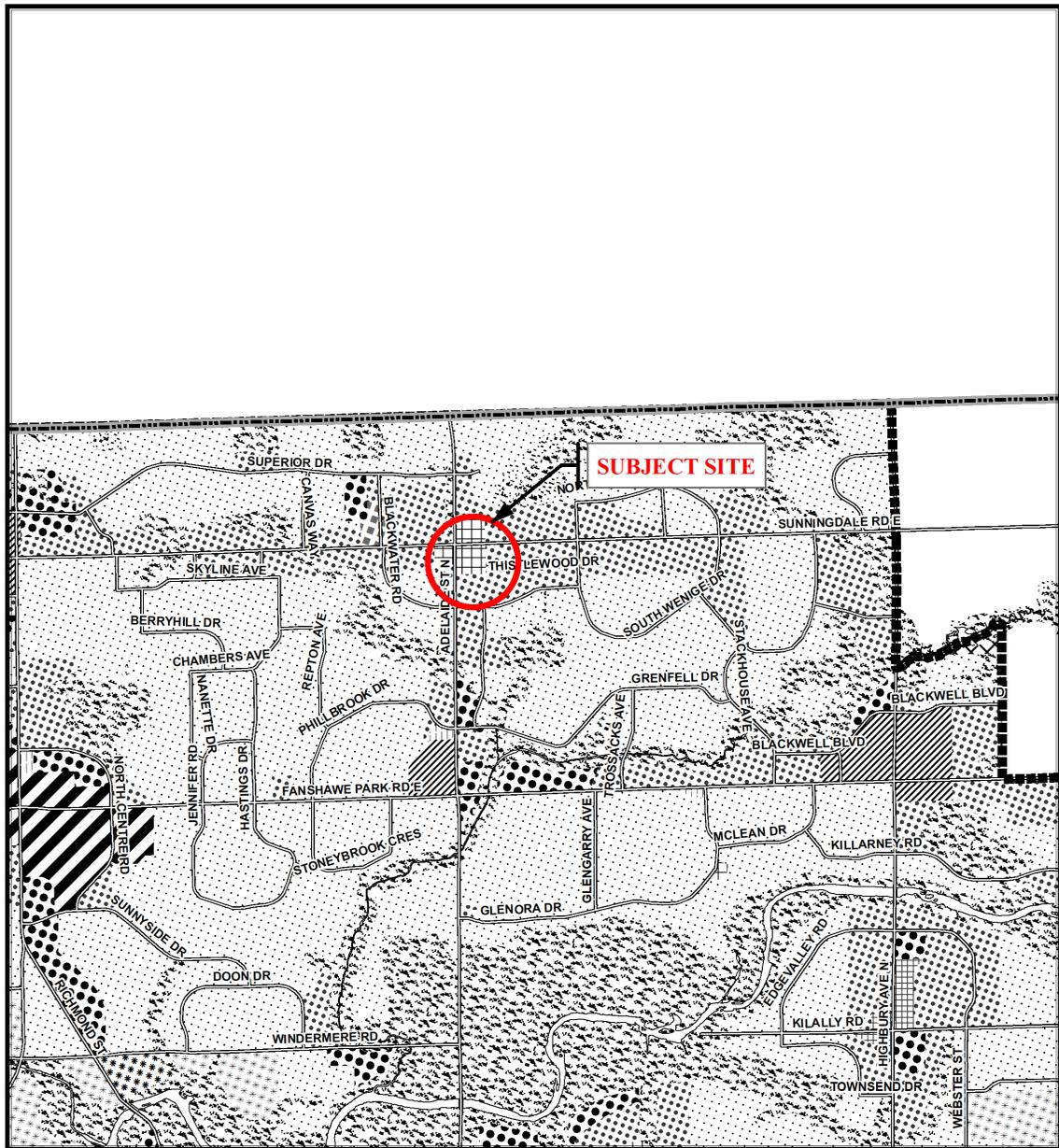


File Number: Z-9312

Planner: JL

Technician MB

Date: 2021/04/27



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 |

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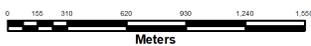
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OFFICIAL PLAN SCHEDULE A
- LANDUSE -

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