

Planning and Design Report

537 Crestwood Drive

Middlesex Vacant Land Condominium 816

February 17, 2021



Zelinka Priamo Ltd.

LAND USE PLANNERS

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INTRODUCTION AND SUMMARY

BACKGROUND

Middlesex Vacant Land Condominium 816 has submitted an application to the City of London to amend the Zoning By-law for the lands located at 537 Crestwood Drive (the “subject lands”) to permit the addition of a third dwelling unit to the existing cluster housing located on the subject lands. The proposed third dwelling will be single-detached and one storey in height. The purpose of the following Planning Justification Report is to provide details of the proposed development and evaluate the proposed Zoning By-law Amendment within the context of applicable land use policies and regulations, including the following:

- 2020 Provincial Policy Statement;
- The London Plan (November 13, 2019);
- 1989 Official Plan for the City of London; and
- City of London Zoning By-law No. Z. -1, as amended.

SUMMARY

This report concludes that the proposed Zoning By-Law Amendment is appropriate and desirable for the following reasons:

- The proposed Zoning By-Law Amendment is consistent with the 2020 Provincial Policy Statement, 1989 Official Plan for the City of London, and The London Plan;
- In keeping with the purpose and intent of the 1989 Official Plan and The London Plan, the proposed Zoning By-law Amendment application will permit an appropriate form of development that conforms with existing development patterns in the area;
- The proposed dwelling will be fully serviced and is within walking distance of a number of high-quality parks and open spaces;
- The proposed development successfully addresses potential land use compatibility and public health issues related to the adjacent aggregate resource extraction operation;
- The proposed development is sufficiently setback and buffered from the inferred erosion hazard limit associated with the adjacent aggregate resource extraction site. The proposed dwelling is also setback and buffered from existing low-density residential development to the north and east of the subject lands; and
- The technical submission materials prepared in relation to the Zoning By-law Amendment, including the Slope Stability Assessment Report, Dust Impact Analysis, and Noise Impact Study, support the development as proposed and establish that the application is not premature and is in the public interest.

SUBJECT LANDS

The subject lands are located on the west side of Crestwood Drive, approximately 200m south of the intersection of Crestwood Drive and Commissioners Road West, in the city of London (Figure 1). The subject lands are comprised of a flag-shaped parcel, approximately 0.42 ha (1.03 ac) in area, with a frontage on Crestwood Drive of approximately 10m and a maximum depth of approximately 122m. The portion of the subject lands proposed to be redeveloped are approximately 0.13 ha (0.31 ac) in area. The remainder of the subject lands are currently developed for two single-detached dwellings and a small accessory building to the southwest of the portion that is proposed to be redeveloped (Figure 2). We note the two existing dwellings form part of Condo Corporation 816, and that these dwellings as well as the parcel to be redeveloped lands are accessed via private driveway from Crestwood Drive.

Figure 1 – Subject Lands (outlined in red) and Surrounding Area

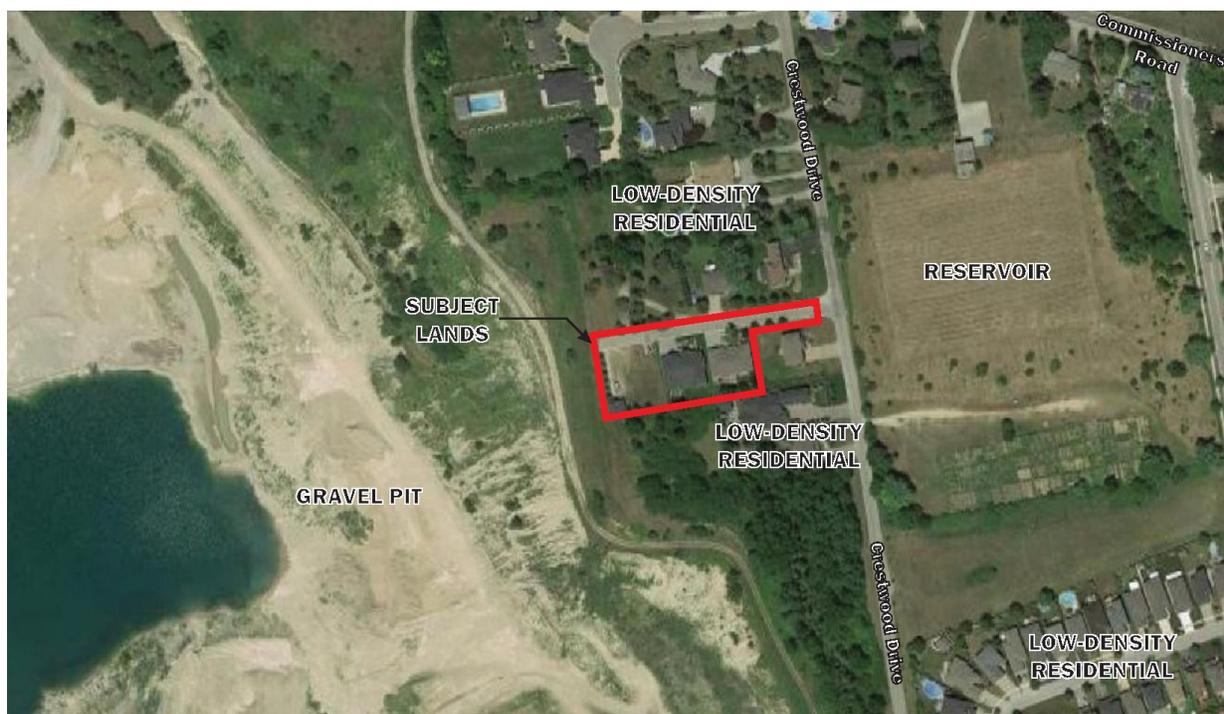


Figure 2 – The Subject Lands (detail), Existing Conditions



Surrounding lands include low-density residential and vacant lands under private ownership to the south, an active aggregate resource area (Byron Gravel Pit) to the west, low-density residential uses to the north, and the Crestwood Drive right-of-way to the east (the City of London Water Reservoir is located across the right-of-way). Lands in the broader area are developed predominantly for low-density residential uses. Other predominant uses include recreational areas, aggregate resource extraction, and water reservoirs. Full municipal services are available on the subject lands.

The subject lands are designated “*Low Density Residential*” in the 1989 Official Plan for the City of London; shown within a “*Neighbourhoods*” Place Type in the London Plan; and are currently zoned “*Residential 6 Variation 2, Special Provision 13 (R6-2 (13))*” and “*Urban Reserve (UR1)*” under Zoning By-law No. Z. -1, as amended. We note that the subject lands are located outside the Upper Thames River Conservation Authority regulation limit.

SPATIAL ANALYSIS AND NEIGHBOURHOOD CHARACTER

SPATIAL ANALYSIS

Figure 3 shows the subject lands, notable features, and land uses within 400 m and 800 m radii. Roads designated under the London Plan as “Neighbourhood Connectors” are shown as yellow arrows, “Civic Boulevards” are shown as green arrows, and the future alignment of Commissioners Road West (approximate) is shown with a blue arrow. The two radii represent straight line walking distances of approximately 5 and 10 minutes, although due to sidewalk networks and other barriers, the radii may not represent true walking times.

Figure 3 – Spatial Analysis



Areas within 400m (5 minutes walking) are dominated by an aggregate resource extraction area (gravel pit) that occupies approximately half of the 400m study area, including the portion immediately west of the subject lands. There is a significant grade change from the subject lands (top-of-slope) to the aggregate resource extraction area that is accounted for in the Slope Assessment Report. We note the gravel pit is proposed to be redeveloped over the long term for predominantly residential uses, increasing compatibility with the proposed development over the long term. A land use concept for the Byron Gravel Pit Secondary Plan is shown in Appendix B.

Areas in the immediate vicinity of the subject lands, specifically those areas to the north and east, are developed for low-density residential uses, with frontage on Crestwood Drive and Commissioners Road West (Figure 4). Other predominant uses within 400m include lands reserved for the future alignment of Commissioners Road West, to the south and west of the

subject lands (Figure 5). Areas to the south of this right-of-way and within the 400m radius are mostly developed for low-density residential uses (Figure 6). Areas to the north of the right-of-way (and east of the subject lands) are currently occupied by a portion of the City of London Water Reservoir and a community garden (Figure 7). Areas east of the reservoir and community garden (across Longworth Road) are currently developed for medium density residential uses in the form of attached condominiums (Figure 8). Lands situated to the north of the current Commissioners Road West right-of-way and within 400m of the subject lands are also occupied by a portion of the City of London Reservoir, with the remainder used for the Reservoir Park recreation area.

The predominant architectural style within 400m of the subject lands is contemporary suburban with some older homes along Commissioners Road West and Crestwood Drive. Construction materials mainly consist of masonry, concrete, and vinyl/cement board siding. All buildings within 400m are between one and three storeys in height.

The streetscape along Crestwood Drive consists of single-detached dwellings and lands associated with the City of London Water Reservoir. Dwellings are located on both sides of the right-of-way to the north of the subject lands near the intersection with Commissioners Road West. To the south, in the immediate vicinity of the subject lands, dwellings are located only on the west side of Crestwood Drive, opposite the water reservoir. Dwellings are generally oriented towards Crestwood Drive but are withdrawn from the streetscape as a result of deep front yards and landscape features (vegetation, retaining walls) that buffer the houses from the public street. The reservoir lands are separated from the public right-of-way both physically and visually as a result of landscape features and tall grasses; a chain link fence running the length of the reservoir lands; and a large embankment associated with the reservoir. We note there are no sidewalks on either side of Crestwood Drive and that the area is generally not scaled or oriented towards pedestrians.

Figure 4 – Single-detached Dwellings on Crestwood Drive and Driveway Access to the Subject Lands



Figure 5 – Future Commissioners Drive West Right-of-Way, South of the Subject Lands



Figure 6 – Low-density Residential Development on Cresthaven Crescent, South of the Subject Lands



Figure 7 – City of London Water Reservoir (left) and Community Gardens (right), East of the Subject Lands



Figure 8 – The Rembrandt Hills West Condominium Community, as Viewed from Longworth Road



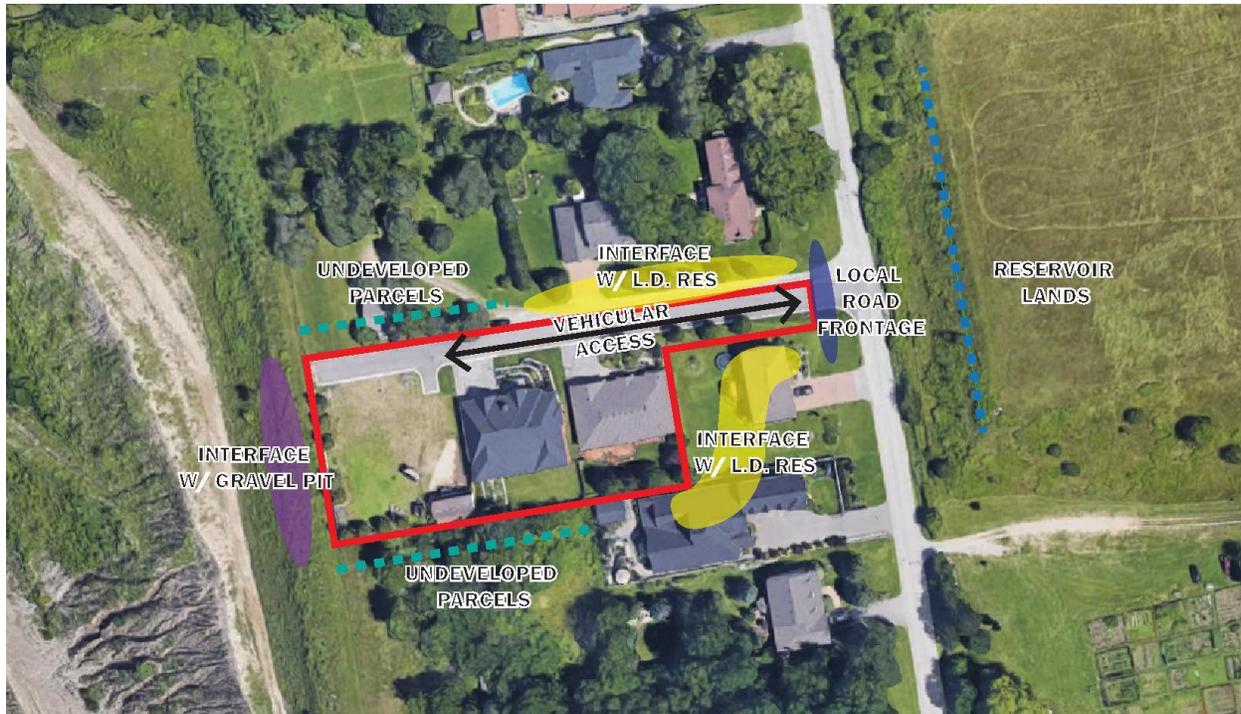
Similar to those areas within a 400m radius, a significant portion of the lands within 800m (10 minutes walking) are occupied by the Byron Gravel Pit aggregate resource extraction area, including areas to the west, northwest, and southwest. Lands to the north and east of the gravel pit near the intersection of Commissioners Road West and Byron Baseline Road/Springbank Drive are developed for residential uses, including a mix of densities and dwelling types (single-detached homes, attached condominiums, mid-rise apartments, and high-rise apartments). The Springbank Park and Reservoir Park recreational areas are situated in the northern portion of the 800m study area, separated by Springbank Drive. Portions of the 800m study area to the east and south of the subject lands are developed for residential uses, including low-density neighbourhoods to the north of Commissioners Road West and medium-density areas to the south. The medium density areas are generally closest to the Commissioners Road West right-of-way, and include apartments, attached condominiums, and the Longworth Retirement Residence. Residential uses to the south consist of single-detached dwellings surrounding Cresthaven Park.

The active gravel pit that occupies a significant portion of the 400m and 800m radii, including the area immediately west of the subject lands, is planned to be redeveloped as part of the Byron Gravel Pit Secondary Plan. The land use concept dated April 2019 (see Appendix B) contemplates the future alignment of Commissioners Road West, shown conceptually to the south and west of the subject lands. The majority of the Secondary Plan area is to be redeveloped for recreation uses, including: a pond and wetlands; a botanical garden; an amphitheater; wooded areas; and a variety of paths and trails. Residential uses will be concentrated at the north end of the study area, nearest the intersection of Commissioners Road West and Byron Baseline Road/Springbank Drive. Other small pockets of residential infill are shown for portions to the south and west of the central recreation area, including lands immediately west of the subject lands (between the subject lands and the future alignment of Commissioners Road West). These infill pockets are to be developed for single-detached, semi-detached, and attached (town) houses.

SITE SPECIFIC SPATIAL ANALYSIS

Figure 9 below shows the relationship between the subject lands and abutting uses.

Figure 9 – Site Specific Spatial Analysis



The subject lands have a small public frontage along Crestwood Drive (Local Road), shown in dark blue. This frontage is approximately 10m in width and is fully occupied by a private driveway and interior side yard setback. This driveway provides vehicular access to the subject lands, including the proposed development.

The portion of the subject lands proposed to be developed is not fully visible from the public right-of-way (screened by buildings and landscape features), and as a result, the development will have little impact on the public realm. The proposed development is similarly screened from adjacent low-density residential development to the northeast and southeast (shown in yellow) by two existing single-detached dwellings located on the subject lands.

The southern and northern portion of the subject lands (interior side lot lines) interface with undeveloped parcels under private ownership, shown in teal. These lands are screened from the portion of the subject lands to be redeveloped by a variety of landscape features. In the future, these parcels may be developed for low-density and/or mid-density residential uses and it is understood that landscape elements may be removed as part of any redevelopment. Therefore, the proposed development will need to provide sufficient interior side yard setbacks and landscape buffers.

Lands to the west (rear lot line) are also undeveloped and are currently used for aggregate resource extraction. We note there is a significant elevation change associated with the gravel pit, and all structures on the subject lands must be located accordingly (setback from the erosion hazard limit). The portion of the resource extraction site abutting the subject lands (located between the subject lands and the future alignment of Commissioners Road West) is planned to be developed for a low-density and/or mid-density residential uses.

DESIGN GOALS AND OBJECTIVES

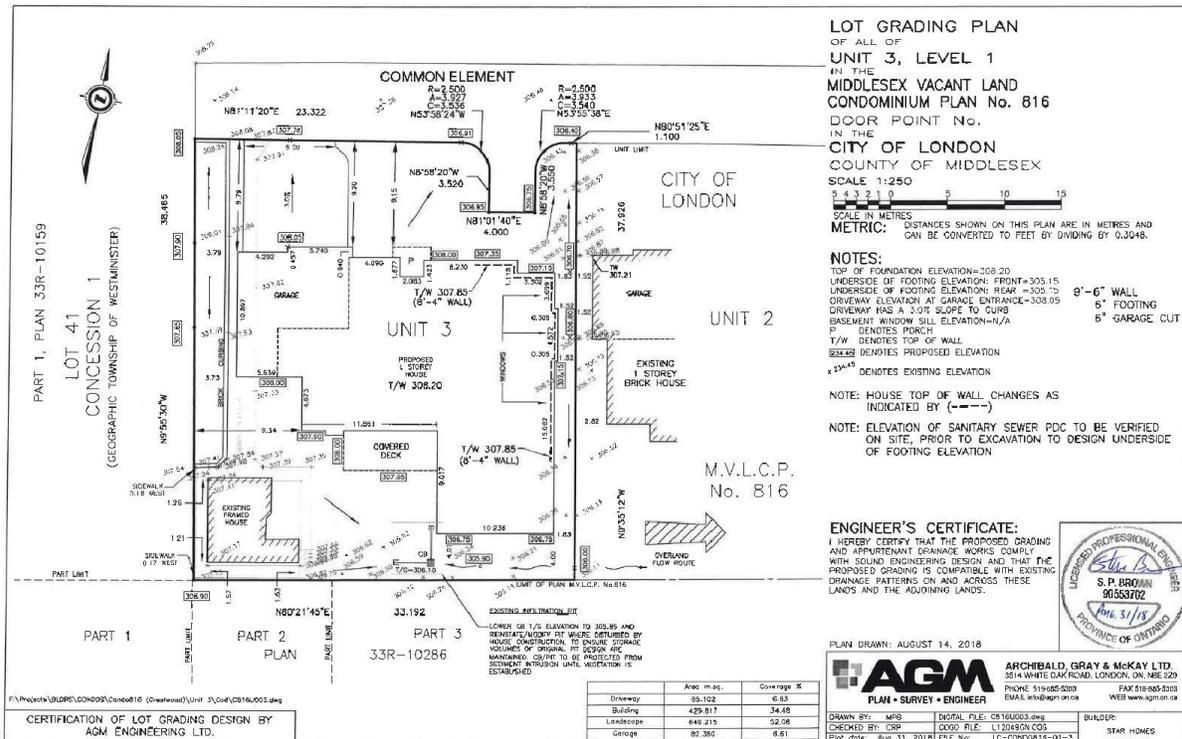
The subject lands are located in an area of transition, adjacent to an aggregate resource extraction site that is planned to be redeveloped primarily for residential and recreational uses, and proximate to an area that consists predominantly of low-density residential development. The subject lands are fully serviced but currently have limited access to public transportation and active transportation options. The portion of the subject lands proposed to be redeveloped are large enough to accommodate the proposed form of housing. As such, the design goals for the redevelopment of the subject lands are as follows:

- Make efficient use of the land for uses compatible with, and complementary to, existing and planned development in the surrounding area;
- Ensure there are no adverse impacts on the adjacent aggregate resource extraction site which may remain in operation in the near-term. Ensure any new structures are setback appropriately from the erosion hazard limit;
- Limit adverse impacts on neighbouring residential uses through appropriate siting, scaling, and massing;
- Orient and scale buildings to ensure privacy of existing dwellings on the subject lands and provide a sufficient setback from the common driveway providing access to all dwellings on the subject lands;
- Provide land uses that are appropriate and desirable for the area and reflective of demand; and
- Provide a form of infill development that makes efficient use of the land and the available municipal services, infrastructure, and transportation facilities.

PROPOSED DEVELOPMENT

The subject lands are proposed to be developed for a 482m² (5,188ft²) single-storey, single-detached dwelling (Figure 10).

Figure 10 – Lot Grading Plan



*full size drawings are included in Appendix A

The westerly portion of the subject lands adjacent to lands associated with the Byron Gravel Pit is proposed to be developed for a one storey single-detached dwelling, with an approximate area of 510m² (5,490ft²). The building has an irregular shape and is generally oriented parallel to the common driveway with a setback of approximately 9.0m, to maintain consistency with the existing single-detached dwellings on the subject lands. The proposed dwelling is limited to one storey in height and generally oriented towards the easterly portion of the lands to be developed, to minimize any short term noise impacts from the extractive operations taking place in the adjacent gravel pit. The proposed dwelling is setback approximately 3m from the existing dwellings located to the east, and 3.73m from the rear (west) property line road. Adequate separation distance and privacy are maintained between dwellings as a result of the provided setbacks as well as the limited number of openings on side walls and the location of non-habitable rooms (garages) to

the west of the existing and proposed dwellings. The proposed development provides adequate space for driveways, entrances, utility access, and other essential features.

Vehicular Access to the proposed single-detached dwelling as well as the two existing dwelling units will be provided from the existing 6.0m wide driveway extending from Crestwood Drive parallel to the north property line. The proposed dwelling would be oriented with its front elevation (including the main entrance) facing north towards the existing driveway, consistent with the orientation of the two existing dwellings.

In addition to the proposed dwelling, an existing accessory structure located at the southwest portion of the subject lands will form part of the proposed development.

The proposed single detached dwelling will be developed as a condominium unit and added to the existing condominium development immediately to the east.

PROPOSED ZONING BY-LAW AMENDMENT

As the proposed development is not currently permitted under the existing zoning, a Zoning By-Law Amendment is required to change the zoning of the subject lands from an “*Urban Reserve (UR1)*” zone and a “*Residential 6 Variation 2 Special Provision 13 (R6-2(13))*” zone to a “*Residential 6 Variation 2 Special Provision (R6-2(_))*” zone. This rezoning would permit cluster housing in the form of a third single-detached dwelling on the westerly portion of the subject lands.

The proposed zone is site-specific, falling under the “*Residential 6 Variation 2*” parent zone that currently applies to the portion of the subject lands developed for two single-detached dwellings. The “*Residential 6 Variation 2*” zone regulates various forms of cluster housing and permits single-detached dwellings. The current “*Urban Reserve*” designation is intended to protect large tracts of land from premature development in order to provide for future comprehensive development on those lands.

Table 1.1 (next page) provides a breakdown of the existing and proposed regulations for the “*R6-2 (13)*” and “*R6-2(XX)*” zones, as well as the development standards exhibited in the attached lot grading plan (Appendix A).

Table 1.1: Existing and Proposed Regulations for the Portion of the Subject Lands to be Zoned Residential 6 Variation 2 (R6-2 (XX))

	Existing Regulations By-law No. Z. -1	Proposed Regulations By-law No. Z. -1	Concept Plan
	R6-2 (13) Zone	R6-2 (XX) Zone	
Use	Single detached dwelling (cluster)	Single detached dwelling (cluster)	Single detached Dwelling (cluster)
Lot Area (Min.)	2,000.0m ²	2,000.0m ²	4,188.0m ²
Lot Frontage (Min.)	10.0m	10.0m	10.0m
Lot Coverage (Max.)	30%	30%	30%
Front Yard Depth (Min.)	6.0m	6.0m	>6.0m
Rear Yard Depth (Min.)	4.0m (a)	3.7m (a)	*3.73m (a)
North Interior Side Yard Width (Min.)	6.0m	6.0m	>6.0m
East Interior Side Yard Width (Min.)	1.2m	1.2m	>1.2m
South Interior Side Yard Width (Min.)	3.0m (b)	3.0m (b)	4.0m
Landscaped Open Space (Min.)	45%	45%	45%
Density (Max.)	20.0 UPH	20.0 UPH	7.2 UPH
Height (Max.)	10.5m	10.5m	8.0m
Accessory Building Height (Max.)	7.0m (c)	7.0m (c)	7.0m (c)
South Interior Side Yard Width, Accessory Building (Min.)	1.2m (d)	1.2m (d)	1.53m (d)
Rear Yard Width, Accessory Building (Min.)	3.6m (e)	1.2m (e)	*1.21m (e)

*** required special provision**

- (a) The proposed west side of the building (garage) would be located 3.73m from the rear lot line, whereas a minimum rear yard setback of 4.0m would be required for an 8.0m building height, when the wall of a unit contains no windows or habitable rooms.
- (b) The minimum south side yard requirement for the proposed dwelling is 3.0m based on habitable windows being located on the ground floor only and no access points to the dwelling along the wall facing the south interior side yard.
- (c) A minimum accessory building height of 7.0m is permitted through an approved minor variance (Committee of Adjustment Application A.179/15)
- (d) A minimum south interior side yard of 1.2m for an accessory building is permitted through an approved minor variance (Committee of Adjustment Application A.179/15)
- (e) A minimum rear yard width of 1.2m for an accessory building is proposed, whereas a minimum of 3.6m is required (to recognize an existing structure)

SUPPORTING SUBMISSION MATERIALS

This Planning Justification Report relies, in part, on the supporting materials as outlined below.

NOISE IMPACT STUDY

RWDI prepared a Noise Impact Study (dated August 28, 2020) to predict potential noise impacts from current extraction activities at the Byron Gravel Pit. Noise sources were assessed at the subject lands against sound level limits established in the Ministry of Environment Conservation Parks (MECP) Publication NPC-300. At this stage, RWDI has concluded that sound levels from the Byron Gravel Pit will comply at the proposed development site provided that a one-storey residential dwelling is constructed. The report also concludes that future land uses contemplated by the Byron Gravel Pit Secondary Plan (Appendix B) will have little to no noise impact on the proposed development. The Noise Impact Study is being submitted in support of the application.

MEMORANDUM – RESPONSE TO CITY COMMENTS

A Memorandum from RWDI (“RWDI Memo”) dated December 14, 2020 was also prepared to address the City’s concern regarding the applicability of D-6 guidelines to gravel pit rehabilitation activities adjacent to sensitive land uses. The RWDI Memo outlines that rehabilitation activities would not reasonably fall under D-6 guidelines, as these activities are normally classified as construction and are usually not scrutinized by the Ministry beyond normal municipal restrictions for best practices for management of noise and dust; and the D-6 guidelines do not apply when aggregate operations encroach on residential development. RWDI opines that the onus for demonstrating no adverse impacts during rehabilitations should fall to pit operators. It is our understanding that City Staff have shared the RWDI Memo with Ministry Staff and have received confirmation that the Ministry agrees with the RWDI opinion. The RWDI Memo is being submitted in support of the application.

SLOPE STABILITY ASSESSMENT REPORT

The Slope Stability Assessment Report dated November 2012 prepared by EXP Services Inc. evaluates the slope immediately west of the subject lands (associated with the gravel pit) using the method adopted by Ministry of Natural Resources. The Slope Stability Rating Chart included with the report suggests that a moderate potential for instability exists (soils on the face of the slope experience minor long-term erosion due to weathering.) According to the report, this concern can be mitigated through revegetating and providing sufficient setbacks from the erosion hazard limit. The Slope Stability Assessment Report is not required to be submitted as part of this application but is available to be provided upon request.

DUST IMPACT ASSESSMENT

RWDI prepared a Dust Impact Assessment (dated July 2011) in support of the original planning applications for the subject lands, reviewing the potential for dust impacts based on a number of factors including the existing and future potential for aggregate resource extraction activities, the separation distance between residential development and the limit of extraction, predominate wind direction, and the complaint history from residents surrounding the Byron Gravel Pits area. The Assessment concluded that the probability of periodic occurrence of dust impacts would be moderate to high for the subject lands and recommended that the potential for dust impacts on the subject lands be addressed through the use of warning clauses registered on title. The 2012 Report to Planning and Environmental Committee (File: OZ-7963/39CD-11519) agreed with the recommended approach to use warning clauses; the RWDI recommendation should also be applicable to the proposed development. The Dust Impact Assessment is not required to be submitted as part of this application but is available to be provided upon request.

PLANNING POLICY ANALYSIS

2020 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (2020), issued under the authority of Section 3 of the Planning Act, “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient development and the protection of resources. All planning applications, including Zoning By-Law Amendment applications are required to be consistent with these policies.

Policy Analysis

In this analysis section, relevant policies are *bordered and in italics*, with discussion on how the proposed application is consistent with that policy immediately after.

Section 1.1.1

Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing, and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries, and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; and

The proposal will benefit the financial well-being of the Province and the City of London by providing a form of infill development that minimizes land consumption and represents an efficient and economical use of the subject lands while keeping with the existing and planned low-density character of the area. The addition of a single-detached dwelling within the urban boundary and at a location where municipal services are available will generate increased tax assessment revenue for the City without requiring any significant expansion of municipal infrastructure, utilities, or services. The proposed dwelling type is appropriate for a location that is within the urban boundary and planned for low-density residential development.

The proposed single-detached dwelling will contribute to an appropriate range of housing options in the area and will keep with the existing and planned low-density character.

No adverse environmental, public health, or public safety outcomes will result from the development. The Slope Stability Assessment Report establishes that the proposed development is setback sufficiently from the erosion risk associated with the adjacent gravel pit. Furthermore,

the Noise Impact Study has concluded that sound levels from the Byron Gravel Pit will comply at the proposed development site provided that a one-storey residential dwelling is constructed. The report also concludes that future land uses contemplated by the Byron Gravel Pit Secondary Plan (Appendix B) will have little to no noise impact on the proposed development. Finally, the Dust Impact Assessment concludes that dust impacts on the subject lands be addressed through the use of warning clauses registered on title and upgraded HVAC equipment.

The proposal would contribute to cost-effective development patterns by intensifying an underutilized site located within the urban boundary with access to full municipal services. No significant expansions will be required to support the proposed development.

Section 1.1.3.1

Settlement areas shall be the focus of growth and development.

The subject lands are within a settlement area. The proposed development represents an efficient, appropriate, and desirable use of the subject lands.

Section 1.1.3.2

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources; and*
- b) 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.*

The proposed development would efficiently use land and resources by intensifying the subject lands and introducing a level of residential density that is appropriate and desirable for a fully serviced location in an area that is currently developed (and planned) for low-density residential uses. The proposed development will not require any significant servicing expansion.

Section 1.1.3.4

Appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety.

The proposed development keeps with the vision and intent expressed in the 1989 Official Plan for the City of London and the London Plan, both of which support intensification within the urban boundary. The regulations proposed as part of the Zoning By-law Amendment are generally reflective of existing site conditions or standard regulations established in the existing By-law. There are no significant risks to public safety arising from the proposed development, as per the

conclusions of the Slope Stability Analysis, Dust Impact Analysis, and Noise Impact Study. Any risks can be mitigated through measures outlined throughout this report and the sporting documents noted above.

Section 1.1.3.6

New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities.

The subject lands are located within the existing built-up area adjacent to existing development. The proposal provides an efficient form of development and an appropriate intensity of use that is reflective of the existing and planned character of the area. The subject lands have access to full municipal services and the proposed development would allow for the efficient use of this infrastructure as well as other public facilities in the area, including a variety of parks and recreation areas.

Section 1.2.6.1

Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.

The proposed single-detached dwelling (sensitive land use) is located adjacent to an aggregate resource extraction site (major facility), and as such, the proposed development is designed to minimize and mitigate the potential adverse effects related to noise, dust, and erosion. The proposed development is designed according to the findings and conclusions of the accompanying Noise Impact Study, Dust Impact Assessment, and Slope Stability Assessment Report. These reports conclude that the proposed development is compatible with the continued operation of the Byron Gravel Pit, provided the following measures are implemented: maximum building height of one-storey; registering warning clauses on title; including mechanical (HVAC) equipment that is capable of managing anticipated dust levels; and providing an adequate setback from the inferred erosion hazard limit. The proposed development conforms to each of these mitigative measures and effectively responds to the risks identified in each of the above-mentioned reports.

Section 1.4.3

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating: 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and,

f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The proposed development will provide an in-demand residential dwelling type that meets the needs of current and future residents. The proposal constitutes an appropriate type of residential intensification, as the subject lands are underutilized and are located within an existing neighbourhood.

The subject lands have access to full municipal services, and the proposed development would introduce an intensity of development that is appropriate, desirable, and supportive of the efficient use of infrastructure and public service facilities.

Although the proposed dwelling is one storey in height, it represents an appropriate and efficient use of the subject lands. The single-storey dwelling is designed to maintain the low-rise character of the area and to ensure that noise impacts from the adjacent aggregate resource extraction area are minimal. The proposed dwelling is sufficiently setback from the erosion hazard limit established in the Slope Stability Assessment Report, and warning clauses will be registered on title based on the conclusions of the Dust Impact Assessment. There are no known adverse impacts to public health and safety resulting from the development.

Section 1.6.6.2

Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

The proposed development will make use of the available municipal services including sanitary sewage and water supply.

Section 1.7.1

Long-term economic prosperity should be supported by:

b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.

The proposed development provides a form of housing that is in demand and will increase the supply of housing options in the community.

Section 2.5.1

Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

The proposed development would not preclude the continued extractive operations at the Byron Gravel Pit, as per the analysis provided in the Slope Stability Assessment Report, Dust Impact Analysis, and updated Noise Impact Study.

Section 2.5.2.4

Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

The proposed development would not preclude the continuation of mineral aggregate operations at the Bryon Gravel Pit and would not result in any known public health, public safety, or environmental impacts. The Slope Stability Assessment Report, Dust Impact Analysis, and Noise Impact Study each conclude that the proposed single-detached dwelling is compatible with ongoing extractive operations, and the dwelling will be built based on the mitigation measures recommended in these reports.

Section 2.5.2.5

In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

a) resource use would not be feasible; or

b) the proposed land use or development serves a greater long-term public interest; and

c) issues of public health, public safety and environmental impact are addressed.

The proposed development recognizes that the area surrounding and including the Byron Gravel Pit is undergoing a transition from resource extraction to predominantly residential uses. As such, the proposed single-detached dwelling would not conflict and is more consistent with the mid- to long-term vision for the area and would also not preclude the continuation of resource extraction operations at the gravel pit in the interim. This report as well as the Slope Stability Assessment Report, Dust Impact Analysis, and Noise Impact Study conclude that the proposed development would have no known adverse public health, public safety, or environmental impacts.

Section 3.2.1

Development on, abutting or adjacent to lands affected by mine hazards; oil, gas, and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

The proposed development is located adjacent to an aggregate operation (gravel pit). The proposed dwelling is setback sufficiently from the erosion hazard limit established in the Slope Stability Assessment Report. We note the gravel pit will be redeveloped in the near future for residential and recreational uses. As noted in the RWDI Memo, the subject lands have been examined for impacts in terms of any likely aggregate operation at the site and compliance with guidelines has been reasonably demonstrated. RWDI also provides the opinion the onus for demonstrating no adverse impacts during rehabilitation should be the responsibility of the pit operators.

Conclusion

Based on the above, the proposed development and associated Zoning By-law Amendment are consistent with the PPS and represent an efficient and desirable form of development that would not result in any adverse public health, public safety, or environmental impacts. The proposed single-detached dwelling would not preclude the continuation of extractive operations and would protect for the continued operation of the Byron Gravel Pit.

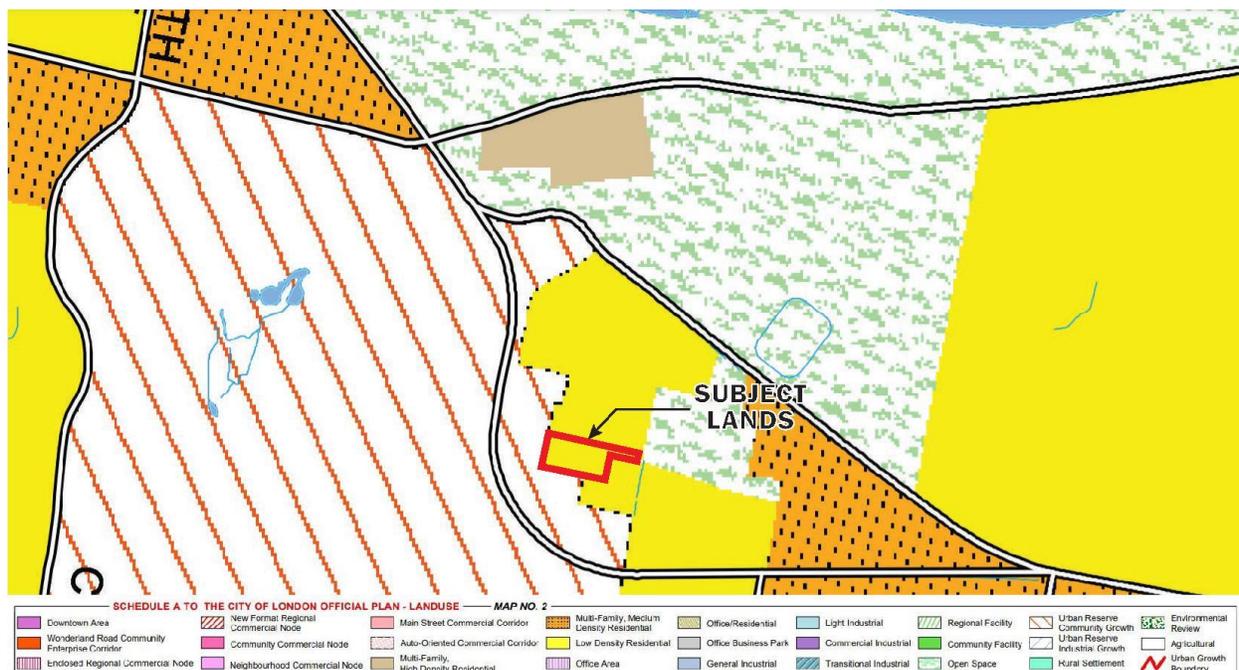
1989 OFFICIAL PLAN FOR THE CITY OF LONDON

The current Official Plan for the City of London was adopted by Municipal Council on June 19, 1989. Until the London Plan (2016) is fully in force, the 1989 Official Plan is also a relevant planning document. Both plans must be consulted for a full picture of the applicable policy framework.

The subject lands are located within a “*Low Density Residential*” designation that is intended to accommodate low-rise, low density forms of residential development (Figure 11). Objectives for development occurring in this designation include the following: support the provision of a choice of dwelling types in order to satisfy a broad range of housing requirements; direct the expansion of residential development into appropriate areas according to availability of municipal services, soil conditions, topographic features, environmental constraints; and in a form which can be integrated with established land use patterns; encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities; and, promote residential development that makes efficient use of land and services.

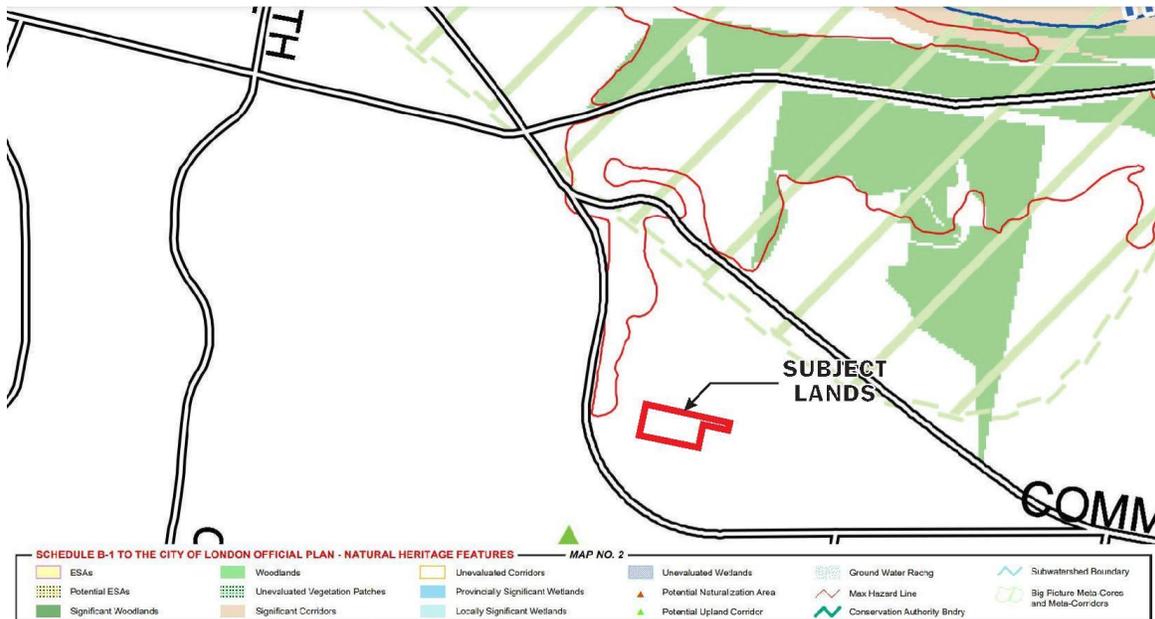
The permitted uses for “*Low Density Residential*” areas are outlined in Section 3.2.1 of the 1989 Official Plan. Primary permitted uses include single detached, semi-detached, and duplex dwellings. All development shall have a low-rise, low-coverage form, with a density of up to 30 UPH (Section 3.2.2).

Figure 11 – 1989 Official Plan for the City of London, Schedule ‘A’ (excerpt) – Land Use



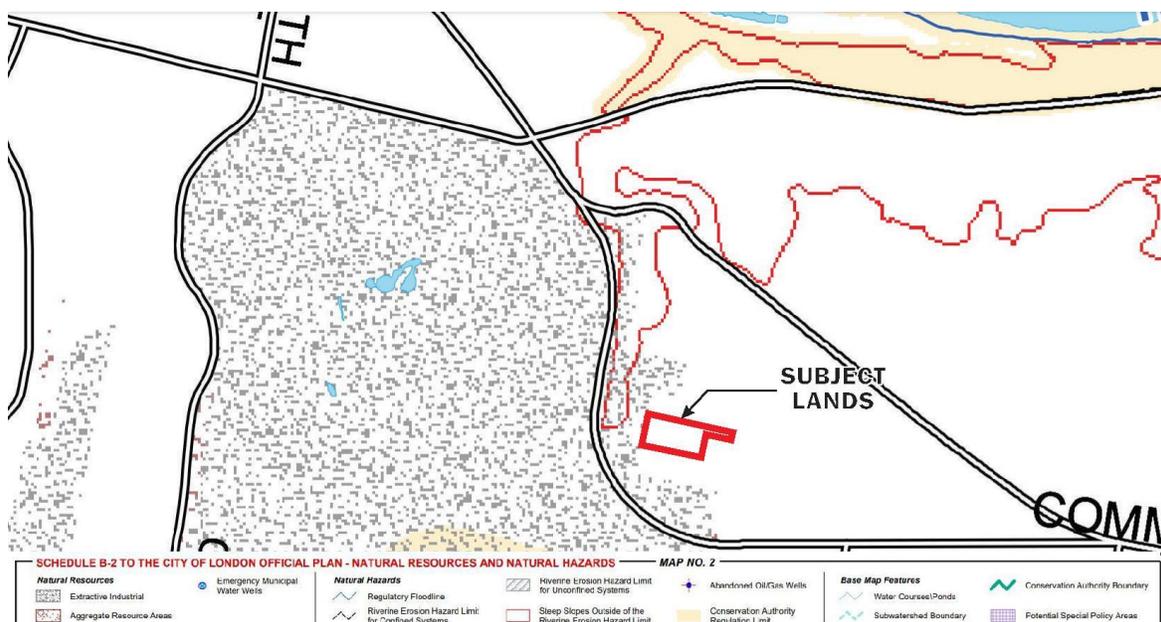
The subject lands are not shown within or adjacent to any natural heritage designation according to Schedule B-1 of the 1989 Official Plan (Figure 12).

Figure 12 – 1989 Official Plan for the City of London, Schedule ‘B-1’ (excerpt) – Natural Heritage Features



The subject lands are shown adjacent to an “*Extractive Industrial*” designation and the “*Steep Slopes Outside of the Riverine Erosion Hazard Limit*” according to Schedule B-2 of the 1989 Official Plan (Figure 13).

Figure 13 – 1989 Official Plan for the City of London, Schedule ‘B-2’ (excerpt) – Natural Resources and Natural Hazards



Policy Analysis

Evaluation of the proposed amendment must consider the objectives and intent of the 1989 Official Plan. In this analysis section, relevant policies are *bordered and in italics*. Each listed policy is followed immediately by a discussion regarding the proposed development's consistency with the policy in question.

Section 2.4.1 - City Structure Policies

The following polices provide the strategic basis for the formulation of more specific land use, servicing and development control policies contained in this Plan:

xvii) Where lands and buildings are appropriately located in accordance with policy 3.2.3. and appropriately serviced in accordance with Chapter 17, infill development and intensification of lands or buildings suitable for residential development shall be encouraged.

The subject lands are an appropriate location for infill development and intensification as they are within an area that is fully serviced and designated for residential uses.

Section 2.5.5 - Land Requirements

The forecasted growth in population, housing and employment will be accommodated in the following ways:

i) through the intensification of land use in existing urban areas involving infill, re-development, and the conversion of existing buildings. It is estimated that, over the planning period, 5% of the forecasted demand for single and semi-detached dwellings (low density), 25% of the demand for row housing (medium density), and 75% of the demand for apartments (high density) will be met on an intensification basis, these estimated levels will be regarded as the minimum targets for intensification development; and

ii) through the development of vacant, designated Residential or Industrial lands within the general limits of the existing urban areas. It is assumed that all such lands will be developed over the planning period.

The portion of the subject lands to be developed are currently vacant and are located within the urban boundary and a residential land use designation. The proposed development will contribute to the achievement of minimum intensification targets set out in Section 2.5.5 (5% of demand for single and semi-detached dwellings will be met on an intensification basis).

Section 2.6.2 - Growth Management Principles

The Growth Management Policies are based on the following principles:

ii) that the measures necessary to accommodate growth through land use intensification, having regard to the timely and efficient use of existing infrastructure, will be supported; and

iv) that growth will be directed to areas that are suitable for the provision of full municipal services in keeping with the City's long term servicing and financing plans.

The proposed development represents an intensification opportunity on lands that have access to full municipal services. No significant expansions of municipal infrastructure will be required to support the proposed development.

Section 2.9.3 x) - Hazard Protection

The City shall minimize the risk to public safety and to property by restricting development within areas identified by the Conservation Authorities as being susceptible to natural hazard processes such as flooding and erosion. In general, new development will be required to locate and avoid natural hazards, and development will be required to locate and avoid natural hazards, and redevelopment and infill development will be required to properly characterize and properly mitigate the natural hazard.

The subject lands are located near a designated “Steep Slopes Outside of the Riverine Erosion Hazard Limit” associated with the adjacent aggregate resource extraction site. The risk of erosion on the subject lands is considered “moderate” according to the Slope Stability Assessment Report. The proposed single-detached dwelling has been setback from the erosion hazard limit established in the Slope Stability Assessment Report and is generally oriented away from the gravel pit.

Section 2.9.3 xxi) - Aggregate Resources

The City shall protect aggregate resource areas by:

a) restricting land uses which are incompatible with possible future extraction of identified aggregate resources; and,

b) ensuring that, where feasible, aggregate resources are extracted prior to development.

Based on the findings of this report and supporting documentation (Slope Stability Assessment Report, Noise Impact Study, Dust Impact Analysis), the proposed development of the subject lands for a one-storey dwelling should be considered a compatible land use that has no adverse impacts on extractive operations at gravel pit.

Section 3.2.2 - Scale of Development

Development within areas designated Low Density Residential shall have a low-rise, low coverage form that minimizes problems of shadowing, view obstruction and loss of privacy.

The proposed single-detached dwelling is one storey in height and generally conforms to existing development patterns in the area. Building height, orientation, and setbacks from property lines and adjacent structures are generally reflective of the existing single-detached dwellings on the subject lands. The front and rear yards associated with the proposed dwelling are generous, enhancing privacy and limiting view obstruction. The interior side yards conform with existing development on the subject lands, and as the majority of fenestration will be located at the front and rear of the proposed dwelling, privacy concerns are generally limited. Shadowing impacts are minimal as a result of the one-storey height of the proposed dwelling.

Section 3.2.3.2 - Density and Form

Within the Low Density Residential designation, Residential Intensification, with the exception of dwelling conversions, will be considered in a range up to 75 units per hectare. Infill housing may be in the form of single detached dwellings, semi-detached dwellings, attached dwellings, cluster housing and low rise apartments.

The proposed development will result in a density of approximately 7.1 UPH on the subject lands, less than the maximum density of 75 UPH established in Section 3.2.3.2.

Section 3.5.3.7 - Supporting Infrastructure

Residential Intensification will only be permitted where adequate infrastructure exists to support the proposed development, including:

- i) Off-street parking supply and buffering;*
- ii) Community facilities, with an emphasis on outdoor recreational space;*
- iii) Traffic impacts and Transportation infrastructure, including transit service; and*
- iv) Municipal services.*

The proposed development will provide adequate off-street parking, in the form of enclosed (garage) and driveway spaces. Off-street parking areas are located at the westernmost portion of the subject lands, separated from existing dwelling units. There is a significant amount of outdoor recreational space within walking distance of the subject lands, including Reservoir Park and Cresthaven Park. We note that additional recreation space will be introduced within walking distance of the subject lands as part of the Byron Gravel Pit Secondary Plan.

Traffic impacts resulting from the proposed development will be negligible, and there is adequate transportation infrastructure providing access to the subject lands, including Commissioners Road West (designated "Arterial Road"). The subject lands have access to full municipal services and no significant servicing expansion will be required to service the proposed development.

Section 3.5.6 - Lands in Vicinity of Byron Pits

The development of lands within the vicinity of the Extractive Industrial Area or Aggregate Resource Area, as shown on Schedule "B" for residential uses, shall have regard for the mitigation of the noise and dust impact of extraction operations on the proposed residential development. The review of applications for rezoning or plan of subdivision approval shall include the following considerations:

i) prior to rezoning or final approval of a plan of subdivision within 300 metres (984 feet) of an Extractive Industrial Area or Aggregate Resource Area, a noise and dust impact study shall be completed, and any recommended mitigation measures contained therein shall be carried out to the satisfaction of the City of London, the Ministry of the Environment, and the Ministry of Natural Resources. Furthermore, the subdivider shall notify prospective lot purchasers, in agreements of purchase and sale and in notices registered on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new licenses in the identified aggregate resource area and of the long-term continuation of active aggregate operations in the Byron gravel pits and of the noise and dust impacts associated with extraction and related operations; and

ii) residential subdivisions shall be developed in phases so that the maximum possible separation distance between areas of residential development and extraction operations is maintained. A minimum separation distance of 150 metres (492 feet) between residential development and the maximum extent of extraction activity (this separation distance being measured from the limit of extraction, not the licensed area boundary) shall normally be required. As peripheral portions of the extraction area are rehabilitated, the separation area could shift to reflect any adjusted limits of active extraction operations. Any deviation from the 150 metre (492 foot) norm would only be considered on the basis of studies undertaken by a qualified consultant which demonstrate to the satisfaction of the City of London and the Ministry of the Environment and the Ministry of Natural Resources that the deviation is satisfactory to protect the residential development from adverse impacts of extraction operations.

In accordance with Section 3.5.6, a Noise Impact Study was prepared to analyze any impacts of extractive operations on the proposed single-detached dwelling. The report concludes that the proposed development is compatible with the continued operation of the Byron Gravel Pit, provided a one-storey dwelling is constructed.

We note that the proposed development does not conform to the normal minimum separation distance of 150m established in Section 3.5.6 ii). However, the accompanying Noise Impact Study and Slope Stability Assessment Report conclude that if proper mitigation measures are implemented, the proposed residential development will be protected from any adverse impacts associated with extraction operations. Similarly, the Dust Impact Assessment concludes that residential development is appropriate for the subject lands and any risks associated with the adjacent extractive operations can be mitigated by the use of warning clauses registered on title and upgraded HVAC equipment.

Section 11.1.1 - Urban Design Principles

Council shall promote the use of the following urban design principles in the preparation and review of development proposals and community improvement plan and programs.

xiv) To the extent feasible, the design and positioning of new buildings should minimize the loss of privacy for adjacent residential properties; and

xviii) Where residential development is affected by adverse noise conditions, the use of urban design features such as building orientation, location of outdoor open space relative to the noise sources and noise attenuation measures will be encouraged subject to policy 19.9.5., 19.9.6. and 19.9.7. of this Plan.

The proposed development is designed to minimize the loss of privacy for adjacent residential properties and for the existing single-detached dwellings located on the subject lands. Setbacks are sufficient and the proposed dwelling is generally oriented to conform to existing development standards in the area with relatively deep front yards featuring landscape elements (buffering) and a generally withdrawn street presence that enhances privacy.

In accordance with the findings of the Noise Impact Study prepared by RWDI, the proposed development is designed to minimize adverse noise impacts associated with the adjacent aggregate resource extraction site. The proposed single-detached dwelling is limited to one storey in height based on the conclusion that a two-storey structure would be exposed to noise coming from the Byron Gravel Pit. The attached garage and accessory structure are situated closest to the gravel pit in order to further minimize potential noise impacts on habitable areas from the gravel pit; and outdoor elements such as the covered deck shown on the Lot Grading Plan (Appendix A) are located towards the east side of the portion of the subject lands to be developed and away from the gravel pit.

Section 12.1 - Housing Objectives

It is intended that the application of the policies of this Chapter of the Plan shall achieve the following objectives:

i) Support the provision of a choice of dwelling types so that a broad range of housing requirements are satisfied; and

ii) In keeping with provincial policy on housing, provide opportunities for an adequate supply of housing to meet the economic, social, health and well-being requirement of all people.

The proposed development will support the provision of a choice of dwelling types by increasing housing supply in the City and providing a form of housing that is appropriate for the area and in-demand.

Section 15.1.4 - Objectives for Aggregate Areas

It is intended that the development and use of natural heritage areas, areas containing natural or human generated hazards, and aggregate, mineral and petroleum resource areas, shall be directed towards the following objectives:

- i) Provide for the continuation of existing extractive operations.*
- iv) Minimize potential land use compatibility problems between pits and quarries and surrounding land uses.*
- v) Provide for the sensitive rehabilitation of pits and quarries to an appropriate after-use compatible with the long-term intent of the Plan.*

Based on the findings of the accompanying Noise Impact Study, Dust Impact Assessment, and Slope Stability Assessment Report, the proposed development would not prohibit the continuation of extractive operations at the Byron Gravel Pit. The accompanying reports establish that development on the subject lands can be sited and designed to limit land use compatibility challenges by: limiting height to one storey; orienting sensitive areas (especially outdoor areas) away from the resource extraction site; and, including buffering features where possible. The proposed development is designed to conform to these recommendations and to ensure land use compatibility issues are minimized. Finally, as the proposed development is fully contained within the subject lands, the proposed development would not preclude any rehabilitation or redevelopment of the Byron Gravel Pit.

Section 15.7.2 - Steep Slopes Outside the Riverine Erosion Hazard Limit

The Riverine Erosion Hazard Limit identifies the erosion hazard associated with slopes along the City's river and stream corridors. Steep slopes associated with other features such as moraines or remnant valley slopes no longer continuous with the river system exist within the City outside of the Riverine Erosion Hazard Limit. These features identified on Schedule "B2" will be assessed through the community planning process and appropriate measures will be taken to address erosion hazards and protect the natural vegetation associated with these features. Such measures may include the preparation of a geotechnical study and/or supporting technical study in accordance with policy 15.7.6.

In accordance with Section 15.7.2, a Slope Stability Assessment Report was prepared by EXP Services Inc. The proposed single-detached dwelling is setback from the erosion hazard limit established in the Report and is generally designed based on the report's findings.

Section 15.10.1 iii) - Extractive Industrial

In evaluating proposals for change in land use within, or adjacent to, Extractive Industrial Areas shown on Schedule "B2" –Natural Resources and Natural Hazards, the potential impact of the pit or quarry on the proposed use and the future availability of aggregate resources for extraction will be considered. Existing mineral aggregate extraction operations shall be protected from new development and activities that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact. The following measures may be required to ensure that extraction is undertaken in a manner which minimizes social and environmental impacts between the mineral aggregate resource extraction and new development.

a) phasing of the proposed development, such that portions of the site furthest away from the pit or quarry are developed first. This will assist in the maintenance of a buffer area between the two uses;

b) phasing of the proposed development, so that rehabilitation of portions of the pit or quarry precedes the development of adjacent residential uses; and

c) the provision of berms, landscaping, and fencing.

The proposed development will not create any new land use compatibility issues between residential areas and the existing aggregate extraction operation. In an effort to prevent or reduce any potential adverse public safety or environmental impacts, the subject lands have been developed in accordance with Section 15.10.1 iii). Those portions of the subject lands furthest from the gravel pit (east) were developed as part of a first phase and are currently occupied by single-detached dwellings. Based on the findings of the accompanying reports, particularly the updated Noise Impact Study, the portion of the subject lands adjacent to the gravel pit can safely accommodate additional development without creating any new land use compatibility issues.

Rehabilitation and redevelopment of the aggregate resource extraction site is being contemplated and a land use concept for the area has been prepared as part of the Byron Gravel Pit Secondary Plan. It can be anticipated that lands associated with the gravel pit will be rehabilitated and redeveloped in the near future. Therefore, the development of the portion of the subject lands abutting the gravel pit should not be precluded on this basis. As noted in the RWDI Memo, the subject lands have been examined for impacts in terms of any likely aggregate operation at the site and compliance with guidelines has been reasonably demonstrated. RWDI also provides the opinion the onus for demonstrating no adverse impacts during rehabilitation should be the responsibility of the pit operators.

Berms, landscaping, and fencing may be considered as deemed necessary or appropriate.

Conclusion

Overall, the proposed development of one single-detached dwelling and associated Zoning By-law Amendment application represent an appropriate and desirable form of development that conforms to the 1989 Official Plan. The subject lands are an appropriate location for intensification

as they are fully serviced and located within a “*Low Density Residential*” designation that contemplates modest intensification. The requested Zoning By-law Amendment to permit cluster housing in the form of a third single-detached dwelling on the westerly portion of the subject lands conforms to policies associated with the “*Low Density Residential*” designation and generally conforms to existing development patterns in the area. The resulting residential density is well within the 20 UPH contemplated for the “*Low Density Residential*” designation.

The proposed development successfully addresses its adjacency to the Byron Gravel Pit aggregate resource extraction site and the associated “*Steep Slopes Outside of the Riverine Erosion Hazard Limit*” designation. Based on the findings and conclusions of the Slope Stability Assessment Report, Dust Impact Assessment, and Noise Impact Study, no new land use compatibility issues would be created as a result of the proposed development.

The proposed single-detached dwelling can be setback sufficiently from the erosion hazard limit and although it does not conform to the normal minimum separation distance of 150m established in Section 3.5.6 ii) the accompanying reports conclude that if proper mitigation measures are implemented, no new compatibility issues will arise from the proposed residential development. The mechanical (HVAC) systems of the proposed dwelling will be designed to mitigate dust impacts and warning clauses will be registered on title based on the conclusions of the Dust Impact Assessment. Land use compatibility concerns related to noise are also addressed through the one storey height limit and the orientation of outdoor elements such as the covered deck away from the gravel pit. Additional noise attenuation measures (such as landscape elements) may be considered as deemed necessary.

Based on the above, the proposed Zoning By-law Amendment conforms to the 1989 Official Plan.

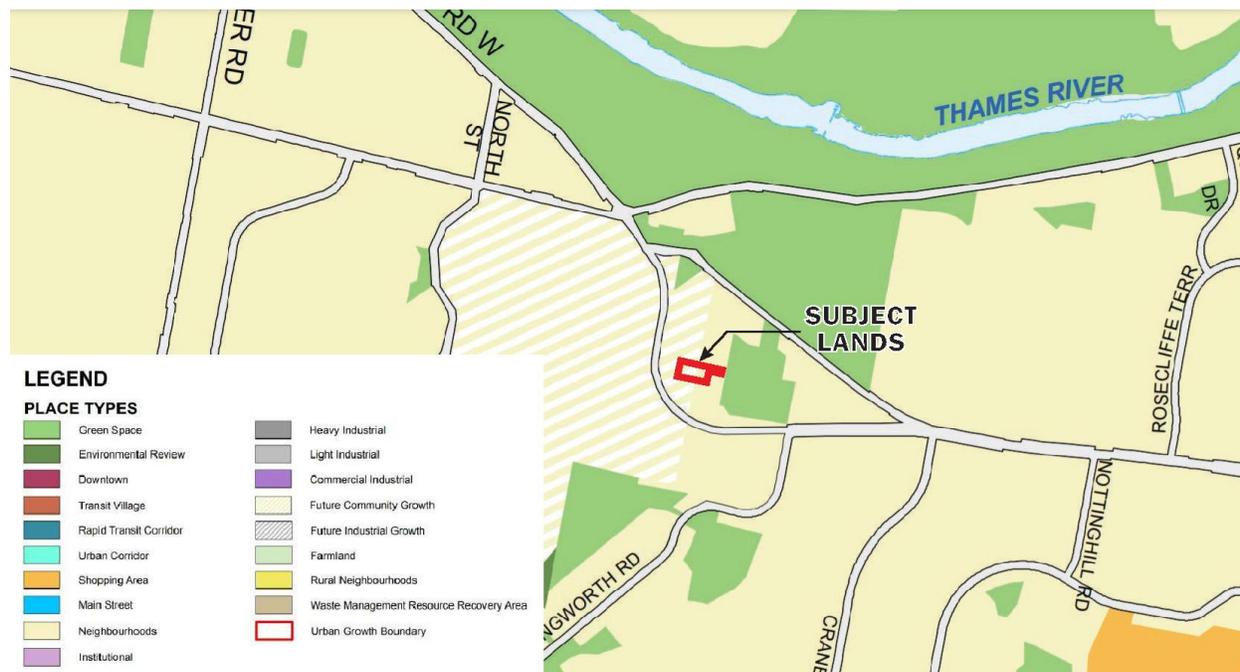
THE LONDON PLAN

The London Plan was adopted by City Council and approved by the province on December 28, 2016. The London Plan was appealed by numerous parties and remains partially under appeal. Until the London Plan is fully in force, the City will work with two official plans and the 1989 Official Plan will remain a relevant planning document. Both plans must be consulted for a full picture of the applicable policy framework.

The subject lands are shown within the “Neighbourhoods” and “Future Community Growth” Place Types according to Map ‘1’ – Place Types (Figure 14). The “Future Community Growth” Place Type is intended to apply primarily to lands within the Byron Gravel Pits. Given the past interpretation by City staff of the subject lands to be fully within the “Neighbourhoods” Place Type (including the Report to Planning and Environment Committee (File: Z-8915) dated October 28, 2018), the lands will be interpreted as being within “Neighbourhoods” Place Type in this report.

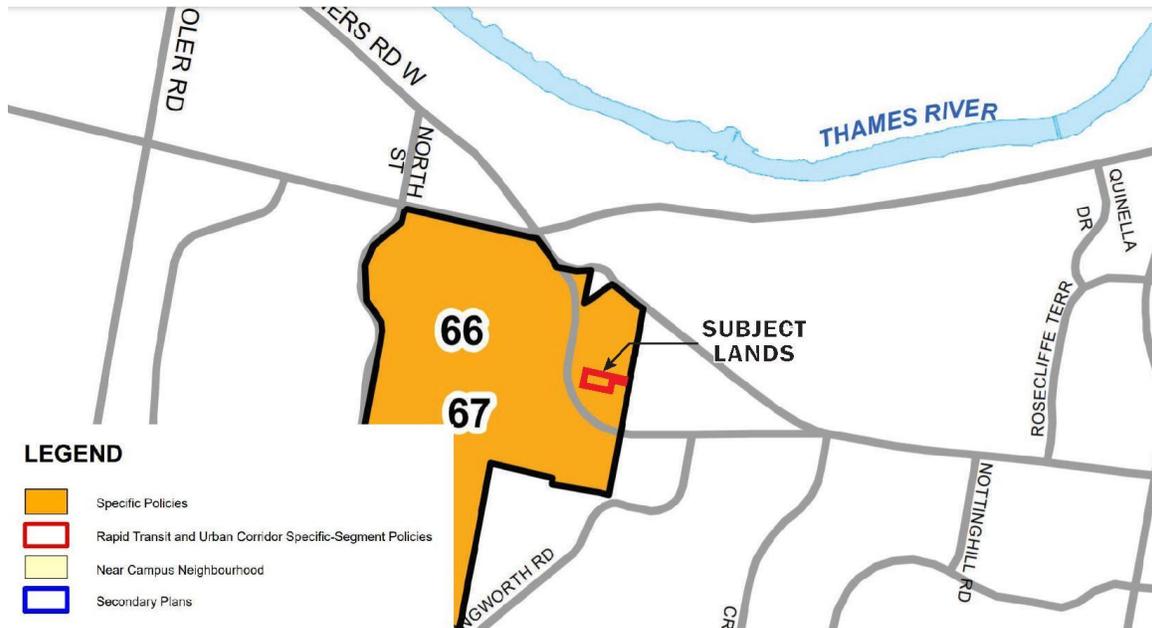
Permitted uses in the “Neighbourhoods” Place Type include single-detached dwellings. According to Table 12, the minimum height for the subject lands is one (1) storey and the maximum height is two-and-a-half (2.5) storeys.

Figure 14 – The London Plan, Map ‘1’ (excerpt) – Place Types



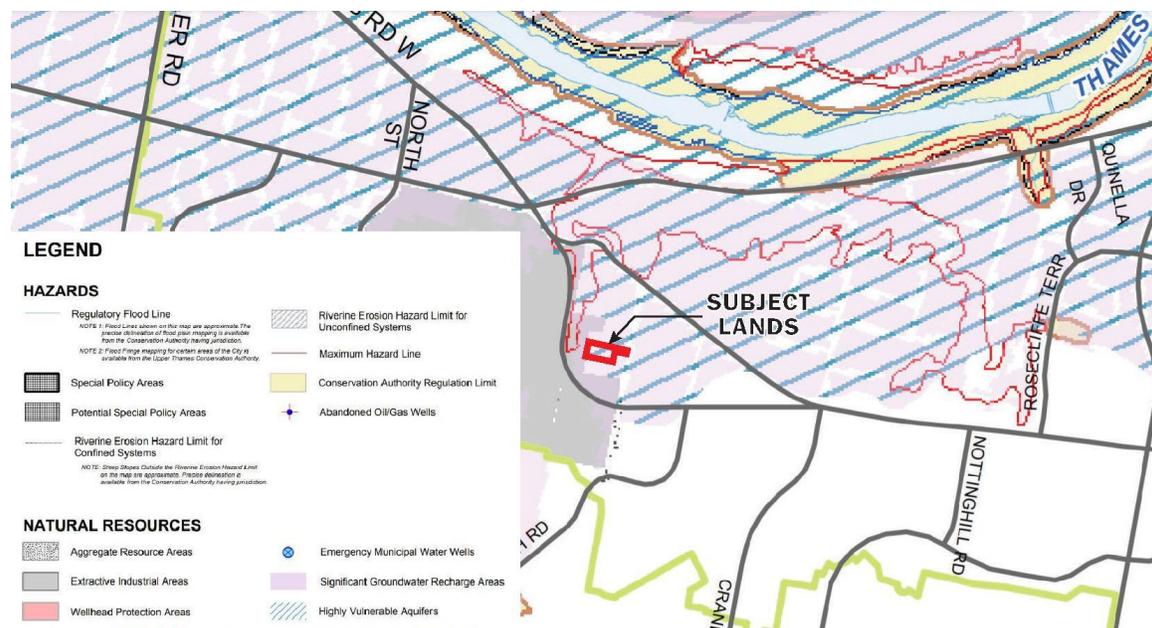
The subject lands are within a “Specific Policies” designation according to Map ‘7’ – Specific Policy Areas (Figure 15).

Figure 15 – The London Plan, Map ‘7’ (excerpt) – Specific Policy Areas



Map ‘6’ - Hazards and Natural Resources shows the subject lands within the “Significant Groundwater Recharge Areas” and “Highly Vulnerable Aquifers” designations. The lands immediately west of the subject lands are within an “Extractive Industrial Areas” designation (Figure 16). The subject lands are not regulated by the Upper Thames River Conservation Authority.

Figure 16 – The London Plan, Map ‘6’ (excerpt) – Hazards and Natural Resources



Policy Analysis

Evaluation of the proposed amendment must consider the objectives and intent of the London Plan. In this analysis section, relevant policies (including those Under Appeal) are *bordered and in italics*. Each listed policy is followed immediately by a discussion regarding the proposed development's consistency with the policy in question.

Section 80 – Intensification

Residential intensification will play a large role in achieving our goals for growing “inward and upward”. Intensification will be supported, subject to the policies of this Plan, in the following forms:

4. Infill development of vacant and underutilized lots.

The proposed single-detached dwelling constitutes a form of infill development (the intensification of an underutilized lot). We note the proposed single-detached dwelling is within a “Neighbourhoods” designation that anticipates modest intensification. The proposed development represents an appropriate and desirable opportunity to grow “inward and upward”.

Section 81 – Intensification (Under Appeal)

It is a target of this Plan that a minimum of 45% of all new residential development will be achieved within the Built-Area Boundary of the city, as defined by Figure 2. For the purposes of this Plan, this will be referred to as the “intensification target”. The Built-Area Boundary is defined generally as the line circumscribing all lands that were substantively built out as of 2006. This boundary will be used on an on-going basis to monitor intensification and will not change over time.

The proposed development will contribute to the intensification target set out in Section 81 by adding one single-detached dwelling within the Built-Area Boundary.

Section 84 - Intensification

Intensification may occur in all of the Place Types that allow for residential uses.

The subject lands are located within the “Neighbourhoods” Place Type where residential uses are permitted and intensification is anticipated.

Section 252 – Site Layout

The site layout of new development should be designed to respond to its context and the existing and planned character of the surrounding area.

The proposed single-detached dwelling responds to the existing and planned character of the area by providing a low-rise, low-density form of development that maintains and enhances the suburban character of the area. The proposed development is setback behind a landscaped front lawn and is generally scaled and oriented in response to the context of surrounding residential development.

Section 253 – Site Layout

Site layout should be designed to minimize and mitigate impacts on adjacent properties.

The proposed development provides sufficient setbacks between the proposed single-detached dwelling property lines to the north, west, and south. Internal setbacks between the proposed dwelling and existing houses on the subject lands are also sufficient and, from our evaluation, no significant privacy or public safety issues are anticipated from the proposed development.

No new land use compatibility conflicts between residential uses and Byron Gravel Pit will be emerge as a result of the proposed development. The supporting Slope Stability Assessment Report, Dust Impact Assessment, and Noise Impact Study each conclude that the proposed single-detached dwelling is generally compatible with the ongoing extractive operations and that any potential risks can be mitigated through measures including: limiting building height and orienting outdoor areas to limit noise impacts; setting the structure back from the inferred erosion hazard limit; registering warning clauses on title related to dust risks; and, installing mechanical equipment capable of managing anticipated dust levels.

Section 254 – Site Layout

Site layout, and the corresponding building design, should respond to the topography of a site.

The proposed single-detached dwelling is setback sufficiently from the inferred erosion hazard limit established in the Slope Stability Assessment Report prepared by EXP Services Inc.

Section 256 – Site Layout

Buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings. Where a streetscape has not been built out, buildings should be sited with regard for the planned street wall or street line.

The proposed single-detached dwelling is part of a cluster development with a small frontage on Crestwood Drive occupied by a common driveway and landscaped areas. The proposed dwelling is oriented towards this common driveway and is sited in relation to the two existing cluster dwellings on the subject lands (setback approximately 9m from the driveway). The proposed dwelling would not deviate from the building line established by the two existing dwellings and will not result in the creation of a front-to-back lotting pattern.

Section 506 – Creating Housing Opportunities

Subject to the City Structure Plan and Residential Intensification policies in the Neighbourhoods Place Type chapter of this Plan, infill, and intensification in a variety of forms, including secondary dwelling units, will be supported to increase the supply of housing in areas where infrastructure, transit, and other public services are available and accessible.

The proposed development represents an infill and intensification opportunity that would increase the housing supply in a desirable neighbourhood and in a location that is fully serviced and within walking distance of a number of recreational areas. As the subject lands are within a low-density residential area that is not currently well-served by transit, they are an appropriate location for modest intensification.

Section 508 – Creating Housing Opportunities

Abundant opportunities will be provided for the development of a broad range and mix of housing types and densities in conformity with the City Structure Plan and the Urban Place Type policies of this Plan.

The proposed development would broaden the range and mix of housing types provided in the southwest quadrant of the city while conforming to the policies relating to the “Neighbourhoods” Place Type.

Section 937 – Residential Intensification in Neighbourhoods (Under Appeal)

Residential intensification is fundamentally important to achieve the vision and key directions of The London Plan. Intensification within existing neighbourhoods will be encouraged to help realize our vision for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods. However, such intensification must be undertaken well in order to add value to neighbourhoods rather than undermine their character, quality, and sustainability.

The proposed development constitutes a form of intensification within a “Neighbourhoods” Place Type that contributes to the effective use of land and municipal services. The proposed development would convert a vacant parcel into an inhabited, maintained property, adding value to the neighbourhood. The proposed dwelling is one storey in height and is oriented and sited in accordance with the precedent established by existing development in the area. The material palette and architectural style will also be reflective of existing development in the area, thereby enhancing the character and quality of the neighbourhood.

Section 939 – Forms of Residential Intensification (Under Appeal)

This Plan creates a variety of opportunities for intensification. The following list spans from a very “light” and discreet form of intensification to more visible and obvious forms. All are important to realize our goals of purposeful, sensitive, and compatible intensification within our neighbourhoods:

5. Infill development – developing one or more new residential units on vacant lots.

The proposed development constitutes a form of intensification and would add a new single-detached residential dwelling on an underutilized lot.

Section 940 – Residential Intensification in Neighbourhoods (Under Appeal)

It is an important strategy of this Plan to support all...forms of intensification, while ensuring that they are appropriately located and fit well within their neighbourhood.

The proposed development represents a form of modest intensification that is located within a “Neighbourhoods” Place Type where low-density infill development is anticipated. The subject lands are fully serviced with access to a municipal street, and the proposal is located appropriately within its context, separated from the adjacent aggregate resource extraction site and setback appropriately from the associated erosion hazard limit. The orientation, height, siting, setbacks, and architectural design of the proposed dwelling will reflect the existing built form standards found throughout the existing neighbourhood, ensuring the proposed development fits within its context.

Section 953 – Additional Urban Design Considerations for Residential Intensification (Under Appeal)

The City Design policies of this Plan will apply to all intensification proposals. In addition, the following design policies will apply:

2. Compatibility and fit, from a form perspective, will be evaluated based on such matters as:

- a. Site layout within the context of the surrounding neighbourhood*
- b. Building and main entrance orientation.*
- c. Building line and setback from the street.*
- d. Character and features of the neighbourhood.*
- e. Height transitions with adjacent development.*
- f. Massing appropriate to the scale of the surrounding neighbourhood.*

3. The intensity of the proposed development will be appropriate for the size of the lot such that it can accommodate such things as driveways, adequate parking in appropriate locations, landscaped open space, outdoor residential amenity area, adequate buffering and setbacks, and garbage storage areas.

The proposed building on the subject lands conforms to the policies set out in Section 953 and is designed to fit within the existing built context and make a positive contribution to the existing neighbourhood.

The siting and orientation of the proposed single-detached dwelling is consistent with the development standards exhibited throughout the existing residential neighbourhood. The proposed development does not have frontage on a public street, but the building and main entrance are oriented towards a common driveway providing access to the subject lands (in accordance with the two existing dwellings on the subject lands). The proposed building line is consistent with existing development on the subject lands and is setback approximately 9m from

the common driveway. This setback will provide for a deep, landscaped front yard in accordance with the established development standards of the area. The proposed building is one storey in height and conforms to the scale, height, and massing of other residential dwellings in the area, including those immediately north and south of the subject lands.

The proposed intensity of use (7.1 UPH) is appropriate for the size of the lot and for the established residential neighbourhood. Elements such as driveways, landscaped areas (including buffering), and outdoor amenity areas can be accommodated.

Section 1496 – Steep Slopes Outside the Riverine Erosion Hazard Limit

The riverine erosion hazard limit identifies the erosion hazard associated with slopes along the city's river and stream corridors. Steep slopes associated with other features such as moraines or remnant valley slopes that are no longer continuous with the river system exist within the city outside of the riverine erosion hazard limit. These features identified on Map 6 will be assessed through the community planning process and appropriate measures will be taken to address erosion hazards and protect the natural vegetation associated with these features. Such measures may include the preparation of a geotechnical study and/or supporting technical study in conformity with the Maximum Hazard Line policies below.

The Slope Stability Assessment Report has identified a moderate erosion risk associated with the steep slope abutting the lands to the west. The proposed development includes the necessary mitigation measures to address this risk and is setback sufficiently from the inferred erosion hazard limit.

Section 1511 – Natural Resources

There are lands within the City of London that contain natural resources that are to be protected to ensure that the resources are available for extraction to support on-going development and infrastructure needs. In London, these lands include aggregate resource areas, extractive industrial areas, such as the Byron Gravel Pits, and potential mineral and petroleum resources. These resources require protection from development until such time as the resource is exhausted and rehabilitation of the resource area is complete.

The proposed development is sited and designed to minimize impacts on the adjacent extractive industrial area. The proposal will ensure the Byron Gravel Pit is protected from development by limiting building height, orienting sensitive areas towards the east of the subject lands (away from the gravel pit), providing an adequate setback from the inferred erosion hazard limit, and registering dust warning clauses on title. As noted in the RWDI Memo, the subject lands have been examined for impacts in terms of any likely aggregate operation at the site and compliance with guidelines has been reasonably demonstrated. RWDI also provides the opinion the onus for demonstrating no adverse impacts during rehabilitation should be the responsibility of the pit operators.

Section 1514 – Natural Resources

To balance the needs of property owners, operators, and residents, to facilitate the extraction of our natural resources, to provide access to aggregate resources as close to market as possible, and to ensure the rehabilitation of these lands, we will:

- 2. Provide for the continuation of existing extractive operations.*
- 4. Protect aggregate resources for long-term use from development and activities that would preclude or hinder the expansion or continued use of the operation, or would be incompatible for reasons of health, safety, or environmental impact.*
- 5. Minimize potential land use compatibility problems between pits and quarries and surrounding land uses.*

The proposed development provides for the continuation of existing extractive operations and is designed according to the findings and conclusions of the Slope Stability Assessment Report, Dust Impact Analysis, and Noise Impact Study. Overall, these reports conclude that the proposed development is compatible with the continued operation of the Byron Gravel Pit, provided mitigation measures are implemented relating to: maximum building height; registering dust warning clauses on title; providing mechanical (HVAC) equipment that is suitable for anticipated dust levels; and providing adequate setbacks from the inferred erosion hazard limit. By conforming to each of these mitigative measures, as well as the policies and regulations of the Provincial Policy Statement, 1989 Official Plan for the City of London, the London Plan, and Zoning By-law No. Z. -1, as amended, the proposed development would minimize any risks related to land use compatibility, public health, public safety, and environmental impacts.

Section 1523 – Aggregate Resources

In areas within or adjacent to known aggregate resource areas, development and activities that would preclude the establishment of new aggregate extraction operations, or access to the resources, will be permitted only if one or more of the following criteria are met:

- 1. Resource use would not be feasible.*
- 2. The proposed land use or development serves a greater long-term public interest.*
- 3. Issues of public health, public safety and environmental impact are addressed.*

The proposed development will not create any new land use compatibility issues that may preclude the continuation of aggregate extraction operations. In an effort to address potential public health, public safety, or environmental impacts, the proposed development has been designed in accordance with the findings and conclusions of the Slope Stability Assessment Report, Dust Impact Assessment, and Noise Impact Study. The proposed single-detached dwelling is setback from the inferred erosion hazard limit and is generally oriented away from the gravel pit. Height of the structure is limited to one storey to reduce noise impacts and dust concerns can be managed by registering warning clauses on title and installing adequate mechanical systems.

Section 1542 – Aggregate Resources

The development of lands within the vicinity of the extractive industrial areas or aggregate resource areas, as identified on Map 6 for residential uses shall have regard for the mitigation of the noise and dust impact of extraction operations on the proposed residential development. The review of applications for rezoning or plan of subdivision approval will include the following considerations:

1. Prior to a zoning by-law amendment or final approval of a plan of subdivision within 300 metres of lands identified as extractive industrial areas or aggregate resource areas on Map 6, a noise and dust impact study shall be completed, and any recommended mitigation measures contained therein will be carried out to the satisfaction of the City of London, the Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry. Furthermore, the subdivider will notify prospective lot purchasers, in agreements of purchase and sale and in notices registered on title that are binding on successors and assigns to the subdivision lands and in a separate agreement with the City, of the potential for new licenses in the identified aggregate resource area and of the long-term continuation of active aggregate operations in the Byron Gravel Pits and of the noise and dust impacts associated with extraction and related operations.

2. Residential subdivisions will be developed in phases so that the maximum possible separation distance between areas of residential development and extraction operations is maintained. A minimum separation distance of 150 metres between residential development and the maximum extent of extraction activity (this separation distance being measured from the limit of extraction, not the licensed area boundary) will normally be required.

3. As peripheral portions of the extraction area are rehabilitated; the separation area could shift to reflect any adjusted limits of active extraction operations. Any deviation from the 150 metre norm will be considered only on the basis of studies undertaken by a qualified consultant which demonstrate to the satisfaction of the City of London, the Ministry of the Environment and Climate Change and the Ministry of Natural Resources and Forestry that the deviation is satisfactory to protect the residential development from adverse impacts of extraction operations.

The proposed development successfully addresses its adjacency to an aggregate resource extraction operation. Based on the findings and conclusions of the Slope Stability Assessment Report and Noise Impact Study, no new land use compatibility issues would be created as a result of the proposed development.

Although the proposed single-detached does not conform to the normal minimum separation distance of 150m established in Sections 1542(2) and 1542(3), the accompanying reports conclude that if proper mitigation measures are implemented, no new compatibility issues will arise from the proposed residential development. The dwelling can be setback sufficiently from

the erosion hazard limit inferred in the Slope Stability Assessment Report, mechanical systems of the proposed dwelling can be designed to mitigate dust impacts, and land use compatibility concerns related to noise will be addressed by imposing a one storey height limit and orienting outdoor elements such as the covered deck away from extractive operations. Warning clauses will also be registered on title relating to potential dust impacts.

Section 1770 – Neighbourhood Design and Noise

Additional Noise policies will apply, as follows:

- 1. New sensitive land uses that are expected to be exposed to noise levels which are above acceptable provincial standards will be required to incorporate noise attenuation measures into the development.*
- 2. Until such time as a guideline document is completed, the City will rely on peer review and agency input and the Our Tools policies of this Plan to determine potential noise impacts and noise attenuation measures on sensitive land use applications which could be affected by excessive noise levels.*
- 4. Where a development applicant undertakes a noise impact study by a recognized acoustical consultant to determine noise levels and attenuation measures to reduce noise levels to acceptable standards, the City in consultation with the relevant agencies, will have regard for these studies, in addition to the Our Tools policies of this Plan, in setting out development conditions.*

In accordance with Section 1770, a Noise Impact Study was prepared to analyze any impacts of extractive operations on the proposed single-detached dwelling. The report concludes that the proposed development is compatible with the continued operation of the Byron Gravel Pit, provided noise attenuation measures are incorporated into the proposed development including a one-storey height limit and generally orienting sensitive areas (including the proposed covered deck) away from the gravel pit.

BYRON GRAVEL PIT SECONDARY PLAN

The subject lands are also included within the proposed Byron Gravel Pit Secondary Plan, which is being prepared by City Staff to determine the most appropriate future land uses for the Gravel Pit lands. It is recognized that aggregate resource extraction will remain an interim use (active pit licenses are still held by landowners) and, at this time, the owner has not provided a timeline for the surrender of that license.

The latest Land Use Concept for the Secondary Plan (dated April 2019 – see Appendix B) identifies single detached, semi-detached, and townhouses as being the preferred uses for those lands at the western boundary of the subject lands (immediately adjacent to the proposed single-detached dwelling). The Land Use Concept also includes a proposed realignment of Commissioners Road West and various open space and recreation areas (trails, lookout, boardwalk, etc.). As the long-term development of the area to the west of the subject lands will be for various forms of residential and open space uses, the proposed development is consistent with the vision set out by the Official Plan and it can be anticipated that no significant land use compatibility issues will arise between the proposed single-detached dwelling and the future development of the gravel pit.

Section 1168 – Byron Gravel Pits

Within the Future Community Growth Place Type east of North Street, south of Byron Baseline Road and Commissioners Road West, known as the Byron Gravel Pits, it is anticipated that the long-term land use of this area will be a mix of mid-rise housing types and recreational uses. Redevelopment of this area will be based on a comprehensive rehabilitation and development plan. Expansion of the existing licensed aggregate area and the realignment of North Street may be considered if it can be demonstrated that this will assist in the rehabilitation of the existing gravel pits and that compatibility with surrounding land uses can be achieved.

The proposed development would support the long-term land use objectives of the area while ensuring that in the interim, the continuation of extractive industrial operations is not compromised. As noted in the RWDI Memo, the subject lands have been examined for impacts in terms of any likely aggregate operation at the site and compliance with guidelines has been reasonably demonstrated. RWDI also provides the opinion the onus for demonstrating no adverse impacts during rehabilitation should be the responsibility of the pit operators.

Section 1537 – Byron Gravel Pits and Adjacent Lands

Within the Future Growth Place Type east of North Street, south of Byron Baseline Road and Commissioners Road West, known as the Byron Gravel Pits, it is anticipated that the long-term land use of this area will be a mix of mid-rise housing types and recreational uses. Redevelopment of this area will be based on a comprehensive rehabilitation and development plan. Expansion of the existing licensed aggregate area and the realignment of North Street may be considered if it can be demonstrated that this will assist in the

rehabilitation of the existing gravel pits and that compatibility with surrounding land uses can be achieved.

The proposed development would support the long-term land use objectives of the area and would not prohibit the continuation of extractive industrial operations. As noted in the RWDI Memo, the subject lands have been examined for impacts in terms of any likely aggregate operation at the site and compliance with guidelines has been reasonably demonstrated. RWDI also provides the opinion the onus for demonstrating no adverse impacts during rehabilitation should be the responsibility of the pit operators.

Conclusion

Based on the findings of this policy review, the proposed single-detached dwelling and associated Zoning By-Law Amendment represent an appropriate and desirable form of development that conforms to the London Plan and would result in a more efficient use of the subject lands.

The proposed development represents an opportunity to grow “inward and upward” in a fully serviced “*Neighbourhoods*” Place Type where modest intensification is anticipated. The proposed density of 7.1 UPH is less than the maximum permitted density in the “*Neighbourhoods*” Place Type and is appropriate for an established low-density area that currently has few public transit or active transportation options. The requested Zoning By-law Amendment to permit cluster housing in the form of a third single-detached dwelling conforms to policies associated with the “*Neighbourhoods*” Place Type and generally conforms to the existing and planned character of the area by providing a low-rise, low-density form of development. The proposed development will maintain and enhance the suburban character of the area by providing a landscaped front lawn and a scale and orientation that reflect development standards in the surrounding neighbourhood. The proposed development would convert a vacant parcel into an inhabited, maintained property, adding value to the neighbourhood.

The proposed development will not create any new land use compatibility conflicts or risks to public health, public safety, or the natural environment. The supporting Slope Stability Assessment Report, Dust Impact Assessment, and Noise Impact Study each conclude that the proposed single-detached dwelling is generally compatible with ongoing extractive operations at the adjacent Byron Gravel Pit. The design of the proposal is based on the findings and conclusions of these reports, specifically: building height is limited, outdoor areas are oriented to limit noise impacts, and the structure is setback from the inferred erosion hazard limit. Warning clauses will be registered on title based on the conclusions of the Dust Impact Assessment. The above noted reports and studies satisfy the objective of policies 1604, 1605, and 1606 of the London Plan.

Based on the above, the proposed Zoning By-law Amendment conforms to the policies of the London Plan.

grading plan (Appendix A). We note that the tables below are also provided earlier in this report in the section titled “Proposed Zoning By-law Amendment”.

Table 1.1: Existing and Proposed Regulations for the Portion of the Subject Lands to be Zoned Residential 6 Variation 2 (R6-2 (XX))

	Existing Regulations By-law No. Z. -1	Proposed Regulations By-law No. Z. -1	Concept Plan
	R6-2 (13) Zone	R6-2 (XX) Zone	
Use	Single detached dwelling (cluster)	Single detached dwelling (cluster)	Single detached Dwelling (cluster)
Lot Area (Min.)	2,000.0m ²	2,000.0m ²	4,188.0m ²
Lot Frontage (Min.)	10.0m	10.0m	10.0m
Lot Coverage (Max.)	30%	30%	30%
Front Yard Depth (Min.)	6.0m	6.0m	>6.0m
Rear Yard Depth (Min.)	4.0m (a)	3.7m (a)	*3.73m (a)
North Interior Side Yard Width (Min.)	6.0m	6.0m	>6.0m
East Interior Side Yard Width (Min.)	1.2m	1.2m	>1.2m
South Interior Side Yard Width (Min.)	3.0m (b)	3.0m (b)	4.0m
Landscaped Open Space (Min.)	45%	45%	45%
Density (Max.)	20.0 UPH	20.0 UPH	7.2 UPH
Height (Max.)	10.5m	10.5m	8.0m
Accessory Building Height (Max.)	7.0m (c)	7.0m (c)	7.0m (c)
South Interior Side Yard Width, Accessory Building (Min.)	1.2m (d)	1.2m (d)	1.53m (d)
Rear Yard Width, Accessory Building (Min.)	3.6m (e)	1.2m (e)	*1.21m (e)

*** required special provision**

- (a) The proposed west side of the building (garage) would be located 3.73m from the rear lot line, whereas a minimum rear yard setback of 4.0m would be required for an 8.0m building height, when the wall of a unit contains no windows or habitable rooms.
- (b) The minimum south side yard requirement for the proposed dwelling is 3.0m based on habitable windows being located on the ground floor only and no access points to the dwelling along the wall facing the south interior side yard.
- (c) A minimum accessory building height of 7.0m is permitted through an approved minor variance (Committee of Adjustment Application A.179/15)
- (d) A minimum south interior side yard of 1.2m for an accessory building is permitted through an approved minor variance (Committee of Adjustment Application A.179/15)

(e) A minimum rear yard width of 1.2m for an accessory building is proposed, whereas a minimum of 3.6m is required (to recognize an existing structure)

Generally, the regulations proposed in the “R6-2 (XX)” zone are carried over from the R6-2(13) Zone, except for those relating to minimum rear yard depth for the main dwelling and accessory structure.

The proposed zone would continue to recognize existing site-specific regulations including the following: reduced minimum lot frontage (10.0m); and reduced minimum east interior side yard depth (1.2m), based on the location of an existing single-detached dwelling. In addition, previously approved minor variances relating to the existing accessory structure (7.0m height, 1.2m south interior yard setback) will be recognized in the proposed zone.

A reduced minimum rear yard depth for an accessory structure (1.21m) is required, based on the location and height of the existing accessory structure.

The remaining requested special provisions would facilitate the development of the subject lands for a third single-detached dwelling, being a reduced minimum rear yard depth (3.73m), to accommodate the proposed single-detached dwelling.

The proposed reduced rear yard reduction for the existing accessory structure is appropriate due to its location at the south (interior side) and west (rear) of the subject lands, adjacent to parcels that are either vacant or developed for aggregate resource extraction. The previously approved variances relating to the height and south interior yard setback for the existing accessory structure have not resulted in any impacts on existing residential uses and would not prohibit the future development of adjacent parcels. The proposed rear yard reduction would acknowledge an existing situation which also has not created any adverse impacts on surrounding lands.

The proposed rear yard reduction for the main dwelling is required to accommodate a garage, and no habitable rooms will face towards the proposed 3.73m setback. Finally, the one-storey height of the proposed dwelling would limit impacts on adjacent properties as no habitable rooms will be located more above the ground floor. Furthermore, the Slope Stability Assessment Report and updated Noise Impact Study support the proposed building location.

Based on the above, the requested “R6-2 (XX)” zone is an appropriate implementing zone for the proposed development. The requested amendments are consistent with the intent and purpose of the 1989 Official Plan and the London Plan.

CONCLUSION

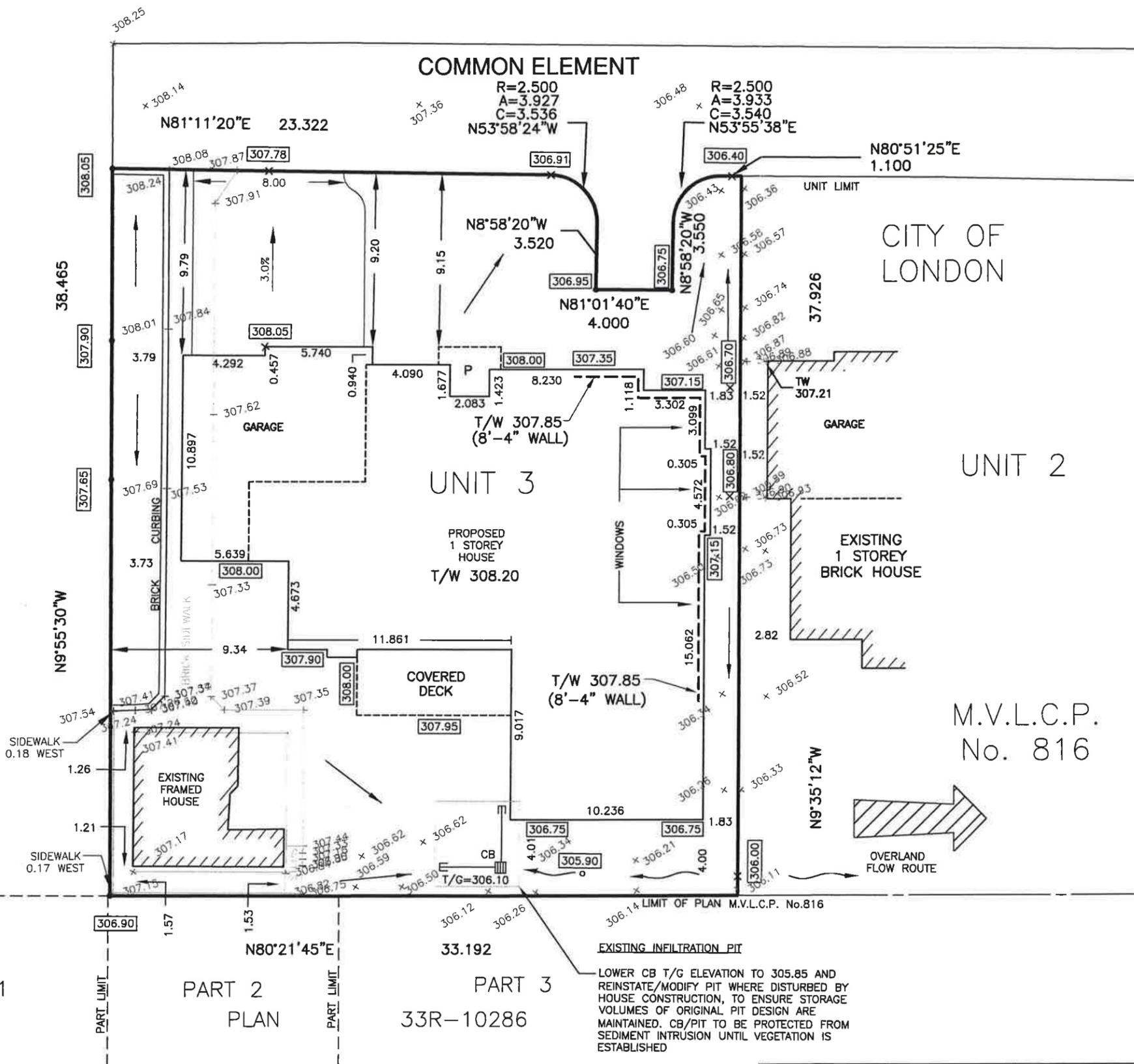
Based on the findings and conclusions of this report, the proposed single-detached dwelling and associated Zoning By-law Amendment represent a desirable and appropriate form of development. The proposal conforms to the policies of the 2020 Provincial Policy Statement, 1989 Official Plan, and The London Plan, represents appropriate intensification on vacant underutilized lands, and the nature of the proposed amendments is minor and of limited impact on surrounding lands, and due to its proximity to the Byron Gravel Pits, an active aggregate resource extraction operation, the development has been designed in accordance with the findings of the Slope Stability Assessment Report, Noise Impact Study, and Dust Impact Assessment. These studies find that the proposed development is compatible with the existing extractive operations and will have a limited impact on the continued use of the Byron Gravel Pit. The single-detached dwelling will be appropriately protected from potential impacts and hazards associated with aggregate resource extraction activities including noise, vibration, dust, and erosion. Furthermore, there are no significant compatibility concerns between the proposed single-detached dwelling and the proposed redevelopment of the adjacent aggregate resource extraction area (as set out in the Byron Gravel Pit Secondary Plan). As a result of the land use compatibility established throughout this report, the proposal is appropriate and desirable for the subject lands.

APPENDIX A

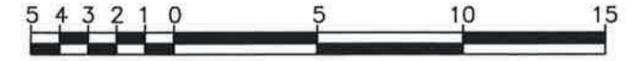
LOT GRADING PLAN



PART 1, PLAN 33R-10159
 LOT 41
 CONCESSION 1
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)



LOT GRADING PLAN
 OF ALL OF
UNIT 3, LEVEL 1
 IN THE
MIDDLESEX VACANT LAND
CONDOMINIUM PLAN No. 816
 DOOR POINT No.
 IN THE
CITY OF LONDON
 COUNTY OF MIDDLESEX



SCALE 1:250
 SCALE IN METRES
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- NOTES:**
- TOP OF FOUNDATION ELEVATION=308.20
 - UNDERSIDE OF FOOTING ELEVATION: FRONT=305.15
 - UNDERSIDE OF FOOTING ELEVATION: REAR =305.15
 - DRIVEWAY ELEVATION AT GARAGE ENTRANCE=308.05
 - DRIVEWAY HAS A 3.0% SLOPE TO CURB
 - BASEMENT WINDOW SILL ELEVATION=N/A
 - P DENOTES PORCH
 - T/W DENOTES TOP OF WALL
 - 234.45 DENOTES PROPOSED ELEVATION
 - x 234.45 DENOTES EXISTING ELEVATION
 - NOTE: HOUSE TOP OF WALL CHANGES AS INDICATED BY (-----)
 - NOTE: ELEVATION OF SANITARY SEWER PDC TO BE VERIFIED ON SITE, PRIOR TO EXCAVATION TO DESIGN UNDERSIDE OF FOOTING ELEVATION

ENGINEER'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJOINING LANDS.



PLAN DRAWN: AUGUST 14, 2018

ARCHIBALD, GRAY & McKAY LTD.
 3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9
 PHONE 519-685-5300 FAX 519-685-5303
 EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: MPB	DIGITAL FILE: C816U003.dwg	BUILDER: STAR HOMES
CHECKED BY: CRP	COGO FILE: L12049GN.COG	
Plot date: Aug 31, 2018	FILE No: LC-CONDO816-01-3	

	Area m.sq.	Coverage %
Driveway	85.102	6.83
Building	429.817	34.48
Landscape	649.215	52.08
Garage	82.380	6.61

LOWER CB T/G ELEVATION TO 305.85 AND REINSTATE/MODIFY PIT WHERE DISTURBED BY HOUSE CONSTRUCTION, TO ENSURE STORAGE VOLUMES OF ORIGINAL PIT DESIGN ARE MAINTAINED. CB/PIT TO BE PROTECTED FROM SEDIMENT INTRUSION UNTIL VEGETATION IS ESTABLISHED

F:\Projects\BLDRS\CONDOS\Condo816 (Crestwood)\Unit 3\Cad\C816U003.dwg

CERTIFICATION OF LOT GRADING DESIGN BY
AGM ENGINEERING LTD.

APPENDIX B

BYRON GRAVEL PIT SECONDARY PLAN LAND USE CONCEPT

BYRON GRAVEL PIT SECONDARY PLAN LAND-USE CONCEPT



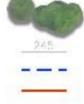
London
CANADA

DATE APRIL 2019

SCALE 1:1000



LEGEND



PROPOSED VEGETATION
EXISTING 5m CONTOUR
EXISTING TRAIL
APPROXIMATE SERVICING LIMIT

- ▲ PROPOSED PEDESTRIAN SITE ENTRANCE
- ▲ PROPOSED VEHICULAR SITE ENTRANCE
- ▲ PROPOSED VEHICULAR PRIVATE DEVELOPMENT ACCESS
- ▲ PROPOSED RIGHT-IN/ RIGHT-OUT ENTRANCE

- ① TRAIL ENTRANCE NODE
- ② PARKING LOT
- ③ LOOKOUT
- ④ WETLAND
- ⑤ WATERSIDE CAFE
- ⑥ BOARDWALK
- ⑦ AMPHITHEATER
- ⑧ WATER FOUNTAIN
- ⑨ BOTANICAL GARDEN
- ⑩ URBAN BEACH
- ⑪ PEDESTRIAN CONNECTION

SAMPLE WATERSIDE CAFE



SAMPLE WETLAND



SAMPLE LOOKOUT



SAMPLE AMPHITHEATER



SAMPLE INTERPRETIVE SIGNAGE



SAMPLE TRAIL SKATING



SAMPLE PEDESTRIAN OVERPASS



SAMPLE TRAIL



SAMPLE BOARDWALK c/w BENCHES



SAMPLE BOTANICAL GARDEN



SAMPLE HABITAT CREATION (NESTING STUMP)



SAMPLE BEACH

