18TH REPORT OF THE
PLANNING COMMITTEE

Special meeting held on June 25, 2007, commencing at 4:00 p.m.

PRESENT: Councillor J. L. Baechler (Chair), Controllers G. Barber and G. Hume and Councillors N. Branscombe, J. P. Bryant and R. Caranci and L. J. Fisher (Secretary).


I YOUR COMMITTEE RECOMMENDS:

1. (1) That, on the recommendation of the General Manager of Planning and Development, the following actions be taken based on the City-initiated amendments relating to lands located within the Riverbend and Hyde Park Community Planning Areas which are tributary to the Oxford Pollution Control Plant:

(a) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on June 25, 2007 to amend Zoning By-law No. Z-1 (in conformity with the Official Plan) to change the zoning of lands located with the Riverbend Community Planning Area that are currently subject to an h-57 holding provision, as follows:

<table>
<thead>
<tr>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Holding Residential R1 (h-R1-8) Zone</td>
<td>a Holding Residential R1 (h-R1-8) Zone</td>
</tr>
<tr>
<td>a Holding Residential R6 (h-R6-4) Zone</td>
<td>a Holding Residential R6 (h-R6-4) Zone</td>
</tr>
<tr>
<td>a Holding Residential R1 (h-R1-7) Zone</td>
<td>a Holding Residential R1 (h-R1-7) Zone</td>
</tr>
<tr>
<td>a Holding Residential R1 (h-R1-9) Zone</td>
<td>a Holding Residential R1 (h-R1-9) Zone</td>
</tr>
<tr>
<td>a Holding Residential R5 (h-R5-2(11)/R6-4(13) Zone)</td>
<td>a Holding Residential R5 (h-R5-2(11)/R6-4(13) Zone)</td>
</tr>
<tr>
<td>a Holding Residential R6/Neighbourhood Facility (h-R6-5/NF) Zone</td>
<td>a Holding Residential R6/Neighbourhood Facility (h-R6-5/NF) Zone</td>
</tr>
<tr>
<td>a Holding Residential R1/Neighbourhood Facility (h-R1-4/NF) Zone</td>
<td>a Holding Residential R1/Neighbourhood Facility (h-R1-4/NF) Zone</td>
</tr>
<tr>
<td>a Holding Residential R1 (h-R1-4) Zone</td>
<td>a Holding Residential R1 (h-R1-4) Zone</td>
</tr>
<tr>
<td>a Holding Residential R6 (h-R6-5) Zone</td>
<td>a Holding Residential R6 (h-R6-5) Zone</td>
</tr>
<tr>
<td>a Holding Residential R5 (h-R5-4(13)) Zone</td>
<td>a Holding Residential R5 (h-R5-4(13)) Zone</td>
</tr>
<tr>
<td>a Holding Residential R1 (h-R1-5) Zone</td>
<td>a Holding Residential R1 (h-R1-5) Zone</td>
</tr>
</tbody>
</table>
(b) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 25, 2007 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of lands located within the Hyde Park Community Planning Area that are currently subject to an h-57 holding provision, as follows:

<table>
<thead>
<tr>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>a Holding Restricted Service Commercial Special Provision/Light Industrial Special Provision (h-57 RSC5(12)/L11(7)/L14) Zone</td>
<td>a Restricted Service Commercial Special Provision/Light Industrial Special Provision (RSC5(12)/L11(7)/L14) Zone</td>
</tr>
</tbody>
</table>

it being noted that the above recommended amendments will result in the lifting of the holding (h-57) provision from all lands in the zoning by-law with the exception of 930 Gainsborough Road in Hyde Park which Municipal Council has just recently adopted a zoning by-law amendment which has not yet come into force and effect. Therefore, staff recommend those lands be reviewed and a site-specific amendment be initiated at a later date to remove the “h-57” symbol from the zone map.

---

2. (2) That, on the recommendation of the General Manager of Planning and Development, the following actions be taken based on the application of David Rawson relating to the property located at 2083 Wharncliffe Road South:

(a) clause 12 of the 17th Report of the Planning Committee **BE RESCINDED**;

(b) the attached revised proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 25, 2007 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands FROM a Holding Arterial Commercial (h-17-AC1) Zone TO a Holding Arterial Commercial Special Provision (h-17-AC1(3)) Zone to permit medical/dental offices and a wellness centre with a maximum of 4 dental suites (wet and/or dry service chairs); and

(c) pursuant to Section 34 (17) of the **Planning Act**, it has been determined that no further notice of the proposed by-law is required.

The meeting adjourned at 4:10 p.m.
COUNCIL APPROVED ZONING FOR THE SUBJECT SITES: h-57*RSC5(12)/L11(7)/L14, h-h-57*h34*R5-4/R6-5(9)/NF1

OR - OFFICE/RESIDENTIAL
OC - OFFICE CONVERSION
OD - RESTRICTED OFFICE
OF - OFFICE
RF - REGIONAL FACILITY
CF - COMMUNITY FACILITY
NF - NEIGHBOURHOOD FACILITY
HR - HERITAGE
DC - DAY CARE
OS - OPEN SPACE
CR - COMMERCIAL RECREATION
ER - ENVIRONMENTAL REVIEW
OB - OFFICE BUSINESS PARK
LI - LIGHT INDUSTRIAL
GI - GENERAL INDUSTRIAL
HI - HEAVY INDUSTRIAL
EX - RESOURCE EX extracTIVE
UR - URBAN RESERVE
AG - AGRICULTURAL
AGC - AGRICULTURAL COMMERCIAL
RRC - RURAL SETTLEMENT COMMERCIAL
TGS - TEMPORARY GARDEN SUITE
** - HOLDING SYMBOL
** - DENSITY SYMBOL
** - HEIGHT SYMBOL
** - BONUS SYMBOL
** - TEMPORARY USE SYMBOL

FILE NO: h-7392 (Hyde Park) LM
MAP PREPARED: 2007/06/20 DT

CITY OF LONDON
DEPARTMENT OF PLANNING AND DEVELOPMENT

ZONING BY-LAW NO. Z-1

SCHEDULE A

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADD ED NOTATIONS
Bill No. (Number to be inserted by Clerk’s Office)
2007

By-law No. Z-1-07

A by-law to amend By-law No. Z-1 to remove the holding provision from the zoning for lands located within the Riverbend Community Planning Area.

WHEREAS the City of London has initiated amendments to remove the holding provision from the zoning for lands located within the Riverbend Community Planning Area, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

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

1. Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located within the Riverbend Community Planning Area, as shown on the attached map comprising part of Key Maps No. 42, 43 and 108 to remove the holding provision so that the zoning of the lands as a Holding Residential R1 (h*R1-8) Zone, a Holding Residential R6 (h*R6-5) Zone, a Holding Residential R1 (h*R1-7) Zone, a Holding Residential R1 (h*R1-9) Zone, a Holding Residential R5 Special Provision/Residential R6 Special Provision (h*R5-2(1))/R6-4(13) Zone, a Holding Residential R5/Neighbourhood Facility (h*R5-5/NF) Zone, a Holding Residential R1/Neighbourhood Facility (h*R1-4/NF) Zone, a Holding Residential R1 (h*R1-4) Zone, a Holding Residential R6 Special Provision (h*R6-5(22)) Zone, a Holding Residential R5 Special Provision (h*R5-4(13)) Zone, and a Holding Residential R1 (h*R1-5) Zone comes into effect.

2. This By-law shall come into force and effect on the date of passage.


Anne Marie DeCicco-Best
Mayor

Kevin Bain
City Clerk

First Reading - June 25, 2007
Second Reading - June 25, 2007
Third Reading - June 25, 2007
Bill No. (Number to be inserted by Clerk's Office)
2007

By-law No. Z.-1-07

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for lands located within the Hyde Park Community Planning Area.

WHEREAS the City of London has initiated amendments to remove the holding provision from the zoning for lands located within the Hyde Park Community Planning Area, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located within the Hyde Park Community Planning Area, as shown on the attached map comprising part of Key Maps No. 12 and 27 to remove the holding provision so that the zoning of the lands as a Restricted Service Commercial Special Provision/Light Industrial Special Provision (RSC5(12)/LI17(7)/LI4) Zone and a Holding Residential R5/Residential R8 Special Provision/Neighbourhood Facility (h-h-34-R5-4/R6-5(9)/NF1) Zone comes into effect.

3. This By-law shall come into force and effect on the date of passage.


Anne Marie DeCicco-Best
Mayor

Kevin Bain
City Clerk

First Reading - June 25, 2007
Second Reading - June 25, 2007
Third Reading - June 25, 2007
Bill No.
2007

By-law No.
A by-law to rezone the lands municipally located at 2083 Wharncliffe Road South in the City of London.

WHEREAS David Rawson has applied to rezone an area of land municipally located at 2083 Wharncliffe Road South in the City of London;

AND WHEREAS this rezoning conforms to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is hereby amended by changing the zoning applicable to lands municipally located at 2083 Wharncliffe Road South, as shown on the attached map comprising part of Key Map No. 157, from a holding Arterial Commercial (h-17.AC1) Zone to a Holding Arterial Commercial Special Provision (h-17.AC1(3)) Zone.

2. Section 28.4 of the Arterial Commercial (AC1) Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

   \[ AC1(3) \]

   a) Additional Permitted Uses:
      i) Clinics
      ii) Medical/Dental Offices
      iii) Wellness Centres

   b) Regulations:
      i) A maximum of 4 dental suites (wet/dry service chairs as defined by the Ontario Building Code), will be permitted on the property while siteluse is serviced by any form of private sanitary sewage system.
      ii) No front yard parking.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, either upon the date of the passage of this by-law or as otherwise provided by the said Section.


Anne Marie DeCicco - Best
Mayor

Kevin Bain
City Clerk

First Reading - June 25, 2007
Second Reading – June 25, 2007
Third Reading - June 25, 2007
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)