

SECTION 3

ZONES AND ZONE SYMBOLS

3.1 ESTABLISHMENT OF ZONES

For the purposes of this By-Law and of the maps contained in Schedule "A" hereto, the following zones are established and they may be referred to by class, symbol or name:

CLASS: RESIDENTIAL

Symbol	Name
R1	Residential R1 Zone
R2	Residential R2 Zone
R3	Residential R3 Zone
R4	Residential R4 Zone
R5	Residential R5 Zone
R6	Residential R6 Zone
R7	Residential R7 Zone
R8	Residential R8 Zone
R9	Residential R9 Zone
R10	Residential R10 Zone
R11	Residential R11 Zone

CLASS: OFFICE

Symbol	Name
OR	Office Residential Zone
OC	Office Conversion Zone
RO	Restricted Office Zone
OF	Office Zone

CLASS: COMMERCIAL

Symbol	Name
DA	Downtown Area Zone
RSA	Regional Shopping Area Zone
CSA	Community Shopping Area Zone
NSA	Neighbourhood Shopping Area Zone
ASA	Associated Shopping Area Commercial Zone
BDC	Business District Commercial Zone
AC	Arterial Commercial Zone
HS	Highway Service Commercial Zone
RSC	Restricted Service Commercial Zone
CC	Convenience Commercial Zone
SS	Automobile Service Station Zone

CLASS: INSTITUTIONAL FACILITIES

Symbol	Name
RF	Regional Facility Zone

CF	Community Facility Zone
NF	Neighbourhood Facility Zone
HER	Heritage Zone
DC	Day Care Zone

CLASS: OPEN SPACE AND RECREATION

Symbol	Name
OS	Open Space Zone
ER	Environmental Review Zone (Z.-1-051390)
CR	Commercial Recreation Zone

CLASS: INDUSTRIAL

Symbol	Name
OB	Office Business Park Zone
LI	Light Industrial Zone
GI	General Industrial Zone
HI	Heavy Industrial Zone
EX	Resource Extraction Zone
RT	Rail Transportation Zone (Z.1-051390)

CLASS: AGRICULTURAL (Z.1-051390)

Symbol	Name
AG	Agricultural Zone (Z.1-051390)
AGC	Agricultural Commercial Zone (Z.1-051390)
RRC	Rural Settlement Commercial Zone (Z.1-051390)
TGS	Temporary Garden Suite Zone (Z.1-051390)
	(Z-1-051390)

CLASS: MISCELLANEOUS

Symbol	Name
UR	Urban Reserve Zone
T	Temporary Zone

3.2 SCHEDULES AND TABLES

All Schedules and Tables attached to this By-Law form part of the By-Law.

3.3 ZONE SYMBOLS AND PROVISIONS

The Zone symbols may be used to refer to buildings or structures and to the [uses](#) of lots, buildings and structures permitted by this By-Law in the said Zones.

Wherever in this By-Law the word "zone" is used, preceded by any of the said zone symbols, such reference shall mean any part of the zoned area delineated on Schedule "A" and designated thereon by the said symbol.

For each zone established by this By-Law, a separate section of this By-Law sets out the uses permitted in, and the specific provisions relating to, such zone under the headings "PERMITTED USES" and "REGULATIONS", respectively.

Except as otherwise specifically provided herein, the specific zone requirements set out for each zone shall apply to such zone in addition to the general provisions set out in Section 4.

3.4 DENSITY "D"

Where the symbol "D" follows a single zone or a compound zone applying to certain lands on a zoning map, the number following the "D" specifies the maximum net residential [density](#) in units per hectare permitted on those lands, and this map designation takes precedence over any maximum density regulation set out in the relevant use zone.

Where, in a compound zone, a separate "D" symbol follows each individual zone, the relevant density shall apply only to the uses permitted in the associated zone.

Where the [Lodging House Class 2](#) use is permitted in a zone and the symbol "D", follows a single zone or a compound zone applying to certain lands on a zoning map, the number following the "D", multiplied by three (3), specifies the maximum net [lodging unit](#) density in units per hectare permitted on those lands, and this map designation takes precedence over any maximum lodging unit density regulation set out in the relevant use zone.

(Z.-1-96447)

Where a nursing home, rest home, retirement lodge, continuum-of-care facility, emergency care establishment or hospital is permitted in a zone which is subject to a density provision in the Zone Regulations or on the Zoning Maps, the number following the "D", multiplied by three (3), specifies the maximum density in number of beds per hectare permitted for accommodations not defined as a dwelling unit(s) herein. For the above-noted uses, three (3) beds are equal to one (1) dwelling unit.

(Z.-1-99688)

EXAMPLE APPLICATION OF SECTION 3.4 - DENSITY "D" ZONES

Metric

A 0.5 hectare (or 5 000 m²) lot zoned OR-D150 may be developed for apartments at a density of 150 units per net residential hectare (for a total of 0.5 X 150 = 75 units), or for non-residential uses at a floor area ratio of (150 ÷ 100) 1.5:1 (for a total of 1.5 X 5 000 = 7 500 m² gross floor area).

Lodging Houses

For the calculation of lodging houses, three lodging house units equal one dwelling unit for the purpose of density calculations.

Nursing Homes, Rest Homes, Retirement Lodges, Continuum-of-Care Facilities, Emergency Care Establishments and Hospitals

For the calculation of density of accommodations for nursing homes, rest homes, retirement lodges, continuum-of-care facilities and emergency care establishments, three beds equal one dwelling unit. For example, a 0.75 ha lot zoned R7•D150 may be developed for a nursing home at a density of 150 units per hectare. With three beds equalling one unit the nursing home could contain 337 beds (0.75 ha. x 150 u.p.h. x 3 beds).

If the same site were to be used for a continuum-of-care facility with 20 dwelling units, 276 beds in addition to the units would be permitted. The calculation is as follows:

0.75 ha. X 150 u.p.h = 112.5 units

112 units (permitted) - 20 units (requested) = 92 units (available for bed equivalent)

92 units x 3 (1 unit = 3 beds) =276 beds

(Z.-1-99688)

1) MIXED USE DEVELOPMENTS

a) RESIDENTIAL/NON-RESIDENTIAL COMBINATIONS

Where a lot is used for both residential and non-residential purposes, the maximum number of [dwelling units](#) permitted by the applicable maximum density regulations or "D" zone shall be reduced at the rate of one dwelling unit for each 100.0 square metres (1,076 sq. ft.) of gross floor area devoted to non-residential uses.

b) BED/UNIT COMBINATIONS FOR CARE FACILITIES

Where a site is used for a nursing home, rest home, retirement lodge, continuum-of-care facility, emergency care establishment, hospital, or a combination thereof in which dwelling units (as defined) and institutional beds, are to be provided, the maximum number of dwellings units permitted by the applicable maximum density regulations or "D" zone shall be reduced at the rate of one (1) dwelling unit for each three (3) beds.

(Z.-1-99688)

EXAMPLE APPLICATION OF SECTION 3.4 - MIXED USE DEVELOPMENTS

A 0.5 hectare (1.23 acre) lot zoned OR-D150 (OR-D61) is to be developed for an apartment building with 500 square metres (5,382 square feet) of office space on the ground floor:

0.5 hectare (1.23 acres) X 150 units per hectare (61 units per acre) = 75 units

500.0 square metres (5,382 square feet) / 100.0 square metres (1,076 square feet) = 5

Permitted development is (75 - 5 =) 70 dwelling units plus 500.0 square metres (5,382 square feet) of office space.

3.5 PRIVATE ROAD "PR"

Where the symbol "PR" appears on a zoning map as a prefix to a single zone or a compound zone applying to certain lands, it is considered to represent development on individually owned parcels or structures with frontage on a private road, in conformity with the Official Plan policies. The "PR" symbol can be used with both residential and non-residential zones.

(Z.-1-96446)

3.6 HEIGHT "H"

Where the symbol "H" follows a zone applying to certain lands on a zoning map, the number following the "H" specifies the maximum [height](#) in metres permitted on these lands.

3.7 BONUSING "B"

Where the symbol "B" follows a zone applying to certain lands on a zoning map, the number following the "B" identifies the specific provisions as outlined in Section 4.3 (Bonus Zones) that will be applicable to these lands.

3.8 HOLDING "h" ZONES

1) USE OF SYMBOL

Where the symbol "h" appears on a zoning map as a prefix to a single zone or a compound zone applying to certain lands, notwithstanding the provisions of that zone or zones, unless this By-law has been amended to remove the relevant "h" symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone for [existing](#) uses, or for such other uses set out in the relevant Holding Zone Provisions below. The relevant Holding Zone Provisions are denoted by the number (if any) immediately following the symbol "h" on the zoning map.

2) HOLDING ZONE PROVISIONS

- h *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

Permitted Interim Uses:

Model homes are permitted in accordance with Section 4.5(2) of the By-law; (Z.-1-122078) (Z.-1-142245)

- h-1 *Purpose:* To ensure that mitigating measures are undertaken in areas adjacent to transportation and utility corridors, an agreement shall be entered into, following consultation with relevant agencies, covering requirements for incorporating appropriate noise and/or vibration attenuation measures into the design of the development, prior to the removal of the "h-1" symbol. (Z.-1-051390)

Permitted Interim Uses: [Existing uses](#); any non-residential use permitted by the applicable zones.

- h-2 *Purpose:* To determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol. (Z.-1-051390)

Permitted Interim Uses: [Existing uses](#)

- h-3 *Purpose:* To ensure that development over 30.0 metres (98.4 feet) in the DA1 Zone or over 15.0 metres (49.2 feet) in the DA2 Zone will not have an adverse impact on pedestrian level wind conditions in the Downtown Area of the City of London, a wind impact assessment which may, at the request of the City, include wind tunnel testing, shall be prepared by a qualified professional and submitted to the City, and any recommendation contained therein for building design or site modifications necessary to achieve acceptable wind conditions shall be incorporated in the proposed development to the satisfaction of the City of London prior to removal of the "h-3" symbol.

Permitted Interim Uses:

- (i) For lands zoned DA1 for any building or use less than 30.0 metres in [height](#): any use permitted by the DA1 zone;
- (ii) For lands zoned DA2 for any building or use less than 15.0 metres in [height](#): any use permitted by the DA2 zone.

h-4 *Purpose:* To refine the One Hundred Year Erosion Limit (identified on Schedule "B" of the Official Plan), assess the potential impacts of development and identify measures to avoid or address potential erosion/slope instability hazards, an agreement shall be entered into specifying appropriate development conditions and boundaries, based on a geotechnical study that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-4" symbol. (Z.-1-051390)

Permitted Interim Uses: [Existing uses](#).

h-5 *Purpose:* To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

Permitted Interim Uses: [Existing uses](#). (Z.-1-94236)

h-6 *Purpose:* To ensure that development in the vicinity of operating and closed landfill sites will occur in a safe manner and in accordance with the *Environmental Protection Act*, agreements shall be entered into specifying any necessary studies and protective measures to the satisfaction of the City of London, demonstrating that the development in the form and manner proposed, will not be adversely affected prior to the removal of the "h-6" symbol.

Permitted Interim Uses: [Existing uses](#).

h-7 *Purpose:* To ensure that aggregate resource extraction does not take place in advance of the municipal review and approval of an aggregate extraction license application submitted to the City of London by the Ministry of Natural Resources prior to the removal of the "h-7" symbol. (Z-1-051390)

Permitted Interim Uses: [Existing uses](#).

h-8 *Purpose:* To ensure that there is no land-use conflict between industrial and proposed residential uses on these lands, the "h-8" symbol shall not be deleted until all industrial uses have been removed from the site and abutting residentially zoned lands.

Permitted Interim Uses: [Existing uses](#). (O.M.B. File #910043, R910387 - Appeal #5013 June 4, 1993)

h-9 *Purpose:* To ensure that buildings and structures that have been identified by the City as historically significant and that are being actively pursued for a designation under the *Ontario Heritage Act* are not negatively impacted by development or redevelopment of the site or buildings, and to ensure that the development or redevelopment is in a form compatible with the heritage buildings, the following conditions must be satisfied prior to the removal of the holding provision:

- i) The site and/or building and/or portions thereof must be designated under the *Ontario Heritage Act* by the City of London;
- ii) The site, buildings or portions thereof must be subject to an easement or easements to provide for municipal services, heritage preservation and conservation in favour of the City of London and to the satisfaction of the City of London;
- iii) The affected lands will be subject to Site Plan Control under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, and a development agreement must be entered

into by the owner of the subject lands and the City of London; (Z.-1-94236)

- iv) A density bonusing agreement must be entered into with the City of London to permit additional development on the site in exchange for retaining and preserving the heritage resources on the subject lands;
- v) The "h-9" symbol shall also be treated as a temporary use provision under Section 38 of the *Planning Act, R.S.O. 1990, c. P.13* and shall be applicable for a maximum of two years from the date of enforcement of this By-Law; and (Z.-1-94236)
- vi) If the City has not initiated obtaining a designation under the *Ontario Heritage Act* within the time period identified, the holding provision is no longer applicable.

Permitted Interim Uses: [Existing uses](#), buildings and structures as they legally existed at the date of adoption of this By-Law

- h-10 *Purpose:* To ensure land use compatibility the construction of [single detached dwellings](#) on lands contiguous to the north and fronting on Grenfell Drive shall be substantially completed to the satisfaction of Council prior to the removal of the "h-10" symbol.

Permitted Interim Uses: [Existing uses](#).(Z.-1-91003)

- h-11 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h-11" symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London.

Permitted Interim Uses: [Existing uses](#).(O.M.B. File #R 910387 - Appeal #3004 May 19, 1994)(Z.-1-92066)

- h-12 *Purpose:* To ensure that there is no land-use conflict between industrial and proposed residential uses in these lands, the "h-12" symbol shall not be deleted until all industrial uses have been removed from the site and abutting residentially zoned lands.

Permitted Interim Uses: [Existing uses](#) (Z.-1-92101)

- h-13
- i) Until this By-law is amended to remove the Holding Provisions, the Holding Provisions and Interim Provisions shall apply;
 - ii) To ensure the protection and preservation of the City's Heritage Resources, and to ensure that new development and redevelopment does not affect the integrity or result in the destruction of the City's Heritage Resources, the following conditions must be satisfied prior to the removal of the Holding Provisions:
 - a) The existing building exterior must be designated under the *Ontario Heritage Act* by the City of London;
 - b) The site and buildings, or portions thereof. Must be subject to an easement, or easements, to provide for municipal services, heritage preservation, and conservation purposes, in favour of the City of London, to the satisfaction of the City of London.
 - c) The affected lands will be subject to Site Plan Control under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13* and a development agreement must be entered into by the owner of the subject lands and the City of London; and, (Z.-1-94236)
 - d) An agreement to permit additional uses on this site must be entered into with the City of London to permit additional development on the site in exchange for retaining and preserving the heritage resources on the subject land.

Interim Permitted Uses/Interim Provisions: Uses legally [existing](#)

on the 5th day of October, 1992. (Z.-1-92118)

- h-14 *Purpose:* To ensure the orderly development of lands for access to an arterial road, the "h-14" symbol shall not be deleted until vehicle access is provided to an arterially designated road across lands designated Regional Facility.

Permitted Interim Uses: [Existing uses](#). (O.M.B. File #R 910387, O 920043, S 910016, Z 890157 -Appeal #1001 June 4, 1993)

- h-15 *Purpose:* To ensure that development within 300 metres (984 feet) of a resource extraction operation will not be adversely impacted by the presence of such an operation, a noise and dust impact study shall be completed and any mitigation measures contained therein shall be carried out to the satisfaction of the City of London in conjunction with the Ministry of the Environment and Energy and the Ministry of Natural Resources prior to the removal of the "h-15" symbol. (Z.-1-94236)

Notwithstanding the regulations of residential zones in this By-law to the contrary, new buildings intended for human occupancy shall have a minimum separation distance of 135 metres (443 feet) from a Resource Extraction (EX/EX1) Zone or area licensed for gravel extraction. Any deviation from the 135 metres (443 feet) regulation would only be considered on the basis of the noise and dust impact study referred to above.

Permitted Interim Uses: [Existing uses](#) (Z.-1-93193)

- h-16 *Purpose:* To prohibit the demolition of the existing buildings at 144 and 148 Adelaide Street North, until the expansion of the commercial plaza at 170 Adelaide Street North occurs and the subject sites will be required for additional parking. (Z.-1-95351)
- h-17 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

Permitted Interim Uses: Dry uses on individual sanitary facilities permitted by the applied Zone. (Z.-1-97484)

- h-18 The proponent shall retain an archaeologist, licensed by the Ministry of Tourism, Culture and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 1 (or Stage 1-2) archaeological assessment of the entire property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found (Stages 3-4). The archaeological assessment must be completed in accordance with the most current Standards and Guidelines for Consulting Archaeologists, Ministry of Tourism, Culture and Sport.

All archaeological assessment reports, in both hard copy format and as a PDF, will be submitted to the City of London once the Ministry of Tourism, Culture and Sport has accepted them into the Public Registry.

Significant archaeological resources will be incorporated into the proposed development through either in situ preservation or interpretation where feasible, or may be commemorated and interpreted through exhibition development on site including, but not limited to, commemorative plaquing.

No demolition, construction, or grading or other soil disturbance shall take place on the subject property prior to the City's Planning Services receiving the Ministry of Tourism, Culture and Sport compliance letter indicating that all archaeological licensing and technical review requirements have been satisfied. (Z.-1-182665)

- h-19 *Purpose:* To ensure that development occurs in a safe manner, a soil contamination assessment shall be carried out by a

qualified professional and submitted to the City and any recommendation contained therein for remedial measures be undertaken to the satisfaction of the City of London, prior to the removal of the "h-19" symbol.

Permitted Interim Uses: [Uses](#) permitted in the LI2/LI3 Zone Variations. (Z.-1-98603)

- h-20 *Purpose:* To encourage high quality urban design for commercial development such as improved street scape, massing of buildings, internal traffic patterns, integration with surrounding, existing and proposed commercial buildings, and integration with planned residential development, commercial urban design guidelines will be required for development at this intersection (Z.-1-99671) (Z.-1-01889)
- h-21 *Purpose:* To ensure that the development of a cemetery will not have any negative impacts on the drainage patterns in the area and on the groundwater with specific attention given to any negative impacts on existing wells in the area a Hydrological Study and a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City and any recommendations contained therein shall be incorporated into the development agreement to the satisfaction of the City of London prior to the removal of the "h-21" symbol (Z.-1-99672) (Z.-01889)
- h-22 *Purpose:* To ensure there is no land use conflict between office uses and proposed residential development on these lands, the "h-22" symbol shall not be deleted until the existing building is removed from this site.
- Permitted Interim Use:* Uses permitted by the [OC5](#) Zone Variation.(Z.-1-99677)
- h-23 *Purpose:* To ensure that development will not negatively impact area industrial uses, the "h-23" symbol shall not be deleted until Bradley Avenue is extended to these lands.
- Permitted Interim Uses:* Uses permitted in the [LI2](#) Zone Variation.(Z.-1-99725)
- h-24 (Z.-1-00805) (deleted by Z.-1-01889)
- h-25 *Purpose:* To encourage high quality urban design for new format retail developments containing buildings over 6000 square metres (64,586 square feet) in total area, satisfactory compliance with the City of London Commercial Urban Design Guidelines will be assessed during the site plan review process. A site plan application will have to be submitted to the City and a development agreement drafted acceptable to the City of London prior to the removal of the "h-25" symbol.(Z.-1-00808)
- h-26 *Purpose:* To ensure the protection of a possible future transportation corridor, the "h-26" symbol shall not be deleted until the Long Term Transportation Corridor Study is completed and City Council has determined that either there is no need for a corridor, alternatives have been reviewed and the protected corridor is not required, or Council has approved measures to acquire a corridor, but in any case such holding symbol shall not extend beyond March 31, 2001.(Z.-1-00835 - O.M.B. Decision No. 0332 - March 7, 2000)
- h-27 *Purpose:* To ensure orderly development, the "h-27" symbol shall not be deleted until the collector road adjacent to the lands and its intersection with Fanshawe Park Road have been constructed.
Permitted Interim Uses: All permitted uses except a convenience store. (Z.-1-01850)
- h-28 *Purpose:* To ensure the orderly development of lands for future road connection to an arterial road, the "h-28" symbol shall not

be deleted until a suitable location for a future road connection is finalized.

Lot Width 22.5 metres (73.8 feet)
(Minimum)
(Z.-1-01853)

h-29 *Purpose:* To ensure the adequate provision of municipal services for the development of a car wash, the "h-29" symbol shall not be deleted until municipal sanitary sewers are available to service this site, and a development agreement is entered into with the City of London.

Permitted Interim Uses: Dry uses on individual sanitary facilities permitted by the applied Zone. (Z.-1-01868)

h-30 *Purpose:* To ensure the orderly development of lands within the identified Community Plan Area, conditions relating to phasing arrangements, completion of a tertiary plan, availability of servicing, and the subdivider entering into a subdivision agreement shall be given clearance to the satisfaction of the City, prior to the removal of the "h-30" symbol. (Z.-1-01875)

h-31 *Purpose:* To ensure the orderly development of lands located at 2185 Highbury Avenue North and part of 2225 Highbury Avenue North (formerly 2135 Highbury Avenue North), notwithstanding the list of permitted uses included within Section 33.2.(2), uses permitted on private temporary water and sewerage systems shall be limited to place of worship, school and day care uses. (Z.-1-01900)

h-32 *Purpose:* To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the design guidelines in the Hyde Park Community Plan to the satisfaction of the City of London, prior to the removal of the "h-32" symbol. (Z.-1-01911)

h-33 *Purpose:* To implement the Provincial Minimum Distance Separation (MDS) regulations, the "h-33" symbol shall not be deleted until the existing livestock facility at 1577 Wilton Grove Road has been removed or the facility is longer capable of housing livestock through the removal of the building infrastructure.

Permitted Interim Uses: [Existing](#) agricultural uses. (Z.-1-01926)

h-34 *Purpose:* To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the design guidelines in the Hyde Park Community Plan, to the satisfaction City of London, prior to removal of the "h-34" symbol. (Z.-1-01929)

h-35 *Purpose:* To ensure that development will not have a negative impact on an environmentally sensitive area, or natural feature, an agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of the City of London conducted by qualified professional(s) demonstrating that development in the form proposed will not adversely affect the area or feature, prior to the removal of the "h-35" symbol.

Permitted Interim Uses: Uses permitted by the applicable zone within existing buildings.(Z.-1-02942)

h-36 *Purpose:* To implement the Provincial Minimum Distance Separation (MDS) regulations the h-36 holding provision will not be deleted until the existing livestock facility has been removed or, through removal of building infrastructure, is no longer capable of housing livestock.

Permitted Interim Uses: Vehicle parking and equipment storage, in association with permitted uses in the LI2(9) Zone variation,

excluding storage of hazardous materials and fuel and refuelling stations. (Z.-1-021039)(deleted and replaced by Z.-1-101929)

- h-37 *Purpose:* To implement the Provincial Minimum Distance Separation (MDS) regulations the "h-37" holding provision will not be deleted until the existing livestock facility has been removed or, through removal of building infrastructure, is no longer capable of housing livestock.
- Permitted Interim Use:* [Existing uses](#) (Z.-1-021040)
- h-38 *Purpose:* To ensure that development occurs in a safe manner, a soil contamination assessment shall be carried out by a qualified professional and submitted to the City and any recommendation contained therein for remedial measures be undertaken to the satisfaction of the City of London, prior to the removal of the "h-38" symbol. (Z.-1-031068)
- h-39 *Purpose:* To ensure a suitable lotting pattern is established for future residential development, and for the adequate provision of municipal services, the "h-39" symbol shall not be deleted until an acceptable lotting pattern is established to the satisfaction of the General Manager of Planning and Development, or a development agreement is entered into for the lands in question with the City of London. (Z.-1-031071)
- h-40 *Purpose:* To ensure that appropriate protection and enhancement measures will be undertaken for lands that comprise part of the adjacent Environmentally Significant Area (ESA) buffer, a forest conservation management plan shall be prepared and implemented to the satisfaction of the City, prior to removal of the "h-40" symbol. (Z.-1-031072)
- h-41 *Purpose:* To ensure that buildings and structures that have been identified by the City as historically significant and that are being actively pursued for a designation under the *Ontario Heritage Act* are not negatively impacted by development or redevelopment of the site or buildings, and to ensure that the development or redevelopment is in a form compatible with the heritage buildings, the following conditions must be satisfied prior to the removal of the holding provision:
- a) The site and/or building and/or portions thereof must be designated under the *Ontario Heritage Act* by the City of London; and
 - b) The affected lands will be subject to Site Plan Control under Section 41 of the *Planning Act*, R.S.O. 1990 c. P.13, and a development agreement must be entered into by the owner of the subject lands and the City of London.
- Permitted Interim Uses:* Only within [existing](#) buildings.
(Z.-1-031082)
- h-42 *Purpose:* To ensure that the on-site septic treatment system is adequate to accommodate a proposed use and that there will not be any adverse impact on groundwater resources or recharge functions, an agreement shall be entered into specifying any necessary preventative measures, based on study(ies) to the satisfaction of the City of London conducted by qualified professional(s) demonstrating that the use or development in the form proposed will not adversely affect the area.
- Permitted Interim Uses:* [Existing Uses](#). (Z.-1-031085)
- h-43 *Purpose:* To implement the Provincial Minimum Distance Separation (MDS) regulations, the "h-43" symbol shall not be deleted until the existing livestock facility at 1577 Wilton Grove Road has been removed or the facility is no longer capable of housing livestock through the removal of the building infrastructure.
- Permitted Interim Uses:* Tractor trailer parking. (Z.-1-031086)

- h-44 *Purpose:* To ensure, that prior to the issuance of building permits, the benefiting landowners are legally obligated to contribute to the maintenance and repair of the facilities and services located within a new private street, a common elements condominium shall be registered on title, to the satisfaction of the City of London, prior to the removal of the "h-44" symbol. (Z.-1-031095)
- h-45 *Purpose:* Notwithstanding the regulations of residential zones in this By-law to the contrary, new buildings intended for human occupancy shall have a minimum separation distance of 300 metres (492 feet) from a Resource Extraction (EX/EX1) Zone or area licensed for gravel extraction. Any deviation from the 300 metres (492 feet) regulation would only be considered on the basis of a noise and dust impact study completed to the satisfaction of the City of London.
- Permitted Interim Uses:* [Existing uses](#) (Z.-1-031178)
- h-46 Deleted at Council on May 17th, 2004
- h-47 *Purpose:* To ensure the development of the recycling facility will be planned, designed, operated and maintained in such a way as to promote compatibility with adjacent, existing and future land uses, and to minimize any adverse impacts on the natural environment, the h-47 symbol shall not be deleted until a Certificate of Approval has been granted by the Ministry of Environment. (OMB Order # R 040163) (Z.-1-041255)
- h-48 *Purpose:* To ensure that development is not adversely impacted by industrial uses on the east side of Clarke Road, a noise study shall be undertaken and an agreement shall be entered into, covering requirements for incorporating appropriate attenuation measures into the design of the development, prior to the removal of the "h-48" symbol.
- Permitted Interim Uses:* [Existing uses](#). (Z.-1-041257)
- h-49 *Purpose:* To ensure there are no land use conflicts between existing industrial/aggregate resource extraction use(s) and the proposed residential uses, the h-49 shall not be deleted until the owner agrees to implement all noise and dust attenuation measures, recommended in noise and dust assessment reports acceptable to the City of London.
- Permitted Interim Uses:* [Existing Uses](#) (Z.-1-041267)
- h-50 Repealed by Z.-1-041278
- h-51 *Purpose:* To ensure orderly development of lands, the "h-51" symbol shall not be deleted until either a subdivision agreement has been entered into or the provision of land to provide a future north-south collector road connection to Shore Road has been finalized.
- Permitted Interim Uses:* [Existing Uses](#) (Z.-1-041275)
- h-52 *Purpose:* To ensure that there are no land use conflicts between existing industrial/aggregate resource extraction use and the proposed residential uses, the "h-52" shall not be deleted until the owner agrees to implement all noise and dust attenuation measures recommended in a noise and dust assessment report acceptable to the City of London.
- Permitted Interim Uses:* [Existing uses](#) (Z.-1-041278)
- h-53 *Purpose:* To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a

development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol. (Z.-1-041281)

- h-54 *Purpose:* To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London. (Z.-1-041290)
- h-55 *Purpose:* To ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development. The "h-55" symbol shall be deleted upon the acceptance of the traffic study by the City of London. (Z.-1-041295)
- h-56 *Purpose:* To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the "h-56" shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London. (Z.-1-041307)
- h-57 *Purpose:* To ensure the adequate provision of sanitary treatment capacity at the Oxford Pollution Control Plant, the "h-57" symbol shall not be deleted until an allocation for treatment capacity at the Oxford Pollution Control Plant has been made by the City Engineer.
Permitted Interim Uses: [Existing uses](#) (Z.-1-051389)
- h-58 *Purpose:* To ensure that development in the vicinity of abandoned oil, gas or water wells will occur in a safe manner, an agreement shall be entered into specifying appropriate protective measures in accordance with the requirements of the *Petroleum Resources Act* and/or the *Ontario Water Resources Act* and to the satisfaction of the City of London, prior to removal of the "h-58" symbol.
Permitted Interim Uses: [Existing Uses](#). (Z.-1-051390)
- h-59 *Purpose:* To ensure that all environmental reviews and approvals have taken place for the location, quality and quantity of discharge from the pollution control plant. The "h-59" symbol shall not be deleted until a Certificate of Approval has been issued by the Ministry of the Environment of the Province of Ontario which will deal with the discharge of effluent from the pollution control plant. (Z.-1-051390)
- h-60 *Purpose:* To ensure compliance with Official Plan Amendment No. 279, any expansion to the Southside Pollution Control Plant shall not occur until an environmental assessment under the *Environmental Assessment Act, R.S.O. 1990, c E.18*, as amended, or any subsequent legislation has been completed including any reviews and appeals beyond the initial 4 MIGD (million imperial gallons per day). The "h-60" symbol shall not be deleted or amended until and unless any additional capacity has been authorized through an environmental assessment under the aforementioned Act and a Certificate of Approval has been issued by the Ministry of the Environment of the Province of Ontario.
Permitted Interim Uses: pollution control plant to a maximum capacity of 4 MIGD (million imperial gallons per day). (Z.-1-051390)
- h-61 *Purpose:* To ensure there are no land use conflicts between abutting land uses and to ensure consistency with the Provincial Policy Statement, the h-61 shall not be deleted until noise, dust (air emissions) and odour studies are received, and if necessary implemented, to the satisfaction of the City of London.
Permitted Interim Uses: [Existing Use\(s\)](#) (Z.-1-051437)

- h-62 *Purpose:* To ensure that a multiple services easement is dedicated to the City over the easterly portion of the owner's lands. The width and location of the easement must be consistent with the Environmental Assessment for the Medway Trunk Sanitary Sewer. In lieu of the easement, the owner may dedicate the land to the Corporation of the City of London at no cost to the City. The holding provision will be removed once the owner executes and registers, to the satisfaction of the City Solicitor, a multiple services easement in favour of the City to provide for an easement over the owner's lands for a multi-use pathway system, stormwater management infrastructure and the Medway Trunk Sanitary Sewer by which the lands of the owner are to be serviced, or the owner provides the easement or land as a condition of site plan approval, severance or plan of subdivision. (Z.-1-061466)
- h-63 *Purpose:* To ensure there are no land use conflicts between the commercial and residential land uses, the "h- 63" symbol shall not be deleted until the owner agrees to implement all noise attenuation and design mitigating measures as recommended in noise assessment reports, acceptable to the City of London. (Z.-1-061467)
- h-64 *Purpose:* To ensure there are no land use conflicts between commercial uses and adjacent residential land uses, the "h-64" symbol shall not be deleted until the owner agrees to implement all noise attenuation and design mitigating measures as recommended in a noise study, acceptable to the City of London. (Z.-1-061477)
- h-65 *Purpose:* To ensure there are no land use conflicts between the adjacent arterial roads and/or rail line and the proposed residential uses, the "h-65" shall not be deleted until the owner agrees to implement all noise and vibration attenuation measures, recommended in noise and vibration assessment reports acceptable to the City of London. (Z.-1-061478)
- h-66 *Purpose:* To encourage high quality urban design for new infill residential development, satisfactory compliance with Council approved site specific design guidelines, adopted under Section 19.2.2. (Guideline Documents) of the Official Plan, will be assessed during the site plan approval/review process. A site plan application; including the site plan, building elevations and landscaping plan; will be submitted in conformity with these site-specific urban design guidelines and a development agreement drafted acceptable to the City of London prior to the removal of the "h-66" symbol. (Z.-1-061479)
- h-67 *Purpose:* To address concerns of site contamination, a Record of Site Condition shall be carried out by a qualified professional and submitted to the Ministry of the Environment. The City of London will remove the "h-67" holding provision once the Ministry is satisfied that the Record of Site Condition is satisfactory. (Z.-1-061479)
- h-68 *Purpose:* To encourage a street-oriented development, to ensure that the residential infill development is designed to mitigate impacts on adjacent residential properties, and provide for a high quality of urban design, a development agreement shall be entered into to ensure that new residential infill development is designed substantially consistent with the design concept tabled by the developer as part of the rezoning application, to the satisfaction of the City of London, prior to the removal of the "h-68" symbol.
- Permitted Interim Uses:* [Existing Uses](#) (Z.-1-061480)
- h-69 *Purpose:* To ensure proper site drainage, the owner/developer's professional engineer shall submit an engineered design that adequately addresses drainage impacts on the neighbouring

lands to the west and south as a result of any new development on the subject site, to the satisfaction of the City Engineer. (Z.-1-061496)

- h-70 *Purpose:* To ensure there are no land use conflicts between freeways and the proposed residential uses, the h-70 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London.(Z.-1-061515)
- h-71 *Purpose:* To encourage street orientation development, the Owner shall prepare a building orientation plan which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved),acceptable to the General Manager of Planning and Development. The recommended building orientation will be incorporated into the approved site plan and executed development agreement prior to the removal of the “h-71” symbol. (Z.-1-061521)
- h-72 *Purpose:* To ensure adequate sanitary and stomwater management services are provided to the site, a maximum of a total of 50 full, model home or no connect building permits will be permitted. The Holding provision will not be removed until the Owner confirms that the Snake Creek sanitary trunk sewer is constructed and operational, and the Municipal Class Environmental Assessment (EA) Study has been completed and all related storm/drainage service works, including the ultimate Heard Drain remediation works required within the limits of this plan, are constructed and operational, all to the satisfaction of the City Engineer. (Z.-1-061522)
- h-73 *Purpose:* In order to ensure there are no conflicts between arterial roads and development on these lands, the h-73 shall not be deleted until an Municipal Class EA has been completed on area arterial roads and its accepted recommendations implemented.
Internal Permitted Uses: [Existing Uses](#). (Z.-1-061568)
- h-74 *Purpose:* To ensure the construction of a local road to service the subject site, the holding provisions shall not be deleted until the applicant has dedicated a sufficient width to accommodate half the road allowance for a local street, to the satisfaction of the City of London. (Z.-1-061580)
- h-75 *Purpose:* To ensure orderly development of lands, the “h-75“ symbol shall not be deleted until either a subdivision agreement has been entered into or provisions for the dedication of land and construction of a future secondary collector road connection at the intersection of Southdale Road West, and a local road connection west of this intersection as identified in the community plan, have been finalized and the lands have been conveyed to the City.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-071593)
- h-76 *Purpose:* To ensure the adequate provision of sanitary treatment capacity in the Westmount Pumping Station, the "h-76" symbol shall not be deleted until an allocation for treatment and/or conveyance capacity at the Pumping Station and/or the Treatment Plant has been made by the City Engineer.

Permitted Interim Uses: [Existing uses](#). (Z.-1-071601)
- h-77 *Purpose:* In order to ensure there are no conflicts between Veterans Memorial Parkway and development on these lands, the h-77 shall not be deleted until the Veterans Memorial Parkway Interchanges Environmental Assessment Study is completed.

Interim Permitted Uses: [Existing Uses](#). (Z.-1-071613 – PL070313- August 19, 2008)
- h-78 *Purpose:* To ensure the orderly development of land and the adequate provision of municipal services, the “h-78” symbol shall not be deleted until a sanitary servicing plan has been

prepared, confirmation that stormwater management capacity is available, and that access for future development is to the secondary collector road system as identified in the Official Plan, all to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Uses](#). (Z.-1-071640)

- h-79 *Purpose:* To ensure the owner undertakes a tree retention plan as part of any future subdivision development, the “h” symbol shall not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant in accordance with the Tree Preservation Policy and is implemented to the satisfaction of the General Manager of Planning & Development.

Permitted Interim Uses: [Existing Uses](#). (Z.-1-071640)

- h-80 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the “h80” shall not be removed until full municipal services are available to the site.

Interim Permitted Uses: [Existing Uses](#) (Z.-1-071642)

- h-81 *Purpose:* the “h- 81” symbol shall not be deleted until a methane gas study is completed and mitigation measures are implemented, if required, to the satisfaction of City Engineer. (Z.-1-071652)

- h-82 *Purpose:* To ensure that there is a consistent lotting pattern in this area, the “h-82” symbol shall not be deleted until the part block has been consolidated with adjacent lands. (Z.-1-071654)

- h-83 *Purpose:* To ensure the construction of a local road to service the subject site, the holding provision shall not be deleted until the applicant has dedicated and constructed a sufficient width to accommodate half the road allowance for a local street, to the satisfaction of the City of London.

Permitted Interim Uses: [Existing uses](#). (Z.-1-071654)

- h-84 *Purpose:* To ensure that there is a consistent lotting pattern in this area, the "h-84" symbol shall not be deleted until the part block has been consolidated with adjacent lands. (Z.-1-071661)
O.M.B. Order # PL070738 July 9, 2008

- h-85 *Purpose:* To address concerns of potential methane contamination on adjacent sites, an assessment should be conducted on site by a qualified professional to determine if methane exists and any potential mitigation is necessary and should be implemented on site, prior to the issuance of any building permits, to the satisfaction of the General Manager of Planning and Development.

Permitted Interim Uses: [Existing uses](#) (Z.-1-071673)

- h-86 NUMBER NOT USED

- h-87 *Purpose:* To ensure adequate sanitary servicing capacity, the owner/developer’s professional engineer shall complete a sanitary sewer capacity analysis study, prepare an evaluation of the White Oak Road Sanitary Sewer and Water Service Area Rating By-law, and ensure that all outstanding payments with respect to the Area Rating By-law charges on the subject lands have been made in full, all to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-071674 approved by OMB, Issue Date: April 15, 2008/ OMB Case No: PL071247)

- h-88 *Purpose:* To ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, a development agreement will be

entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified urban design issues.

Permitted Interim Uses: [Existing Uses](#) (OMB Case No. PL071246, Issue Date June 11, 2008, Z.-1-071680)

h-89 *Purpose:* To ensure the orderly development of the lands the “h-89” symbol shall not be deleted until a stormwater servicing report has been prepared and confirmation that stormwater management systems are implemented to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Uses](#)

h-90 *Purpose:* To ensure the orderly development of the lands the “h-90” symbol shall not be deleted until the construction of Coronation Drive is undertaken to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Use](#)

h-91 *Purpose:* To ensure that the urban design concepts established through the Zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and Addresses identified urban design issues.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-081701)

h-92 *Purpose:* To assess the degree of impact that the access driveway will have on the adjacent woodland, identify potential mitigation measures and determine appropriate ecological compensation, an Environmental Impact Study will be completed to the satisfaction of the City of London prior to the removal of the “h-92” symbol.

Permitted Interim Uses: [Existing uses](#). (Z.-1-081704 – OMB Case No. PL080351)

h-93 *Purpose:* To ensure that the urban design concepts established through the Zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified urban design issues.

(Z.-1-081704 – OMB Case No. PL080351)

h-94 *Purpose:* To ensure that there is a consistent lotting pattern in this area, the “h-94” symbol shall not be deleted until the block has been consolidated with adjacent lands.(Z.-1-081703)

h-95 *Purpose:* To ensure that the urban design concepts established through the Official Plan and/or Zoning amendment review process are implemented, a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these concepts and addresses identified Urban design issues.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-081711)

h-96 *Purpose:* To order to ensure the orderly development of the lands and the adequate provision of municipal services the “h” symbol shall not be deleted until a subdivision agreement is entered into and all works required by applicable Municipal Class EA have been implemented.

Interim Permitted Uses: [Existing Uses](#)
(OMB Decision Date: March 07, 2008 OMB File No. PL061242)

h-97 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the “h-97” symbol shall not be deleted until appropriate access arrangements have been

made and sight lines along Hamilton Road have been restored to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-081735)

- h-98 *Purpose:* The “h” symbol shall not be deleted until there is an acceptable pathway incorporated into Block 278 as part of the final channel design for this area to the satisfaction of the General Manager of Planning and Development.

Permitted Interim Uses: [Existing uses](#). (Z.-1-081736)

- h-99 *Purpose:* To ensure that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the “Upper Richmond Village-Urban Design Guidelines”, to the satisfaction City of London, prior to removal of the “h-99” symbol. (Z-1-081786)

- h-100 *Purpose:* To ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.

Permitted Interim Uses: A maximum of 80 residential units (Z.-1-081786) (Z.-1-122078)

- h-101 *Purpose:* To encourage high quality urban design for new infill residential development, the following urban design concepts must be provided for in the design of any new dwellings at this location:
- i) the design of the dwelling unit must maintain the continuity of the Riverside Drive streetscape;
 - ii) where appropriate the dwelling unit shall front Riverside Drive;
 - iii) where appropriate the dwelling unit shall provide for a front porch along Riverside Drive street frontage and provide for pedestrian access to Riverside Drive;
 - iv) noise walls and non transparent fencing (ie board on board) shall not be permitted adjacent to Riverside Drive.

These urban design concepts must be addressed in the submission of any building permit application to the satisfaction of the General Manager of Planning and Development prior to the removal of the holding provision and the issuance of a building permit. (Z.-1-081803)

- h-102 *Purpose:* To ensure the orderly development of the lands, the "h" symbol shall not be deleted until a Certificate of Approval has been granted from the Ministry of the Environment, to the satisfaction of the General Manager of Planning and Development.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-081822)

- h-103 *Purpose:* To ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manger of Planning and Development, incorporates the design objectives as identified in the Council resolution. A requirement of the site plan submission will include an urban design brief and building elevations which detail how the objectives have been achieved. (Z.-1-091840)

- h-104 *Purpose:* To ensure that a comprehensive storm drainage and stormwater management report prepared by a consulting engineer is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility. The "h-104" symbol shall not be deleted until the report has been accepted to the

satisfaction of the General Manager of Planning and Development and City Engineer. (Z.-1-091860)

- h-105 *Purpose:* To ensure that a comprehensive storm drainage and stormwater management report prepared by a consulting engineer is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility. The "h-105" symbol shall not be deleted until the report has been accepted to the satisfaction of the General Manager of Planning and Development and City Engineer. (Z.-1-091861)
- h-106 *Purpose:* To mitigate potential conflicts between industrial uses and adjacent residential land uses the h-106 symbol shall not be deleted and existing and or future buildings shall not be expanded until public site plan approval is received which will address, among other items, issues of access, on-site parking, outdoor storage, buffering and screening(Z.-1-091871)
- h-107 *Purpose:* In order to ensure there are not conflicts between Old Victoria Road and development on these lands, the h-107 shall not be deleted until the City Engineer has accepted a final alignment for the Old Victoria Road road allowance.
- Interim Permitted Uses: [Existing Uses](#); Carpool [parking lot](#)
(Z.-1-091879)
- h-108 *Purpose:* To ensure that this parcel is developed in conjunction with abutting lands, to the satisfaction City of London, prior to removal of the "h-108" symbol.(Z.-1-091882)
- h-109 *Purpose:* To ensure that this parcel is developed in conjunction with abutting lands, to the satisfaction City of London, prior to removal of the "h-109" symbol. (Z.-1-091883)
- h-110 *Purpose:* To ensure adequate provision of municipal services and access are provided, the "h-110" shall not be lifted until municipal servicing and access are adequately addressed through future planning applications to the satisfaction of the General Manager of Planning and Development.
- Permitted Interim Uses:* [Existing Uses](#).(Z.-1-091886)
- h-111 *Purpose:* To ensure that there is a consistent lotting pattern in this area, the h-111 symbol shall not be deleted until the block has been consolidated with adjacent lands.(Z.-1-091891)
- h-112 1175 & 1205 Hyde Park Road
- To ensure orderly development of these lands, the h-112 shall not be removed until a development agreement associated with a site plan is entered into which addresses transportation, and stormwater management concerns, and the accepted recommendations of the Municipal Class EA on surrounding arterial roads have been incorporated into the site plan, all to the satisfaction of Municipal Council.
- Permitted Interim Uses:* [Existing](#) permitted [uses](#) and a [daycare](#), all within the existing building. (Z.-1-091897) (deleted and replaced by Z.-1-101935)
- h-113 1175 & 1205 Hyde Park Road
- To ensure noise issues are addressed, the h-113 shall not be removed until the owner has implemented all noise attenuation measures recommended in an approved noise assessment report, to the satisfaction of Municipal Council. (Z.-1-091897)(deleted and replaced by Z.-1-101935)
- h-114 A building permit shall not be issued for this parcel of land until such time as it is determined how much of this parcel is required to provide for the exit/access ramp to the future bicycle/pedestrian overpass which is to cross Richmond Street

at this location.(Z.-1-101915)

h-115 NUMBER NOT USED

h-116 NUMBER NOT USED

h-117 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the h-117 symbol shall not be deleted until the current approved and registered site plan for the property is amended.

Permitted Interim Uses: [Existing uses](#). (Z.-1-101960)

h-118 *Purpose:* To ensure successful completion of the channel project (and with receipt of as-built drawings) a letter from the Upper Thames River Conservation Authority must be submitted to the satisfaction of the City of London prior to the removal of the "h-118" symbol.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-101970)

h-119 *Purpose:* To ensure that the urban design objectives established through the Official Plan and Zoning amendment review process are implemented, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the General Manager of Planning and Development, incorporates these objectives and addresses identified urban design issues.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-101970)

h-120 *Purpose:* To ensure the orderly development of lands, the "h-120" symbol shall not be deleted until a Traffic Impact Study has been completed and the accepted recommendations have been implemented through a development agreement all to the satisfaction of the City Engineer and the General Manager of Planning and Development.

Permitted Interim Uses: [Existing uses](#). (Z.-1-111981)

h-121 *Purpose:* To ensure that flood proofing requirements are incorporated and/or that dry, safe access to the Regulatory Flood Elevation is achieved to the satisfaction of the Upper Thames River Conservation Authority. (Z.-1-111989)

h-122 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until of a parking study and a development agreement is entered into for the lands in question with the City of London.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-111990)

h-123 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until a urban design brief and the Urban Design Peer Review Panel review process are implemented, and a development agreement is entered into for the lands in question with the City of London.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-111990)

h-124 *Purpose:* To ensure appropriate vehicular access to the property. The "h-124" symbol shall not be deleted until a joint access plan has been submitted and approved, and the joint rights of way are registered on title, all to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-111992)

h-125 *Purpose:* To ensure the orderly development of lands and provisions of municipal services, the holding provision shall not be deleted until the Owner confirms that the watermain system in the subdivision has been looped to the satisfaction of the City

Engineer.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-112007)

- h-126 Purpose: To ensure the orderly development of lands and provisions of municipal services, the holding provision shall not be deleted until the Owner confirms that the watermain system in the subdivision has been looped to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Uses](#). (Z.-1-112006)

- h-127 Purpose: To ensure the orderly development of lands and provisions of municipal services, the holding provision shall not be deleted until the Owner confirms that the watermain system in the subdivision has been looped to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing uses](#). (Z.-1-112000)

- h-128 Purpose: To ensure that urban design objectives for the town centre and public square are addressed, a site plan will be approved and development agreement entered into which, to the satisfaction of the City Planner, incorporates the community design guidelines for the Old Victoria Area Plan. A requirement of the site plan submission will include an overall design concept plan, a design brief, and building elevations which details how the ultimate development will be designed and built in accordance with the community design guidelines.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-112020)

- h-129 Purpose: To ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority. (Z-1-112002)

- h-130 7 Holiday Avenue

To ensure orderly development of these lands, the h-130 shall not be removed until adequate storm water management and infrastructure addressing overland water flows are in place, and a development agreement associated with a site plan is entered into which addresses drainage and storm water management issues and joint access with #15 Holiday Avenue and prohibitions of vehicular left turns into and out of the lands known as #7 Holiday Avenue, as to the satisfaction of Municipal Council.

Permitted Interim Uses: [Existing](#) permitted [uses](#) within the existing building. (Z.-1-112005 – OMB Order PL 100465)

- h-131 *Purpose:* To determine the extent to which development will be permitted and ensure that development will not have a negative impact on abutting wetlands and wells, an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study that has been prepared to the satisfaction of the City of London, prior to removal of the "h-131" symbol.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-112012)

- h-132 *Purpose:* To ensure that a Water Balance Study and a Hydrogeological Study is submitted as part of a complete Site Plan Application, the h-132 symbol shall not be removed until the results of each Study are accepted to the satisfaction of the City of London. (Z.-1-112012)

- h-133 Purpose: To ensure the orderly redevelopment of the site, the "h" symbol shall not be deleted and no development can occur beyond 47,120 square metres gross floor area until a comprehensive (re)development concept site plan and urban

design brief are completed at the time of site plan review and a public site plan meeting is held.

Permitted Interim Uses: Permitted uses in stand-alone buildings, enclosed shopping centre format and/or non-enclosed shopping centre format totalling 47,120 square metres. (Z.-1-112017)

- h-134 *Purpose:* To ensure that development does not exceed a maximum interim threshold of 759 residential units, the h-134 symbol shall not be deleted until the temporary Bostwick sanitary sewage pumping station and forcemain are decommissioned; and a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

Permitted Interim Uses: Permitted uses up to a total of 759 [residential](#) units on the [multi-family](#) lands in draft plan 39T-07510. (Z.-1-112024)

- h-135 *Purpose:* To ensure that commercial development does not exceed a maximum interim floor area threshold of 15,248 m² in draft plan 39T-07510, the h-135 symbol shall not be deleted until a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

Permitted Interim Uses: Permitted uses up to a maximum total floor area of 15,248 m² on the commercial lands in draft plan 39T-07510. (Z.-1-112024)

- h-136 *Purpose:* To ensure that development in draft plan 39T-08508 does not exceed a maximum interim threshold of 263 residential units, the h-136 symbol shall not be deleted until the temporary Bostwick sanitary sewage pumping station and forcemain are decommissioned; and a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

Permitted Interim Uses: Permitted uses up to a total of 263 [residential](#) units on the [multi-family](#) lands in draft plan 39T-08508. (Z.-1-112024)

- h-137 *Purpose:* To ensure that development in draft plan 39T-05509 does not exceed a maximum interim threshold of 240 residential units, the h-137 symbol shall not be deleted until the temporary Bostwick sanitary sewage pumping station and forcemain are decommissioned; and a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

Permitted Interim Uses: Permitted uses up to a total of 240 [residential](#) units on the [multi-family](#) lands in draft plan 39T-05509. (Z.-1-112024)

- h-138 *Purpose:* To ensure that commercial development in draft plan 39T-05509 does not exceed a maximum interim floor area threshold of 12,868 m², the h-138 symbol shall not be deleted until a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

Permitted Interim Uses: Permitted uses up to a maximum total floor area of 12,868 m² on the commercial & office lands in draft plan 39T-05509. (Z.-1-112024)

- h-139 *Purpose:* To ensure that development takes a form compatible with the adjacent lands uses so that the issues identified as a condition of approval can be implemented. The "h-139" symbol shall not be deleted until an agreement is entered into for the subject lands with the City of London, and a lot grading plan, storm water servicing plan, landscape plan, a site plan and security sufficient to cover the works identified in these plans is provided to the satisfaction of The City of London.

Permitted Interim Uses: [Existing single detached dwelling](#)
(Z.-1-112053)

- h-140 Purpose: To ensure the orderly development of land and adequate provision of municipal water supply, the holding provision shall not be deleted until such time as the high level water supply is available on Westdel Bourne, and the necessary works to connect this subdivision to high level water servicing has been undertaken, to the satisfaction of the City Engineer.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-112060)

- h-141 *Purpose:* To ensure the orderly development of the lands and the adequate provision of municipal services, the "h-141" symbol shall not be deleted until a development agreement is entered into and permits are issued by the Ministry of Transportation as required by the *Public Transportation and Highway Improvement Act* or any successor legislation.

Permitted Uses: [Existing Uses](#). (Z.-1-081704 – OMB Case No. PL080351)

- h-142 Purpose: to ensure the orderly development of the site the following items shall be addressed through site plan review and a development agreement be entered into by the owner/developer and the City of London:

- a) Urban design objectives through the submission of an urban design brief and building elevations; and
- b) Provision for joint access with the property to the east of the subject site.

(Z.-1-122062)

- h-143 Purpose: To ensure the orderly development of the lands and that development takes a form compatible with the adjacent land uses. An agreement shall be entered into with the City of London specifying the necessary works required for the development of the subject lands, based on the submission of the following studies: lot grading plan, storm water servicing plan, landscape plan, and a site plan, as well as the requirement for sufficient securities to cover the works identified in these plans to be provided to the satisfaction of The City of London.

Permitted Interim Uses: [Existing uses](#) (Z.-1-122097)

- h-144 Purpose: To ensure that any development proposed for this block takes into account lands needs for a future roundabout at the intersection of Hyde Park Rd and Sunningdale Rd W., to the satisfaction City of London, prior to removal of the "h-144" symbol. (Z.-1-122100)

- h-145 *Purpose:* To ensure there will be no conflicts between the existing aggregate resource extraction use and the proposed residential uses, the h-145 shall not be deleted until a geotechnical report is prepared which confirms the Erosion Hazard Limit and addresses potential erosion hazards based on the proposed development, layout and site grading, to the satisfaction of the City of London,

Permitted Interim Uses: [Existing Uses](#) (Z.-1-122117)

- h-146 *Purpose:* To ensure there will be no conflicts between existing aggregate resource extraction use and the proposed residential uses, the h-146 shall not be deleted until a noise impact assessment is prepared which confirms that noise levels at 537 Crestwood Drive are within MOE guidelines, to the satisfaction of the City of London.

Permitted Interim Uses: [Existing Uses](#) (Z.-1-122117)

- h-147 Purpose: To ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which incorporates the design objectives as identified in the Council resolution (Z.-1-122122)

- h-148 Purpose: to ensure that the future property owners of 585 and 613 Sovereign Road undertake tree management plans as part of any future site plan approvals, the holding provision will not be deleted until a tree management plan has been prepared by

a Registered Professional Forester (R.P.F.), the management plan includes supervision of the removal of the trees on 585 and 613 Sovereign Road by a R.P.F., and that the removal and movement of topsoil and other materials are in accordance with the City-led Forest Management plan which includes revegetation of the area on the east side of Sovereign Road (604-650 Sovereign Road). (Z.-1-122123)

- h-149 Purpose: To ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.(Z.-1-132185)
- h-150 Purpose: To ensure that adequate parking is provided, the "h-150" symbol shall not be deleted until an easement for parking and Vehicular ingress/egress is provided over 570 Gainsborough Road to the satisfaction of the City Engineer. (Z.-1-132206)
- h-151 Purpose: To ensure the Owner undertakes a hydrogeotechnical evaluation and identify geotechnical conditions as well as all required erosion set back maintenance, erosion, structural, geotechnical setbacks, and ensure that all matters of slope stability are adequately engineered for the subject site in the above noted areas by the Professional Engineer, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority prior to removal of the "h-151" symbol. (Z.-1-132208) (Z.-1-132209)
- h-152 Purpose: To ensure that development will not have an adverse impact on pedestrian level wind conditions, a wind impact assessment which may, at the request of the City, include wind tunnel testing, shall be prepared by a qualified professional and submitted to the City, and any recommendation contained therein for building design or site modifications necessary to achieve acceptable wind conditions shall be incorporated in the proposed development to the satisfaction of the City of London prior to removal of the "h-152" symbol. (Z.-1-132208) (Z.-1-132209)
- h-153 Deleted by OMB Appeal of Z.-1-132226 (OMB Case No. PL131116)
- h-154 Purpose: The removal of the h-154 symbol shall not occur until such time as the Owner has entered into an agreement with the City of London, which specifies the conditions associated with the provision of temporary sanitary servicing for the land, in order to ensure that development will not have a negative impact on existing municipal infrastructure or the City of London's sanitary servicing strategy for the area. (Z.-1-132210)
- h-155 Purpose: The removal of the h-155 symbol shall not occur until such time as the Owner has entered into a development agreement with the City of London, to ensure that the development is consistent with and conforms to the guidelines and vision of OPA 541, Southwest Area Secondary Plan (SWAP). (Z.-1-132210)
- h-156 Purpose: To ensure landscaping enhancements are implemented within the abutting Oxford Street and Waterloo Street road allowances, the "h-156" symbol shall not be deleted until a development agreement associated with a site plan which provides for the creation of an attractive street edge at this strategic gateway location is entered into with the City of London, to achieve high quality landscaping and the creation of an attractive street edge at this strategic gateway location. (Z.-1-132218)
- h-157 Deleted by OMB Appeal of Z.-1-132226 (OMB Case No. PL131116)
- h-158 Deleted by OMB Appeal of Z.-1-132226 (OMB Case No. PL131116)

- h-159 Purpose: To ensure that development will not have negative impacts on abutting natural heritage features, an Environmental Impact Study (EIS) to address the potential impacts of the access laneway will be required to the satisfaction of the City and UTRCA, prior to the removal of the “h-159” symbol. (Z.-1-132231)
- h-160 Under Appeal
- h-161 *Purpose:* To ensure the proposed stormwater management system servicing serving this subdivision is constructed and operational, the holding provision shall not be deleted until these works have been completed to the satisfaction of the City. (Z.-1-142250)
- h-162 *Purpose:* To ensure private individual sanitary disposal systems on each lot are installed in accordance with applicable recommendations and in compliance with the overall servicing strategy for this subdivision, the holding provision shall not be deleted until these works have been approved to the satisfaction of the City. (Z.-1-142250)
- h-163 *Purpose:* To ensure private water wells on each lot are in compliance with the overall servicing strategy for this subdivision, the holding provision shall not be deleted until these works have been approved to the satisfaction of the City. (Z.-1-142250)
- h-164 *Purpose:* To ensure that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-164 symbol.
- Permitted Interim Uses: Existing Uses* (Z.-1-142261)
- h-165 *Purpose:* To ensure the orderly development of the subject lands, the h-165 symbol shall not be removed until a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted for the subject lands to ensure that the that future development has the sufficient storm outlet and SWM servicing to the specifications and satisfaction of the City Engineer.
- Permitted Interim Uses: Existing Uses*
(Z.-1-142261)
- h-166 *Purpose:* To ensure the orderly development of lands and the adequate provision of water services, the "h-166" symbol shall not be deleted until full municipal water services are available to service the site or the site is serviced from a private water system which is regulated by the Ontario Safe Drinking Water Act and Regulation 170/03 is installed and all requirements are met, to the satisfaction of the City Engineer. (Z.-1-142275)
- h-167 Purpose: To ensure the orderly development of the lands, the h-167 shall not be deleted until a private on-site sanitary disposal system has been designed and can be implemented to the satisfaction of the Managing Director, Development and Compliance Services and Chief Building Official. (Z.-1-142288)
- h-168 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the "h-168" symbol shall not be deleted:
- i) Until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London;
 - ii) Until the owner agrees to implement all noise attenuation and design mitigating measures as recommended in noise assessment reports, acceptable to the City of London; and
 - iii) That urban design is addressed at site plan, a site plan will

be approved and a development agreement will be entered into which, to the satisfaction of the City Planner, incorporates the design objectives as identified in the June 12, 2012 Council resolution. A requirement of the site plan submission will include an urban design brief and building elevations which detail how the objectives have been achieved.

Permitted Interim Uses: Existing Uses; automobile sales and service establishment permitted by the applicable zone within existing buildings. (Z.-1-142289)

h-169 Purpose: A h-169 holding provision shall not be deleted until the conceptual design of the proposed storm/drainage and SWM servicing works is completed and approved prior to the site plan application being considered to satisfaction of the City Engineer. (Z.-1-142294)

h-170 Purpose: A h-170 holding provision shall not be deleted until the following development design criteria are met: the design shall include, but not be limited to, the required engineering evaluations and confirmation of the existing outlet capacity to the Medway Creek main channel via Amica's storm sewer and channel, address minor and major flows conveyance, SWM measures (quantity, quality and erosion control), all in accordance with City of London Design Permanent Private Systems (PPS) and MOE's requirements, all to the satisfaction of the City Engineer and the MOE ECA's requirements. The Owner's consulting engineer must ensure that the proposed PPS for storm/drainage and SWM servicing works for the subject lands will be sized to address the proposed land use on the subject lands and the limitation in the outlet system, no adverse impact on the downstream lands or the existing water resources/storm conveyance and SWM system. (Z.-1-142294)

h-171 *Purpose:* To ensure the orderly development of the lands and the adequate provision of municipal services, the holding provision shall address, the following, prior to the removal of the holding provision:

- That the commercially zoned parcels shall be developed only as a co-ordinated and integrated development, which act as one site comprised of two separate development agreements. The development agreements shall be fully executed and registered on title.
- That a subsequent consent application for lot adjustment be obtained if it is identified that the property boundaries between the commercially zoned parcels constrain the site plan function or design. The consent application shall be at no cost to the City, to the City's satisfaction and in full force and effect.
- That sanitary, storm and water servicing shall be provided to the satisfaction of the City Engineer.

(Z.-1-142299)

h-172 DELETED BY OMB DECISION DATED JAN 12, 2018
PL140745

h-173 *Purpose:* To ensure that development is consistent with the City of London Urban Design Principles and Placemaking Guidelines, the h-173 shall not be deleted until urban design guidelines have been prepared and implemented through the subdivision agreement, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses (Z.-1-142328)

h-174 Number not used

h-175 Number not used

h-176 Number not used

h-177 Number not used

h-178 Number not used

h-179 *Purpose:* The holding provision shall not be removed until such

time as the property owner provides a financial contribution to the City of London for the funding of source control measures in the municipal sanitary sewer system to which this land is tributary. The amount of the contribution shall be agreed upon with the Waste Water and Drainage Engineering Division prior to the removal of the holding provision and the payment will be made directly to the Waste Water and Drainage Engineering Division. Upon receipt of the payment a request for removal of the holding provision can be made. (Z.-1-142337)

h-180 Under Appeal (Z.-1-142343)

h-181 *Purpose:* To ensure the orderly development of lands and the adequate provision of municipal services, the “h-181” symbol shall not be deleted until appropriate vehicular access arrangements have been made to the satisfaction of the City Engineer.

Permitted Interim Uses: Existing uses (Z.-1-142347)

h-182 *Purpose:* The removal of the h-182 shall not occur until such time as the as the owner has entered into a development agreement with the City of London to ensure that development of the site occurs generally in accordance with the Urban Design Guidelines and Illustrations attached as Schedule “1” to the amending by-law and to ensure the long-term maintenance of on-site architectural and landscaping features which are visible from the public realm. (Z.-1-142351 – Approved by OMB on April 2, 2015)

h-183 *Purpose:* To ensure that development will not have any negative impacts on the groundwater in the area, with specific attention given to any negative impacts on existing wells, a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to area private wells and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer prior to the removal of the h-183 symbol. Any recommendations contained therein shall be incorporated into the development agreement to the satisfaction of the City of London. (Z.-1-142350)

h-184 *Purpose:* The removal of the h-184 shall not occur until such time as the Owner has entered into a development agreement with the City of London to ensure that the development of the site is consistent with and conforms to the Urban Design Policies of the Southwest Area Secondary Plan, and that the development incorporates the design considerations identified through the Zoning By-law amendment to the satisfaction of the Managing Director, Planning and City Planner. (Z.-1-142352)

h-185 *Purpose:* The removal of the h-185 shall not occur until such time as the as the alignment of the Hamlyn Street extension has been determined in accordance with the policies of Section 20.5.16.10 of the Southwest Area Secondary Plan and the Owner has entered into an agreement with the City of London, to the satisfaction of the City Engineer, to construct and convey Hamlyn Street. Schedule “C” may be amended to reflect the determined alignment of the proposed future road corridor without the need for an Official Plan amendment. (Z.-1-142352)

h-186 *Purpose:* To ensure the orderly development of the subject lands, the h-186 symbol shall not be removed until the design of the proposed storm/drainage and SWM servicing works from the proposed development is completed in accordance Pincombe Drain Storm Drainage, Stormwater Management and Drain Restoration Schedule “B” Municipal Class EA Summary Report (Stantec, 2013), City of London design and specifications, MOE requirements and guidelines all to satisfaction of the City Engineer, it being noted that any proposed works must be located outside the footprint of the future Pincombe No.4 SWM facility location as identified in the Municipal Class EA; or the regional Pincombe No.4 SWM facility is functional and operational. (Z.-1-142352)

h-187 Purpose: To outline the extent to which development will be permitted and ensure that development will not have a negative impact on significant wildlife habitat, an agreement shall be entered into specifying appropriate development conditions and boundaries based on a Species at Risk Assessment prepared in accordance with the Endangered Species Act to the satisfaction of the Managing Director, Planning and City Planner prior to the removal of the h-187 symbol. (Z.-1-142352)

h-188 Purpose: In order to ensure that building setbacks and design elements on lands along Wonderland Road South are not impacted by the widening of Wonderland Road as identified through the results of the Wonderland Road Environmental Assessment, no development shall be approved within 28.5 metres of the centerline of Wonderland Road South and until such time as the Environmental Assessment (EA) Study of Wonderland Road South is approved and a further Zoning By-law Amendment is in full force and effect to reflect the ultimate right-of-way. (Z.-1-142352)

h-189 *Purpose:* To ensure that development will not affect the adjacent significant natural heritage features, the h-189 shall not be deleted until remediation works required for the adjacent stormwater management pond, as identified in the accepted remediation plan, have been implemented, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses (Z.-1-142354)

h-190 *Purpose:* To ensure that the *Conceptual Block Development Plan*, established through the Official Plan and Zoning amendment review process and attached as Schedule "1" to the amending by-law, is implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and design principles identified in the *Conceptual Block Development Plan* to the satisfaction of the Managing Director, Land Use Planning and City Planner prior to the removal of the h-190 symbol. (Z.-1-142355)

h-191 Number not used

h-192 Number not used

h-193 *Purpose:* To ensure that adequate parking is provided for 510 Central Avenue, the "h-193" symbol shall not be deleted until an easement for parking and vehicular ingress/egress is provided over 609 William Street to the satisfaction of the Managing Director, Planning and City Planner.

Permitted Interim Uses: Only within existing buildings
(Z.-1-142366)

h-194 Purpose: The removal of the h-194 shall not occur until such time as the Owner has entered into an agreement with the City of London to ensure that, if determined necessary through the completion of a geotechnical subsurface analysis, appropriate municipal roadway upgrades are completed to accommodate truck traffic from the proposed pit operation to the satisfaction of the City Engineer. (Z.-1-152372)

h-195 Purpose: The owner shall submit all studies required by Development Services including a Hydrogeological report, and will address issues of Stormwater Management, Water and Sanitary Servicing and grading. Any recommendation contained therein to achieve acceptable on-site servicing conditions shall be incorporated in the proposed development to the satisfaction of the City of London Chief Building Official prior to removal of the holding provision symbol. (Z.-1-152379)

h-196 Purpose: To ensure the orderly development of land and adequate provision of municipal services, the holding provision shall not be deleted until such time as the Wickerson Water Pumping Station upgrades to service this development are completed and operational, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses (Z.-1-152386)

- h-197 Purpose: To ensure the size and configuration of lots and blocks is appropriate for the area and suitably serviced the “h-(197)” symbol shall not be deleted until after the Environmental Assessment for the Bostwick Road realignments has been completed and a subdivision agreement is entered into specifying conditions of development, to the satisfaction of Council. (Z.-1-152390)
- h-198 Purpose: To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved consistent with the Southwest Area Secondary Plan. (Z.-1-152390)
- h-199 Purpose: To ensure that the works required to implement the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project are completed prior to any development on the site, the “h-199” symbol shall not be deleted until the “as-built” drawings for the required works are submitted and accepted to the satisfaction of the Upper Thames River Conservation Authority and City Engineer. (Z.-1-152430)
- h-200 Purpose: To ensure that urban design is addressed at site plan, a development agreement shall be entered into that incorporates high quality urban design features that recognize the prominent gateway location of the site, including enhanced building and landscape design, screened service and loading areas, and building orientation and setbacks. The “h-200” symbol shall not be deleted until building elevations and site plan have been submitted that recognizes the prominent gateway location of the site, to the satisfaction of the City Planner. (Z.-1-152430)
- h-201 Purpose: The removal of the h-201 shall not occur until such time as the Owner, through the site plan process, enters into a development agreement with the City of London which includes the provision for a future joint access with the property to the west, municipally known as 614 Springbank Drive, and the joint rights-of-way are registered on title to the satisfaction of the City Engineer. (Z.-1-152432)
- h-202 Purpose: To ensure that as much of the existing vegetation is retained, the holding provision will not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant and is implemented to the satisfaction of City of London. (Z.-1-162440)
- h-203 Purpose: To ensure the orderly development of lands, the “h-203” symbol shall not be deleted until a development agreement associated with plan of subdivision provides for the dedication and construction of Gleeson Street to municipal standards, between Ashland Avenue and McCormick Boulevard, as proposed in the Concept Plan, attached as Schedule “1” of the amending by-law, as part of a future development proposal. (Z.-1-162440)
- h-204 Purpose: To encourage high quality urban design for the redevelopment of the former McCormick factory site, a development which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is consistent with the conceptual site plan attached as Schedule “1” to the amending by-law and with the Urban Design Guidelines, attached as Schedule “2” of the amending by-law, will be assessed during the site plan approval/review process and a development agreement is entered into with the City of London prior to the removal of the “h-204” symbol. (Z.-1-162440)
- h-205 Purpose: To ensure the orderly development of lands, the “h-205” symbol shall not be deleted until a Land Use Compatibility report associated with a site plan is undertaken which provides direction on how the proposed sensitive land uses can be appropriately designed, buffered and/or separated from the existing major facilities to prevent or mitigate potential adverse effects. (Z.-1-162440)

h-206 Purpose: To ensure that urban design objectives established through the subdivision review process are being met, a site plan shall be approved and a development agreement shall be entered into which ensures that future development of the lands is in keeping with the design principles and concepts identified in the West Five Urban Design Guidelines, and subject to further refinement through the subdivision Design Studies and/or Site Plan Approval process, to the satisfaction of the City of London prior to the removal of the h-206 symbol.

Permitted Interim Uses: Existing Uses
(Z.-1-162444)

h-207 Purpose: To ensure that no development occurs on lands adjacent to a protected heritage property except where the proposed development has been evaluated and it is demonstrated that the heritage attributes of the protected property will be conserved, the removal of the h-207 shall not occur until such time as a Heritage Impact Assessment has been prepared and accepted to the satisfaction of the Managing Director, Planning and City Planner.

Permitted Interim Uses: existing uses.
(Z.-1-162447)

h-208 Purpose: to ensure that there are no land use conflicts of the operation of the class III industry (as per the D-6 guidelines) located at 3280 & 3300 White Oaks Road on the subject site, and to implement appropriate urban design policies. The holding provision shall not be removed until a development agreement associated with a site plan is entered into with the City of London which:

- i) Provides for an appropriate ventilation system, certified by the owner's qualified professional engineer, that airborne contaminants and odours are removed, neutralized or diluted to acceptable levels consistent with Health Canada's Residential Indoor Air Quality Guidelines, to the satisfaction of the City of London; and
 - ii) Implements the urban design policies in the Southwest Area Secondary Plan, to the satisfaction of the City of London.
- (Z.-1-162455)

h-209 Purpose: To encourage building orientation towards public streets and public spaces, a site plan shall be approved and a development agreement shall be entered into which ensures that future development of the lands complies with the urban design policies identified in the Riverbend South Secondary Plan, to the satisfaction of the City of London prior to the removal of the h-209 symbol.

Permitted Interim Uses: Existing Uses (Z.-1-172539)

h-210 Purpose: to ensure the orderly development of lands for the livestock facility use, the holding provision shall not be removed until site plan approval has been granted and a record of approval for Nutrient Management Strategy has been obtain.

(Z.-1-172592)

h-211 Purpose: To ensure orderly development of lands, the holding provision shall not be deleted until the interim SWM facility adjacent the south and southeast perimeter of SWM Facility 'A' is decommissioned to the satisfaction of the City of London, prior to the removal of the h-211 symbol.

Permitted Interim Uses: Existing Uses
(Z.-1-172596)

h-212 Purpose: To prevent or minimize possible adverse effects on sensitive land uses created by industrial properties an analysis of compatibility between industrial facilities (D6 Guidelines) shall be carried out by a qualified professional and submitted to the City and any recommendation contained therein for mitigation measures be undertaken to the satisfaction of the Site Plan Approval Authority, prior to the removal of the "h-212" symbol.

(Z.-1-172619)

- h-213 Purpose: To ensure the orderly development of the lands the "h-213" symbol shall not be deleted until a sanitary servicing capacity report has been prepared and confirmation that a municipal sanitary sewer outlet is available to service the site to the satisfaction of the City Engineer. (Z.-182648)
- h-214 Purpose: To ensure that development occurs in a safe manner, no new structures that would require municipal servicing shall be erected, or the use of the Wellington Pavilion Building be permitted until it is demonstrated to the City Engineer that the on-site water servicing meets current City standards, prior to the removal of the "h-214" symbol. (Z.-1-182662)
- h-215 Purpose: To ensure that adequate provision of municipal water services, the "h-215" symbol shall not be deleted until it is demonstrated to the City Engineer that the on-site water servicing meets current City standards, prior to the removal of the "h-215" symbol.
- Permitted Interim Uses: Conservation lands, Conservation works, Cultivation of land for agricultural/horticultural purposes, Greenhouses, Institutional uses, Managed forest, Office of a charitable non-profit organization and associated uses, Offices in association with an institutional use, Outdoor farmers market, Playground, Passive recreational uses which include hiking trails and multi-use pathways, Private Schools, Recreational Buildings, Recreational buildings in association with conservation lands and public parks, Sports fields without structures, Wellness Centre. (Z.-1-182662)
- h-216 Purpose: To ensure that there is no land-use conflict between existing industrial and future residential uses on these lands, the "h_" symbol shall not be deleted and the lands shall not be developed for residential uses until a compatibility study has demonstrated that Ministry of the Environment and Climate Change D-6 Guidelines: Compatibility between Industrial Facilities and Sensitive Land Uses can be met, or mitigation measures provided, to the satisfaction of the City of London.
- Permitted Interim Uses: any non-residential use permitted by the applicable zones. (Z.-1-182678)
- h-218 Purpose: to ensure that development is consistent with the vision and objectives for the development of the Old Victoria Hospital lands, the holding provision will not be lifted until a development agreement is entered into for the subject lands, that substantively implements the site plan and renderings attached as Schedule "1" to the amending by-law, with minor variations to the satisfaction of the City of London; that conforms with the community structure, character area, form and design policies of the Old Victoria Hospital Lands Secondary Plan. (Z.-1-182687)
- h-219 Purpose: To ensure archaeological matters are addressed, the owner/developer's consultant archaeologist licenced by the Ministry of Tourism, Cultural and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) shall prepare an archeological monitoring mitigation strategy to the satisfaction of the City of London, prior to the removal of the h-* symbol. (Z.-1-182697)
- h-220 Purpose: To ensure that the built form is guided by a consistent design approach, Urban Design Guidelines shall be prepared for the High Density Residential designated lands within the Bostwick Neighbourhood, and adopted under Section 19.2.2 (Guideline Documents) of the Official Plan; with the input of the Urban Design Peer Review Panel and to the satisfaction of the City of London, to establish an overall design vision based on holistic and comprehensive consideration of all development sites within the master plan lands.
- h-221 Purpose: To ensure that new development is designed and approved consistent with the Urban Design Guidelines prepared

for the High Density Residential designated lands within the Bostwick Neighbourhood, the site plan, building elevations, and landscape plan will be assessed for compliance with the approved Urban Design Guidelines during the site plan approval review process; and a development agreement entered into to the satisfaction of the City of London prior to the removal of the h-221 symbol.

Permitted Interim Uses: Existing uses
(Z.-1-182711)

- h-222 Purpose: To ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "h-222" symbol.

Permitted Interim Uses: Existing uses
(Z.-1-182711)

- h-223 Purpose: To determine the extent to which development will be permitted and ensure that development will not have a negative impact on the hydrology and hydrogeology or on the natural heritage system including the abutting wetland and woodland features, an Environmental Impact Study, a Water Balance Study and a Hydrogeological Study and a Stormwater Management Study shall be prepared and accepted to the satisfaction of the UTRCA and the City of London, prior to removal of the "h-223" symbol.

Permitted Interim Uses: Existing uses
(Z.-1-182712)

3.9 COMPOUND ZONES AND MULTIPLE ZONES

1) COMPOUND ZONES

Notwithstanding any other provision of this By-Law, where two or more zoning symbols divided by a "/" are shown on the zoning maps as applying to a [lot](#) or as compounded by a Special Provision, that lot may be used exclusively for any use permitted in any one of the zones included in the compound zone symbol, or for any combination of uses permitted in any of the zones included in the compound zone symbol, subject to the following regulations:

- i) The regulations for each zone set out in this by-law that forms part of a compound zone shall be considered separately in relation to the erection or use of any building or structure. Where two or more zones in a compound zone permit the same use and the regulations contained in each of the two or more zones for that use are different in one or more categories identified in Column A to the Tables in this by-law, the least restrictive regulation in each category of zone regulation for that use will be applied. (Z.-1-97483)
- ii) In a compound zone involving an [SS Zone](#), the provisions of Section 30 for the SS Zone shall apply to the use of lands for the purposes of an automobile service station or gas bar, notwithstanding Paragraph (i) above.
- iii) In a compound zone involving an [OS4 Zone](#), in addition to the OS4 uses, lands may be used for purposes accessory to the uses permitted by the other applicable zone(s), such as parking and landscaped open space; and any regrading or construction of buildings or structures shall be subject to the approval of the *Conservation Authorities Act*; but the lands affected by such a compound zone shall continue to be eligible for application of Section 3.9(2)(b) (Multiple Zones), including for the purpose of density calculations.
 - iv) The parking and loading required by this By-Law for each of the uses included in the development of the lands, whether for a single use or a combination of uses, shall be provided.

EXAMPLE APPLICATION OF SECTION 3.9(1) - COMPOUND ZONES

Lands zoned CF3/R2 may be used for CF3 uses, or for R2 uses, or for a combination of those uses.

2) MULTIPLE ZONES

i) Where a lot is divided into two or more zones, each such portion of the said lot shall be considered a separate [lot](#) as defined herein and shall be used in accordance with the provisions of this By-Law which are applicable to the zone wherein such portion of the said lot is located.

ii) Notwithstanding anything to the contrary in Paragraph (i) of this Clause, where a use or uses are permitted by the zones applying to two or more portions of the lot, those portions shall be considered to constitute a single lot as defined herein and the highest or most restrictive zone requirements pertaining to such use or uses in all the pertinent zones shall apply throughout.

3.10 DETERMINING ZONE BOUNDARIES

The extent and boundaries of all zones and restricted areas are set out on the maps comprising Schedule "A" hereto and shall be interpreted in accordance with the following:

- 1) Boundaries of zones and restricted areas shall be construed wherever possible to be concurrent with:
 - a) the [centreline](#) of a street, lane, railway right-of-way, transmission line or watercourse;
 - b) the lot line of any lot in a registered plan of subdivision, or deed description, or of a [lot](#) created by severance for which consent has been given pursuant to Section 53 of the *Planning Act, R.S.O. 1990, c. P. 13*, such lot line is the boundary unless it abuts a street, lane, railway right-of-way, transmission line or watercourse;(Z.-1-94236)
 - c) as running substantially parallel to a street line where the distance from the [street line](#) is not indicated and the circumstances described in Paragraphs (a) and (b) do not pertain, the boundary is parallel to the street line and the distance therefrom shall be determined according to the scale shown on the zoning map; and,
 - d) the maximum extent of the hazard line as determined by the Conservation Authority, typically the Open Space (OS4) Zone line, or where a flood fringe area has been identified and approved by the Conservation Authority and no other hazard feature is present, the boundary of the floodway. (Z.-1-051390)
- 2) In the event that a street or lane which forms the boundary is closed or partially closed, the boundary between such zones shall be construed as the former centreline of the said closed street or lane.
- 3) Where uncertainty exists as to the location of a zone boundary on Schedule "A" hereto or a Schedule to any amendment to this By-Law, reference shall be made to the Schedules at the original scales as contained in the Municipal Offices and shall be deemed to be the centrepoint of the line on such Schedule which denotes the said zone boundary.

3.11 MAP DETAILS

Any street or other names, property boundaries, municipal numbers or physical features on key map grid patterns shown on the maps are for reference purposes only.

The shaded areas contained on the base maps of Schedule "A" Zone Maps are for reference purposes only, to assist property owners in knowing if their lands are affected by the *Conservation Authorities Act* or are identified as "Extractive Industrial" or "Aggregate Resource Areas" on Schedule "B", Flood Plain and Environmental Features to the Official Plan for the City of London. The lands in the Byron Gravel Pits area shaded on Key Maps 126 and 127 have been identified as areas containing aggregate resources that are presently licensed or that may be licensed for future aggregate extraction. Policies pertaining to the extraction of aggregate resources in the City of London are contained in Section 15.4 of the Official Plan. The lands so shaded on all other key maps lie within the flood fringe of the Thames River and at a minimum may

require floodproofing and/or safe access before any development or redevelopment may occur. Approvals pursuant to the *Conservation Authorities Act*, will be required. (Z.-1-94236)
(Z.-1-021019)

3.12 INTERPRETATION OF USE

Where a use is listed in a zone, the interpretation of that use shall not include any other use specifically referred to or otherwise defined in this By-law.
(O.M.B. File # R910387 - Appeal #9006-3, 9009-2, 9009-7 June 4, 1993)