

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: Scott Mathers MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development
Subject: 3502 Manning Drive, Ward 11
Public Participation Meeting
Date: January 30, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of City of London relating to the property located at 3502 Manning Drive.

- a) the proposed by-laws attached hereto as Appendix "A" and Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on February 13, 2024 to amend the Official Plan, The London Plan, to:
- i) amend Map 1 – Place Types to change the designation of portions of the subject lands **FROM** an Environmental Review Place Type **TO** Green Space Place Type and Waste Management Resource Recovery Area Place Type; and to change the designation of a portion of the subject lands **FROM** a Waste Management Resource Recovery Area Place Type **TO** a Green Space Place Type.
 - ii) amend Map 5 – Natural Heritage to **DELETE** a portion of the Valleylands designation; to **ADD** Significant Valleylands designation to a portion of the subject lands; to change the designation of the northerly-located wetland **FROM** an Unevaluated Wetlands **TO** Wetlands; and to **DELETE** the Unevaluated Wetlands designation from the westerly located feature.
- b) the proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting February 13, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan for the City of London, The London Plan, 2016, as amended above, to change the zoning of portions of the subject property **FROM** an Agricultural (AG2) Zone **TO** an Open Space (OS5) Zone and a Waste & Resource Management (WRM1) Zone.

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the Provincial Policy Statement, 2020.
- ii) The recommended amendment conforms to the policies of The London Plan, including, but not limited to, the Key Directions, Environmental Review Place Type, Open Space Place Type and Waste Management Resource Recovery Area Place Type.
- iii) Environmental studies have been undertaken and recommendations have informed the proposed designations and zoning.
- iv) The recommended amendment is not intended to impact the character of the agricultural area and is solely intended to expand the Waste Management facility within the allocated subject lands.
- v) The recommended amendment considers both the long-term protection of agricultural resources and the long-term compatibility of uses.

Executive Summary

Summary of Request

The applicant has requested an amendment to The London Plan to expand the Waste Management Facility on the subject lands.

The applicant has requested to rezone a portion of the subject site from an Agricultural Zone to facilitate the expansion of the Waste Management Facility on the subject lands. No new buildings or structures are proposed to be constructed as part of this application.

Environmental studies were conducted as part of this application to evaluate the valleylands and wetlands and the recommendations of those studies inform the proposed changes to Map 1- Place Types and Map 5 – Natural Heritage, as well as the zone boundaries.

Purpose and the Effect of Recommended Action

The recommendation is to approve the Official Plan and Zoning By-law Amendments to facilitate the expansion of the Waste Management Facility on the subject lands and appropriately designate and zone the natural heritage features.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Invest in publicly owned assets** to maintain existing levels of service and to implement planned levels of service.
- **Climate Action and Sustainable Growth** by ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter.

October 6, 2008 - Planning Committee - Public Meeting to consider an Official Plan and Zoning By-law Amendment (OZ-7523) at 3438 Manning Drive to permit a leachate pre-treatment / hauled liquid waste facility to be located at this site. Planning Committee referred the matter back to staff to be reconsidered at the same time that the W12A Landfill Area Study went before Planning Committee.

November 10, 2008 - Planning Committee - Information Report to Municipal Council regarding the W12A Landfill Area Plan and proposed Official Plan and Zoning By-law amendments required to implement the recommendations of the Area Plan.

December 8, 2008 - Planning Committee - Public Meeting to consider the adoption of the W12A Landfill Area Study and the approval of the proposed Official Plan and Zoning By-law amendments required to implement the recommendations of the Area Plan.

December 7, 2009 – Planning Committee – Public Meeting to expand the WL2A Landfill Area to include the lands at 3438 Manning Drive and 3290 Manning Drive.

1.2 Property Location and Planning History

3502 Manning Drive, also known as The W12A Landfill, is owned and operated by the City of London. The lands are located between the intersections of Manning Drive and White Oak Road, as well as White Oak Road and Scotland Drive. The landfill was opened in 1977 and is expected to meet the needs of the City until the year 2025 (based on current disposal trends). The landfill facility has been designed and is operated and monitored according to the requirements of a Certificate of Approval issued by the Ministry of the Environment. The City landfill site covers 147 hectares of

land, of which 107 hectares are additional parcels of land surrounding the landfill, not currently used for the Waste Management facility.

The W12A Landfill Area Study was launched in 2005. The purpose of the Area Study was to plan for the W12A Landfill facility as an integrated waste management centre that utilizes environmentally responsible and sustainable operations and practices and achieves a high standard of compatibility with its environs and neighbours. On March 10, 2009, Municipal Council approved the W12A Landfill Area Study and the implementing Official Plan policies (OPA 462) which established the long-term vision for the W12A Landfill facility and the surrounding land uses in an effort to assist property owners in gaining a higher degree of certainty and understanding for the future and anticipated use of this site.

The portion of the property that is subject to this requested Official Plan and Zoning By-law amendment includes all the lands between the existing WRM1 zone line and the Scotland Drive corridor at the northern portion of the subject property; an expansion from the current eastern edge of the zone line by a distance of approximately 85 metres; and, an expansion north of the existing Material Drop-off Area by a distance of approximately 200 metres.

1.3 Site Characteristics

- Current Land Use – Agricultural, W12A Landfill Facility
- Lot Area – ~287 hectares
- Depth – ~ 1,328.5 metres
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No
- Shape – Irregular

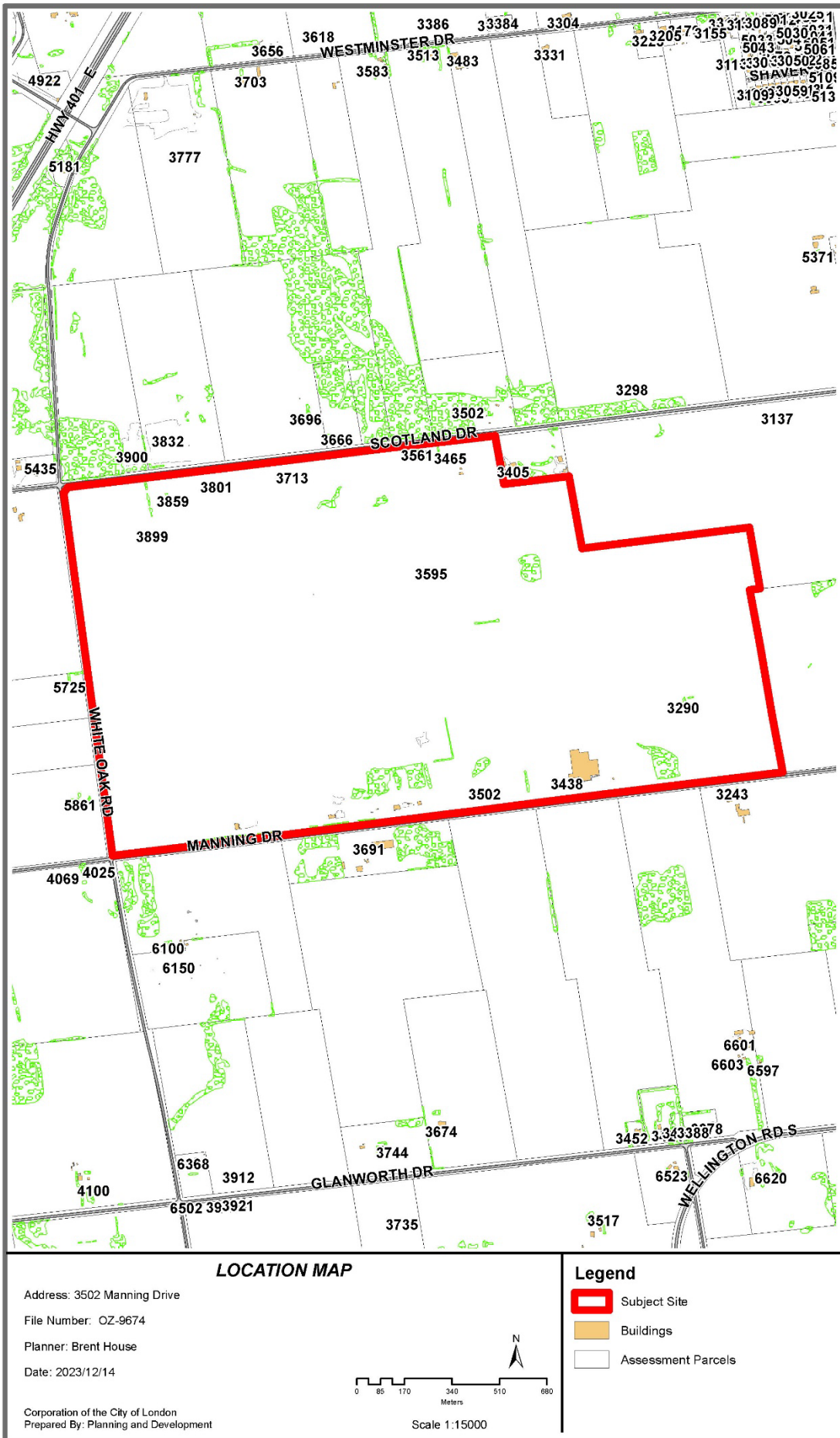
1.4 Surrounding Land Uses

- North – Existing Agricultural uses / Gravel Pit / Quarry
- East – Existing Agricultural uses
- South – Existing Agricultural uses / Cemetery
- West – Existing Agricultural uses

1.5 Existing Planning Information

- The London Plan Place Type – Waste Management Resource Recovery Area and Environmental Review
- Existing Zoning – Waste & Resource Management (WRM1) Zone & Agricultural (AG2) Zone
- Street Frontage Classification – Rural Connector (Scotland Drive & White Oak Road) & Rural Thoroughfare (Manning Drive)

1.6 Location Map



2.0 Discussion and Considerations

2.1 Developmental Proposal

The requested amendments are required to facilitate an expansion of the W12A operations area and the expansion of the existing material drop off area.

2.2 Requested Amendment

The applicant has requested to re-zone a portion of the subject lands from an Agricultural (AG2) Zone to the Waste & Resource Management (WRM1) zone and an Open Space (OS5).

The applicant has also requested to amend Map 1 – Place Types in The London Plan from an Environmental Review Place Type to a Green Space Place Type and Waste Management Resource Recovery Area Place Type, while changing the designation of a portion of the subject lands from a Waste Management Resource Recovery Area Place Type to a Green Space Place Type.

The final amendment the applicant requested is to amend Map 5 – Natural Heritage to delete a portion of the Valleylands designation, as well as add Significant Valleylands designation to a portion of the subject lands. The northerly-located wetland is changing designation from an Unevaluated Wetlands to Wetlands, while deleting the Unevaluated Wetlands designation from the westerly located feature on the subject lands.



Figure 1: London Plan Map 1 Amendment

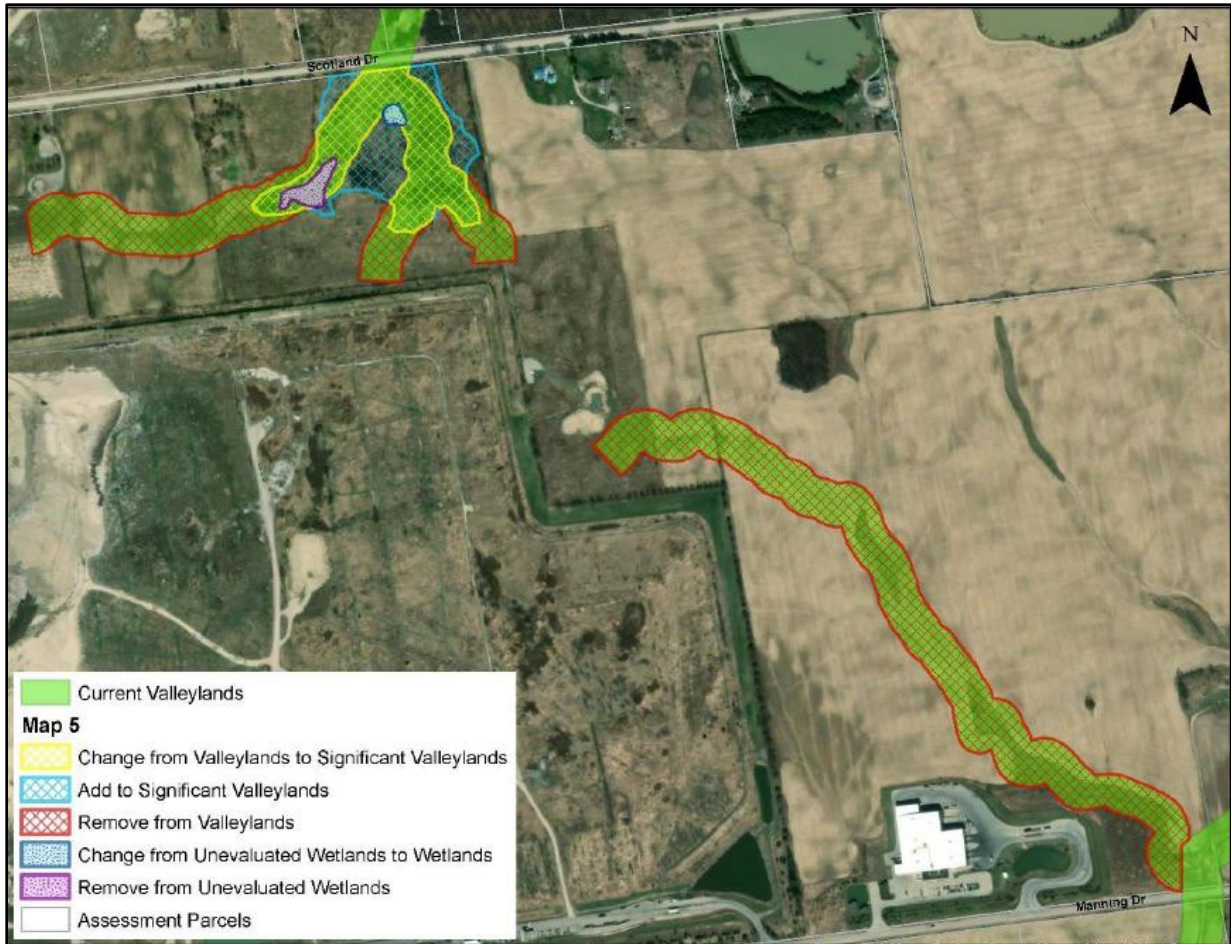


Figure 2: London Plan Map 5 Amendment

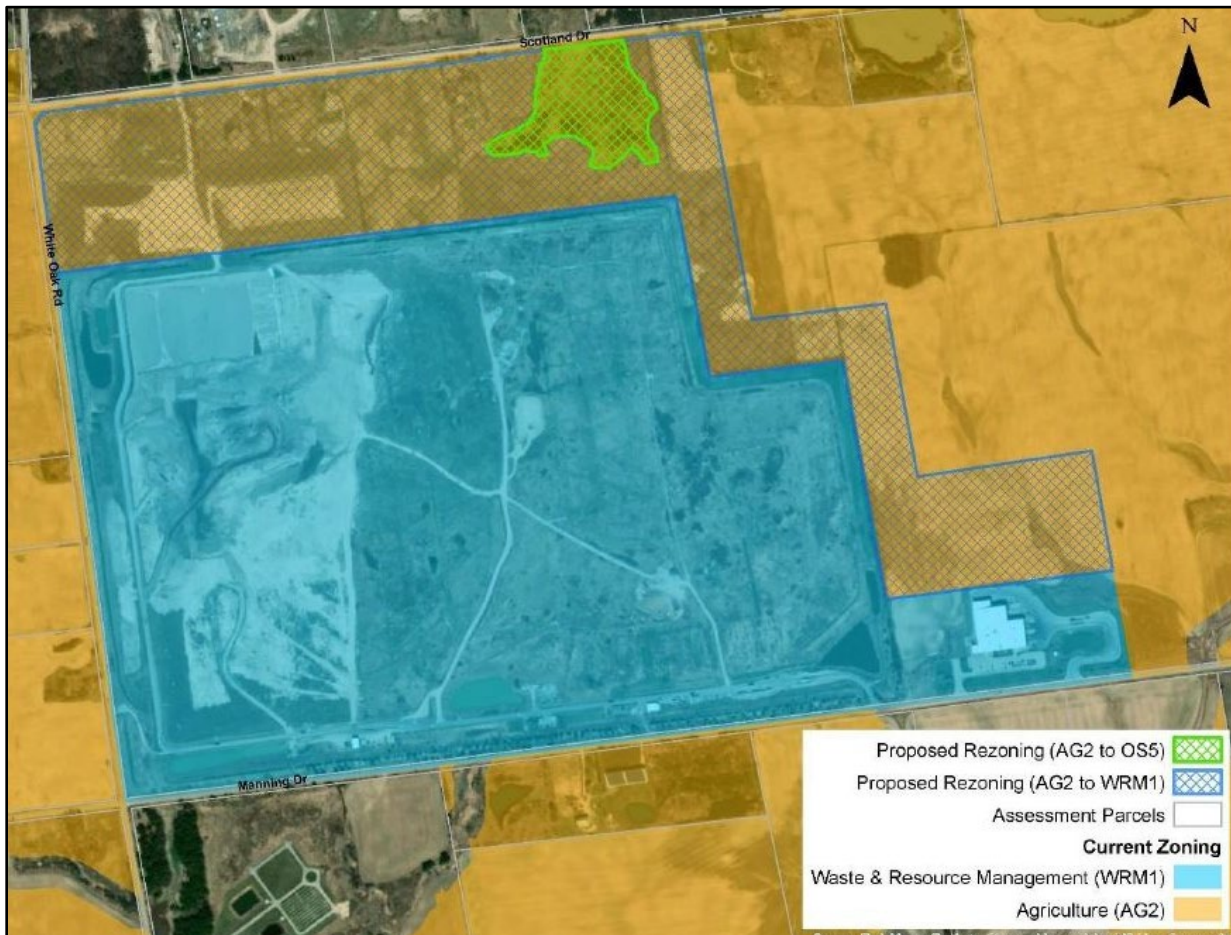


Figure 3: Image of subject site depicting the re-zoning of the lands.

2.3 Public Engagement

On November 17, 2023, a Notice of Application was sent to 12 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 23, 2023. A “Planning Application” sign was also placed on the site.

There was one (1) response received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Concerns expressed by the public relate to:

- Odour caused by W12A Landfill.

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the Planning Act (Section 3) and the Provincial Policy Statement, 2020 (PPS). The Planning Act requires that all municipal land use decisions affecting planning matters shall be consistent with the PPS.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework.

The PPS identifies waste management as an infrastructure necessary for the long-term prosperity of the municipality through Policies 1.6.10 Waste Management and 1.7.1 Long-Term Economic Planning. It is interpreted to mean that each municipality will provide facilities and services to accommodate their current and future waste management needs. Additionally, the PPS also requires municipalities to protect natural heritage features for the long term (PPS, Policy 2.1.1).

Staff's opinion is that the application for an Official Plan and Zoning By-law amendment is consistent with the Planning Act and the PPS.

The London Plan, 2016

The subject lands are located mainly within the Waste Management Resource Recovery Area Place Type in The London Plan, with some portions being designated Environmental Review. The Waste Management Resource Recovery Area Place Type provides for the continued evolution of the W12A Landfill and surrounding area as an integrated waste management centre. Environmentally responsible and sustainable operations and practices, compatible land uses, and minimal impacts on the environment and surrounding properties will guide the future development of these lands. Landfills are important to the city's future growth and development, provide a necessary public benefit and the ability to manage the city's solid waste. All landfills will be designed to maximize utility and minimize negative impacts.

The lands subject to this policy are shown on Map 1 - Place Types and contain the uses associated with the City's waste management and resource recovery operations within these limits. Approximately half of these lands are occupied by the W12A waste disposal facility. Lands outside the active W12A waste disposal facility, but within the Waste Management Resource Recovery Area may be used for resource recovery and eco-industrial park uses, in conformity with the policies of this Plan, and subject to a zoning by-law amendment. The applicant is looking to expand the W12A waste disposal facility to the area outside the active W12A facility but are within the Waste Management Resource Recovery Area.

The portions of the land designated Environmental Review are intended to be reviewed and redesignated as part of the development application. Appropriate designations will be applied based on the outcome of the Environmental Impact Assessment and Valleyland Assessment documents.

Staff's opinion is that the application for an Official Plan and Zoning By-law Amendment conforms to the policies of The London Plan.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Issue and Consideration #1: Land Use

The majority of the subject lands are within the Waste Management Resource Recovery Area (WMRRA) Place Type of the London Plan with portions of the land being designated Environmental Review (ER) Place Type in The London Plan. The place type permits landfills and related uses necessary to the function, operation and education of all aspects of waste reduction, re-use, recycling, management, resource recovery, treatment and waste disposal. The portion of land designated Environmental Review requires environmental studies to be completed to evaluate the environmental features on site.

As the applicant provided both an Environmental Impact Assessment and a Valleylands Assessment, staff are satisfied that it is appropriate to redesignate portions of the Environmental Review Place Type to Waste Management Resource Recovery Area Place Type where no features exist, and to redesignate both Environmental Review Place Type and Waste Management Resource Recovery Area to Open Space where the environmental features have been identified. The expansion of the Waste Management Resource Recovery Area designation will not have a negative impact on the surrounding agricultural lands.

4.2 Issue and Consideration #2: Intensity

According to The London Plan, The Waste Management Resource Recovery Area Place Type will contain landfill operations that are scaled and designed such that negative environmental effects can be mitigated. Staff are satisfied that the Waste Management Resource Recovery Area Place Type policies are being met in terms of intensity and impacts.

4.3 Issue and Consideration #3: Form

The expansion of the W12A landfill will not result in any additional built form on the site, therefore staff are satisfied that the form policies within The London Plan have been met. The expansion of the W12A landfill will act as a buffer to the existing W12A operations area and will not be used to facilitate an outward expansion onto further lands. The expansion also facilitates an expanded waste resource drop-off area. Any future built form or on-site building and structures will be addressed through the site plan approval process.

4.4 Issue and Consideration #4: Environmental Review of Valleylands

Portions of the subject site are designated as Environmental Review and are also designated Valleylands on Map 5 – Natural Heritage of the London Plan (2016). As per policy 1346, Valleylands are included in the Environmental Review Place Type, pending further evaluation. The identification of Significant Valleylands should be based on an evaluation of their ecological, hazard protection, and water resource management functions including considerations outlined in policy 1347_ of the London Plan.

Through the review of the two Environmental Review Place Types on the subject lands, only the Valleyland associated with Silver Swamp located at the northern portion of the site was identified as significant. As such this portion of land is being recommended to be designated as Significant Valleyland. This Valleyland meets three (3) of the eight (8) considerations of The London Plan, and partially met seven (7) of the 10 criteria of the Provincial Valleylands assessment. The Valleyland located on the southern portion of the site is not believed to provide significant landform related functions, ecological functions or restored ecological functions, and is being recommended for removal from the Valleylands designation in Map 5 – The London Plan.

The Environmental Review Place Type ensures that development which may negatively impact the value of these features does not occur until such time as the required environmental studies are completed. As shown in Figures 1 and 2, the applicant has delineated through their submitted Environmental Impact Study an area at the northern portion of the subject site that will remain environmentally protected, through the re-zoning to an Open Space (OS5) Zone, re-designation to a Greenspace Place Type, and identification as a Significant Valleylands and a Wetland on Map 5. The other lands outside of the protected area will have the Valleylands and Unevaluated Wetlands designation removed from Map 5 and will be re-designated from Environmental Review to Waste Management Resource Recovery Area in Map 1 – Place Types.

Conclusion

The applicant has requested an amendment to The London Plan and to rezone portions of the property to expand the Waste Management Facility on the subject lands.

An environmental study was conducted as part of this application to evaluate the valley lands and wetlands and the recommendations of those studies inform the proposed changes to Map 1- Place Types and Map 5 – Natural Heritage, as well as the zone boundaries.

The recommended amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the policies of The London Plan for the Waste and Resource Recovery Area Place Type. As such, the proposed amendment is being recommended for approval.

Prepared by: Brent House
Planner

Reviewed by: Mike Corby, MCIP, RPP
Manager, Planning Implementation

Recommended by: Heather McNeely, MCIP, RPP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P. Eng
Deputy City Manager, Planning and Economic
Development

Copy: Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Official Plan Amendment – Map 1

Bill No. (number to be inserted by Clerk's Office)
2024

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

A by-law to amend Map 1 of the Official Plan, The London Plan for the City of London, 2016 relating to 3502 Manning Drive

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 13, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 13, 2024
Second Reading – February 13, 2024
Third Reading – February 13, 2024

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to amend Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area to change the designation for portions of the subject lands FROM Environmental Review Place Type TO a Green Space Place Type and a Waste Management Resource Recovery Area Place Type; and to change the designation for portions of the subject lands FROM Waste Management Resource Recovery Area Place Type TO a Green Space Place Type.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3502 Manning Drive in the City of London.

C. BASIS OF THE AMENDMENT

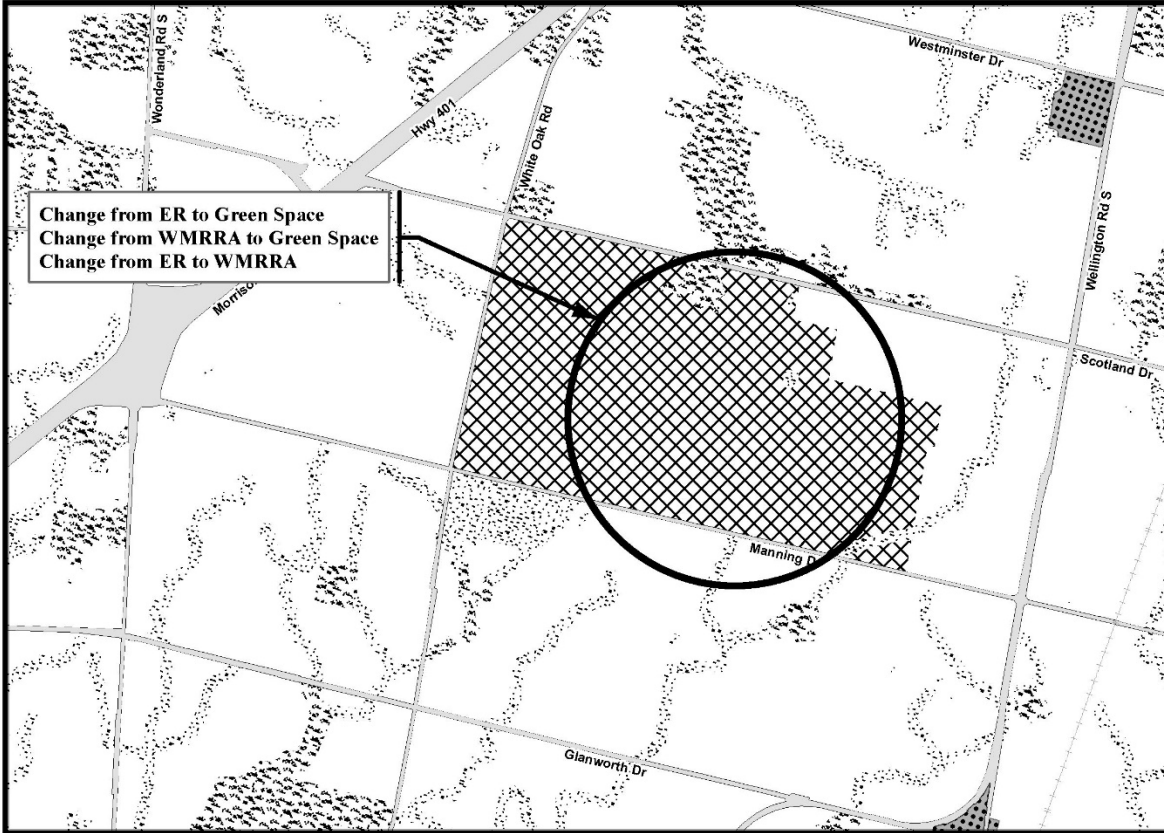
The amendment to Map 1 of The London Plan supports the expansion of the W12A landfill and further define and protect the existing environmentally significant areas on the subject lands.

D. THE AMENDMENT

1. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the Place Type designations for the lands located at 3502 Manning Drive in the City of London, as indicated on “Schedule 1” attached hereto, and described as follows:
 - a) To change the designation for a portion of the subject lands FROM an Environmental Review Place Type TO a Green Space Place Type.
 - b) To change the designation for a portion of the subject lands FROM a Waste Management Resource Recovery Area Place Type TO a Green Space Place Type.
 - c) To change the designation for a portion of the subject lands FROM an Environmental Review Place Type TO a Waste Management Resource Recovery Area Place Type.

Schedule 1

AMENDMENT NO:



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p align="center">SCHEDULE 1 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p align="right">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: OZ-9674</p> <p>PLANNER: BH</p> <p>TECHNICIAN: RC</p> <p>DATE: 12/14/2023</p>
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Appendix B – Official Plan Amendment – Map 5

Bill No. (number to be inserted by Clerk's Office)
2024

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

A by-law to amend Map 5 of the Official Plan, The London Plan for the City of London, 2016 relating to 3502 Manning Drive

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 13, 2024
Second Reading – February 13, 2024
Third Reading – February 13, 2024

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to amend Map 5 – Natural Heritage, to the Official Plan, The London Plan, for the City of London Planning Area to remove the Valleylands designation from a portion of the site; to designate a portion of the site as Significant Valleylands; to change the designation of the northerly-located Unevaluated Wetland to Wetland; and to delete the westerly-located Wetland.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 3502 Manning Drive in the City of London.

C. BASIS OF THE AMENDMENT

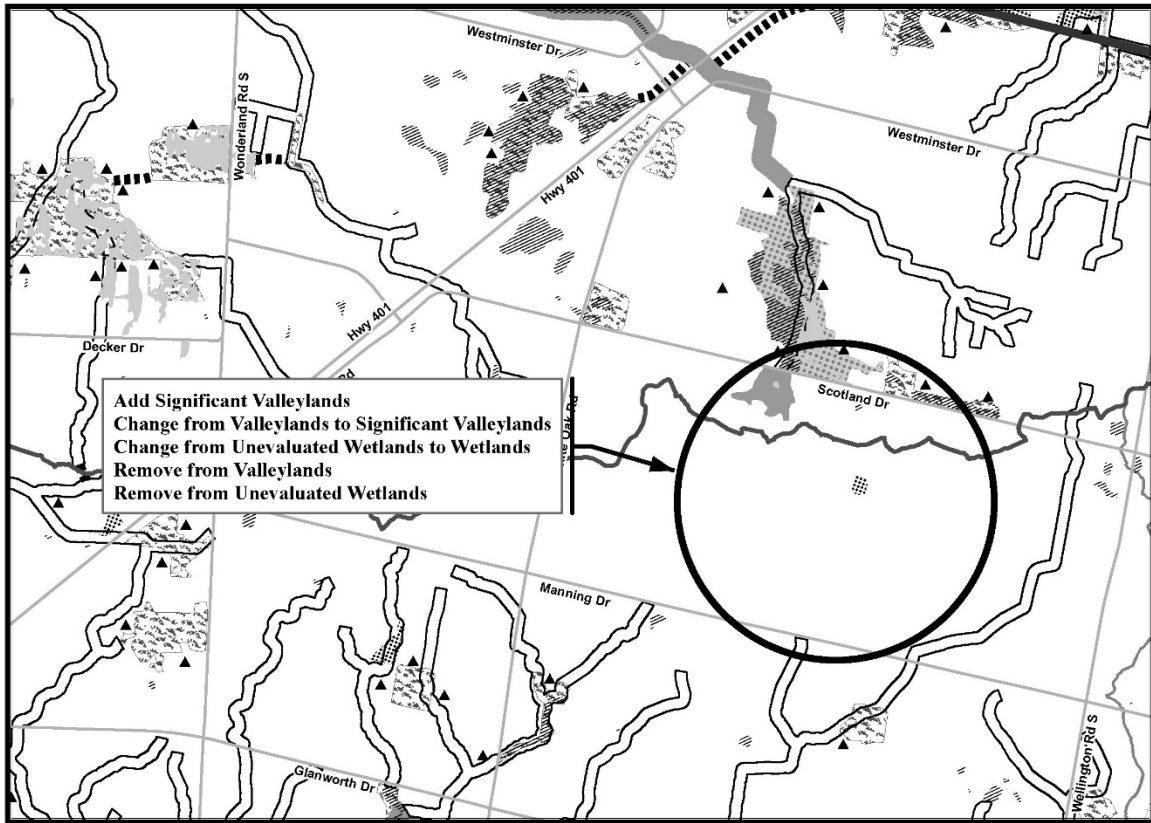
The amendment to Map 5 of The London Plan reflects the evaluation of potential natural heritage features on the property; protects identified features; and supports the expansion of the W12A landfill on the subject lands.

D. THE AMENDMENT

1. Map 5 – Natural Heritage, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the natural heritage designations for the lands located at 3502 Manning Drive in the City of London, as indicated on “Schedule 1” attached hereto, and described as follows:
 - i. To delete a portion of the Valleylands designation;
 - ii. To add the Significant Valleylands designation to a portion of the subject lands;
 - iii. To change the designation of the northerly-located wetland FROM an Unevaluated Wetlands TO Wetlands; and,
 - iv. To delete the Unevaluated Wetlands designation for the westerly located feature.

Schedule 1

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

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

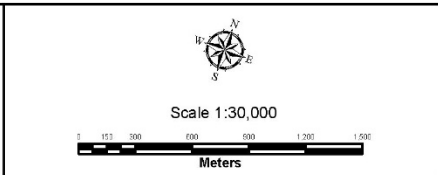
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

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

**SCHEDULE 2
TO**
OFFICIAL AMENDMENT NO. _____
PREPARED BY: Planning & Development



FILE NUMBER: OZ-9674
PLANNER: BH
TECHNICIAN: RC
DATE: 12/14/2023

Appendix C – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 3502
Manning Drive

WHEREAS City of London has applied to rezone an area of land located at 3502 Manning Drive, as shown on the map attached to this by-law, as set out below;

WHEREAS upon approval of Official Plan Amendment Numbers (two related OPA numbers to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3502 Manning Drive, as shown on the attached map comprising part of Key Map No. A115, from an Agricultural (AG2) Zone to an Open Space (OS5) Zone; and to change the zoning of a portion of the subject property from an Agricultural (AG2) Zone to a Waste & Resource Management (WRM1) Zone.
2. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

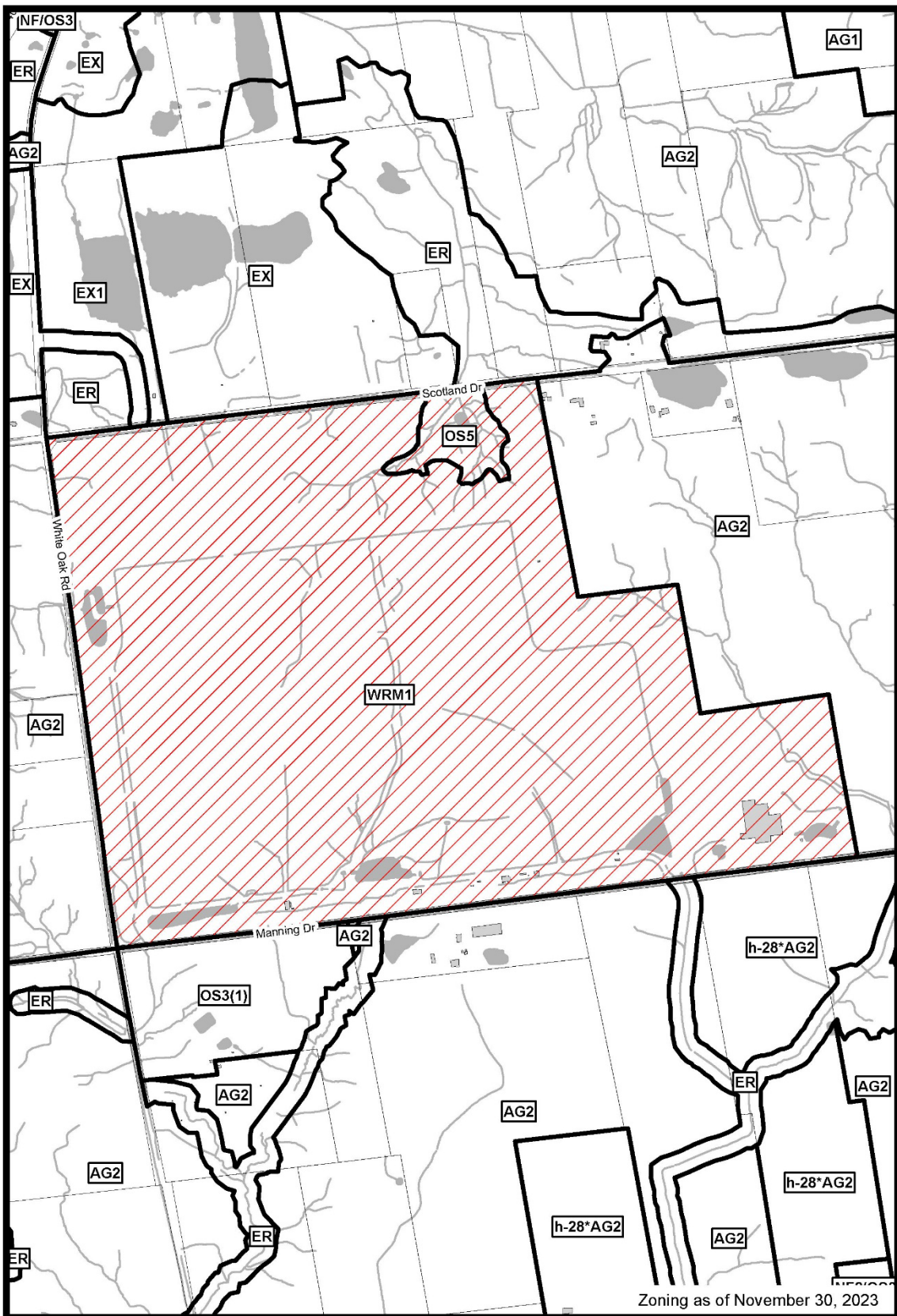
PASSED in Open Council on February 13, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – February 13, 2024
Second Reading – February 13, 2024
Third Reading – February 13, 2024

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



File Number: OZ-9674
Planner: BH
Date Prepared: 2023/12/14
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE



1:12,250

0 62.5 125 250 375 500 Meters



Appendix D – Public Engagement

Community Engagement

Public liaison: On November 17, 2023, Notice of Application was sent to property owners and tenants in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on November 23, 2023. A “Planning Application” sign was also posted on the site.

One public comment was received and was addressed.

Nature of Liaison: The purpose and effect of the recommended Official Plan and Zoning By-law Amendment is to facilitate the expansion of the Waste Management Facility on the subject lands.

Public Responses: 1

Comments Received: December 18, 2023

Brent House (bhouse@london.ca)
Development Services, City of London
300 Duffering Ave, 6th floor

Brent,

I've been duped. All the talk about W-12-A staff and public officials including at the Ministry of Environment putting every effort into getting control of the odours and other issues of the operation of the landfill impacting the community has turned out to be complete B.S. Years of gaslighting is what the people of this community have been subjected to.

What has become abundantly clear is that my property rights are not being respected and with this proposed land use change, there is no intention to do so in the future. To date there has been no compensation offered to impacted community members for the constant incursions of disrespect imposed on them in a consistent basis. All the boundaries agreed upon with the Township of Westminster in regards to this landfill have been violated without compensation and you now wish to do so further.

We all have an inherent right to live the best life we can without obstruction from government.. Enjoyment of property and security in the primary investment of their homes is a paramount foundation to building a good home.

I feel insecure about investing in my home, welcoming friends and family and live daily with the fear of odours ruining my day. Never sure if I can leave a window open at night, frequently not able to work or play outdoors for the horrendous stench. I have made my concerns clear to every councilors of the past as well as operations of the landfill. I have filed complaints with the Ministry of Environment since January 2011. I complained to the city of London for two years prior to that but stopped when one official argued that I had never before called with a complaint. I learned records were not being kept at the city.

Over the past twenty years there has been more abandoned and demolished homes than constructed homes in the areas perimetering the landfill at a radius of two kilometers. By the London Library's own calculations, the service area of our small library, which I personally had to fight to protect, has lost over 500 community members in the service area of the library since 1991. This area has effectively further become a dead zone with the banning of development using the Urban Growth Boundary. Homes most often take months to sell if at all ever do. Most find they must reduce asking prices to get any interest. There has never been an assessment for the impact of this landfill on real-estate prices or of emotional impact on community members. Infrastructure has fallen into subclass standards, roads are the worst I have ever travelled in all of Ontario with the City of London choosing to reduce speed limits rather than repair the roadways. The PLC efforts to acquire an broad real-estate assessment the landfills impact on

property values failed from the fear assessment offices had of blowback from government on future business. As shy as they were to openly state that as a fact, they made it very clear that was the reason they had to remove themselves from the project.

In this dead zone we live in there is limited interest in offering services like internet, natural gas, cable lines, new phone lines, paved roadways, garbage clean up of roadways. I would have thought the worse you treat this area the more you would have tried to offset the impact but that has not happened. Property Value Protection should have long ago been offered to all households in range of the odours of the landfill.

If this goes forward, I expect property value protection be offered to myself as well as moving expenses paid with additional funds for inconvenience.

Regards, Mike Williams

Appendix E - Agency/Departmental Comments

Ecology – Received December 20, 2023

Provided that the official plan amendments take pace at the time of zoning, ecology has no further comments or concerns at this time. A draft EIS was reviewed with comments, an amended EIS is expected in a forthcoming submission and is therefore exempted from submission at the time of this application.

Engineering – Received December 18, 2023

Engineering has no comments on this application.

Heritage – Received November 28, 2023

Heritage has no comment on this application.

Parks Planning – Received November 17, 2023

Parks has no comments.

London Hydro – Received November 28, 2023

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

Site Plan – Received November 17, 2023

The works associated with 3502 Manning Drive seem to be described as: 1) buffering and 2) drop-off area for waste resources. As there are no buildings proposed, there will be no site plan approval required (currently no existing DA that can be located for 3502 Manning Dr). If new building(s) are proposed, site plan approval will be required.

Urban Design – Received November 15, 2023

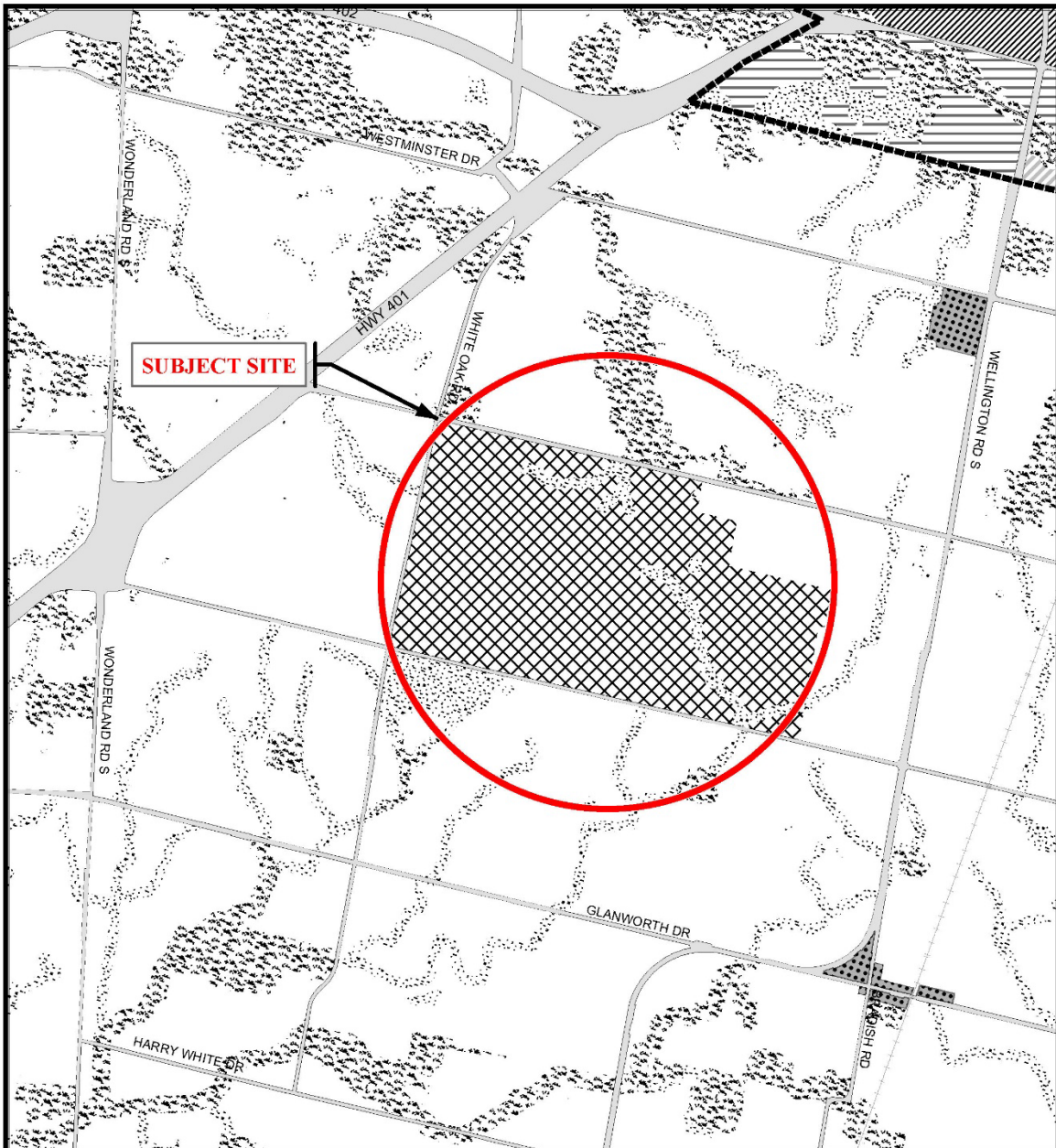
There are no Urban Design comments for OZ-9674, proposed expansion of W12A (3502 Manning Drive).

UTRCA:

While the UTRCA has no objections to this application, the lands are regulated, and the necessary Section 28 permit and/or clearance must be secured prior to undertaking any site alteration or development within the regulated area. We recommend that the applicant/landowner contact the Land Use Regulations staff at the UTRCA to confirm the Section 28 approval submission requirements and associated fees.

Appendix F – Relevant Background

The London Plan – Map 1 – Place Types



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development

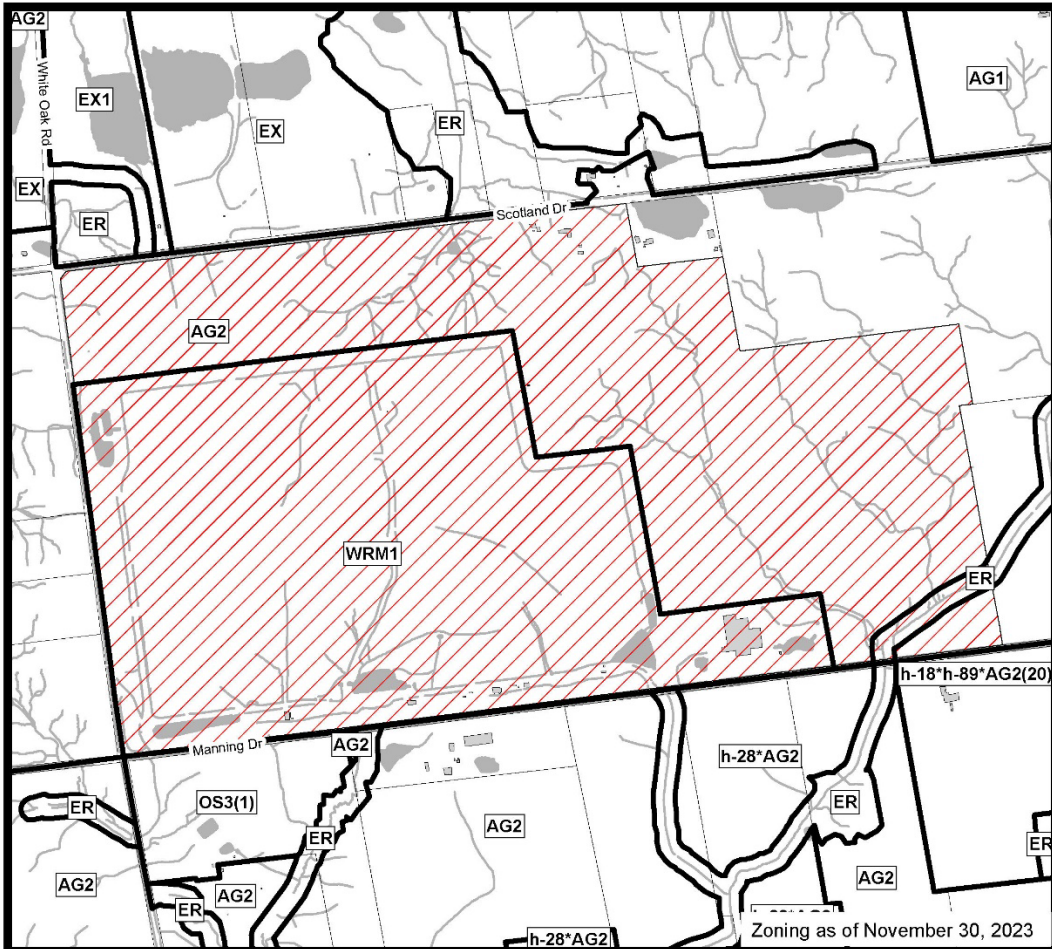


Scale 1:30,000



File Number: OZ-9674
Planner: MH
Technician: RC
Date: 2023/12/14

Zoning By-law Z.-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| DA - DOWNTOWN AREA | LI - LIGHT INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | GI - GENERAL INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| NSA - NEIGHBOURHOOD SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | UR - URBAN RESERVE |
| AC - ARTERIAL COMMERCIAL | |
| HS - HIGHWAY SERVICE COMMERCIAL | AG - AGRICULTURAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION | TGS - TEMPORARY GARDEN SUITE |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



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

FILE NO:

OZ-9674 BH

MAP PREPARED:

2023/12/14 RC

1:15,000

0 75 150 300 450 600 Meters