



Colliers

\$Unpriced

Future Industrial Land For Sale

1635 Bradley Avenue, London, ON N6M 1E5

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1635 Bradley Avenue, London ON | For Sale

Property Overview

Municipal Address	1629 – 1635 Bradley Avenue London, ON
PINs	081990032 and 081990098
ARNs	393608005013800 393608005013600
Parcel Sizes	85.62 acres (PIN 081990032) 12.11 acres (PIN 081990098) 97.73 acres total (GeoWarehouse)
Current Zoning	UR6 – Urban Reserve 6 h1 – holding 1 (Environmental Impact Study) OS5 – Open Space 5 ER – Environmental Review Sections of UTRCA regulation areas
London Plan Designation	Light Industrial Green Space

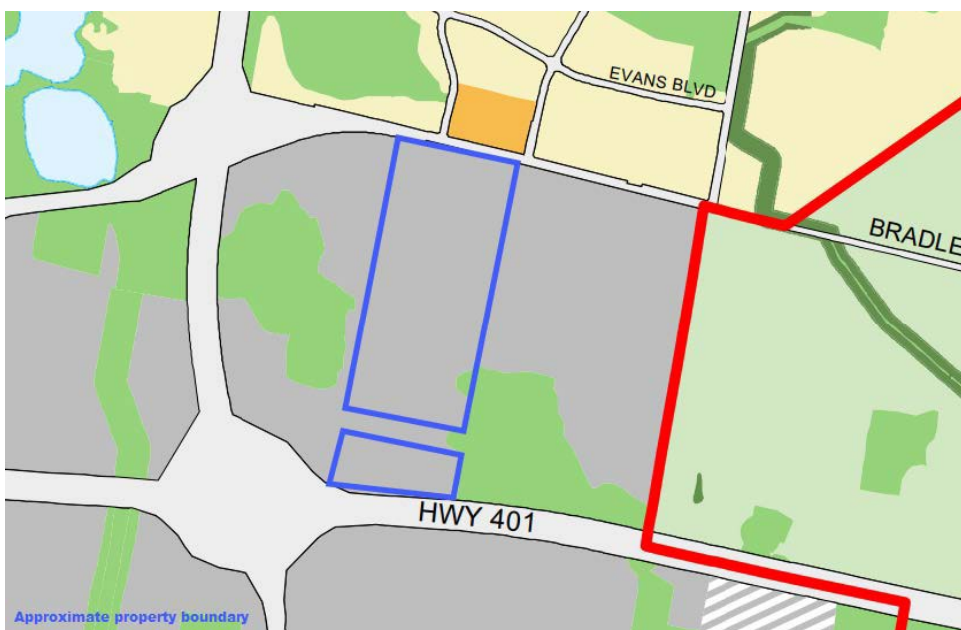


Land Use – City of London

Official Plan Overview – Light Industrial Place Type

The Light Industrial Place Type is where industries generating more minimal planning impacts will be permitted. It is appropriate to separate these uses from heavier industrial users, to avoid land use conflicts and to allow for positive industrial environments. It may also be necessary to separate some uses within the Light Industrial Place Type from sensitive land uses on adjacent lands.

The Light Industrial Place Type may also contain Innovation Parks that focus on such things as light manufacturing, research and development, and the integration of knowledge based functions with industrial production. These Innovation Parks need to provide a context that is attractive to the knowledge-based workers that these businesses recruit, and also to provide an environment that can support and enhance the image of the businesses that locate within them.



Official Plan: Light Industrial and Green Space

-  Light Industrial
-  Green Space

Zoning: UR6, UR6(h-1), OS5, ER, UTRCA

UR6 – Urban Reserve 6:

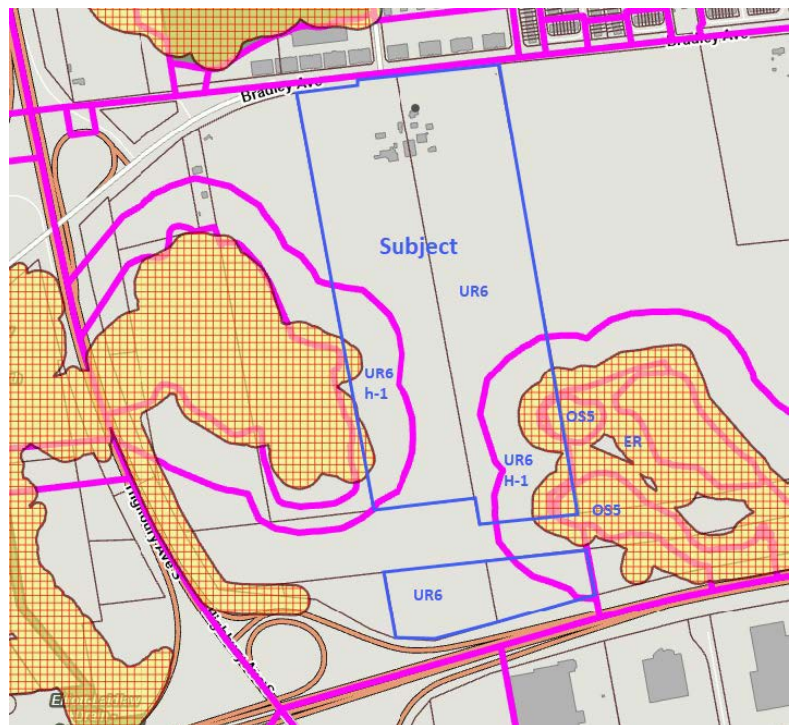
This Zone provides for and regulates existing uses on lands which are primarily undeveloped for urban uses. Generally, these uses have limited structures. The Urban Reserve Zone is intended to protect large tracts of land from premature subdivision and development to provide for future comprehensive development on those lands. The UR5 and UR6 Zone variations are to be applied to areas where industrial development is anticipated over the long term.

h1 – holding 1 (Environmental Impact Study):

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 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-1" symbol. (Z.-1-051390) (Z.-1-202871)
Permitted Interim Uses: Existing use

OS5 – Open Space 5

The OS4 and OS5 Zone variations are the most restrictive open space zone variations and are applied to lands which have physical and/or environmental constraints to development. The OS5 Zone variation applies to important natural features and functions that have been recognized by Council as being of City-wide, regional, or provincial significance and identified as components of the Natural Heritage System of the Official Plan. In order to protect the identified features and functions, permitted activity is limited to a range of low-impact uses associated with passive recreation, conservation and ecosystem management. Development and site alteration is permitted only if it has been demonstrated through an appropriate study that there will be no negative impacts on the features and functions for which the area has been identified. (Z.-1-94236) (Z.-1-051390) (Z.-1-202871)



Zoning: UR6, UR6(h-1), OS5, ER, UTRCA

OS5 – Open Space 5 (Continued)

The following are permitted uses in the OS5 Zone variation:

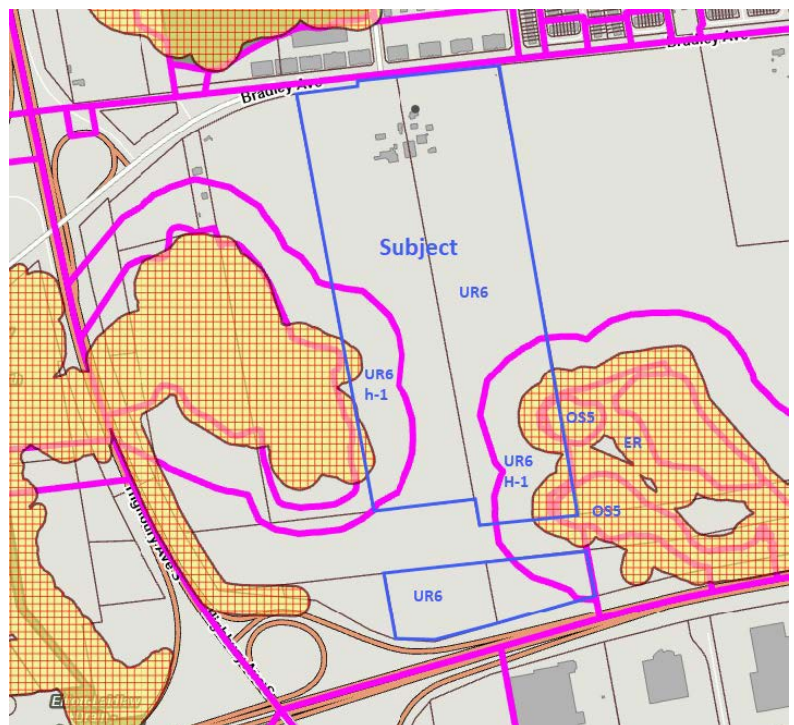
- a) Conservation lands;
- b) Conservation works (Z-1-051390)
- c) Passive recreation uses which include hiking trails and multi-use pathways (Z-1-051390)
- d) Managed woodlots (Z-1-051390)

ER – Environmental Review

This Zone applies to Environmental Review areas of the Official Plan which are intended to remain in a natural condition until their significance is determined through the completion of more detailed environmental studies. In order to protect the potentially significant features and functions of Environmental Review areas of the Official Plan, permitted activity is limited to a range of uses associated with passive recreation, conservation and sustainable forest management. The ER Zone permits a range of low-impact uses that are similar to those permitted under the Open Space (OS5) Zone variation. In some instances Environmental Review lands of the Official Plan abut stream corridors for which floodplain mapping has not been completed. Much of this land is used for agricultural purposes and the Official Plan permits agriculture in Environmental Review lands. If necessary, existing uses and associated development regulations will be recognized on a site specific basis through the use of Special Provisions. (Z.-1-202871)

The following are permitted uses in the ER Zone:

- a) Conservation lands;
- b) Conservation works;
- c) Passive recreational uses;
- d) Managed woodlot;
- e) Agricultural uses.





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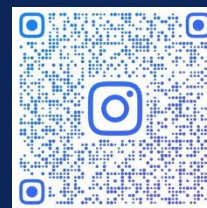
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