

# Agenda

## Environmental Stewardship and Action Community Advisory Committee

2nd Meeting of the Environmental Stewardship and Action Community Advisory Committee

March 26, 2026, 4:00 PM

Committee Room #5

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

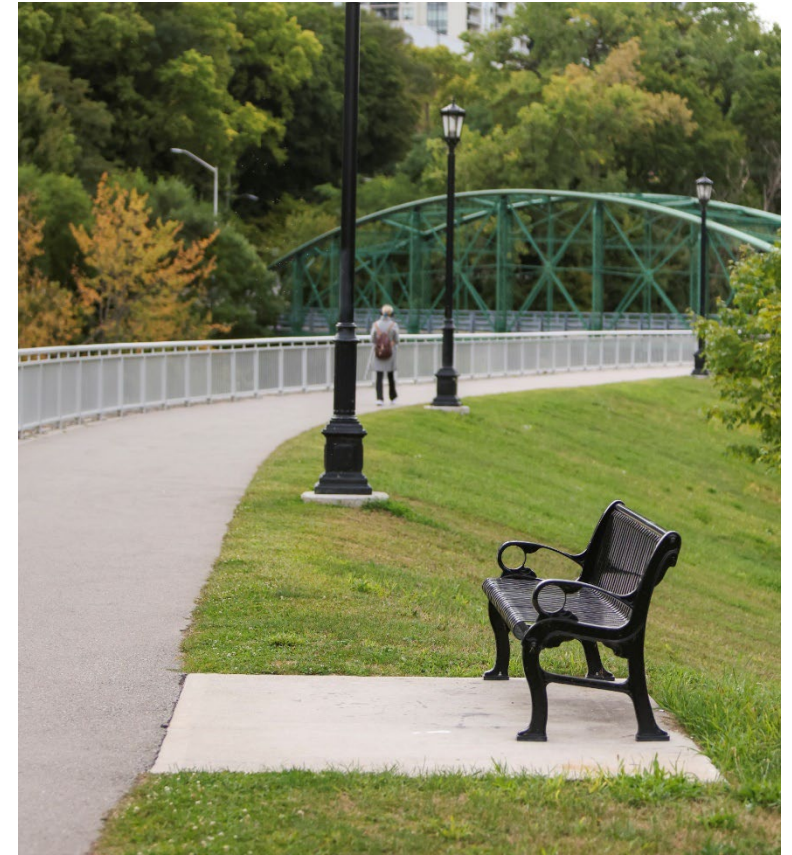
We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact [advisorycommittee@london.ca](mailto:advisorycommittee@london.ca).

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<b>1. Call to Order</b>	
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<b>2. Scheduled Items</b>	
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5.1	Property Standards By-law - CP-24 - Request for Feedback	52
<b>6.</b>	<b>Adjournment</b>	



# Parks and Recreation Master Plan Update

Environmental Stewardship and Action Community Advisory Committee Checkpoint (ESACAC) – March 26, 2026



London  
CANADA

# Project Overview

- The City of London last updated its Parks and Recreation Master Plan in 2019.
- Due to recent provincial policy changes, population growth, and community desires for green space, a **“scoped” Master Plan Update** is needed provide direction for the next 15 years.
- The project also includes a **financial planning strategy** to inform the City’s next Multi-Year Budget and 2028 Development Charges Background Study.





London  
CANADA

# 2019 PRMP Goals

## Vision:

In London, all residents – regardless of age, ability, culture, gender, income, or where they live – have the opportunity to participate and share in meaningful and accessible parks, recreation, and sport experiences.



The vision and goals are to remain with this update, with a specific **focus on Supportive Environments**.

# Project Timeline

- We are currently in Phase 5 of the project and are working to finalize the PRMP Update
- This Phase includes several engagement opportunities to ensure the final plan reflects the community's interests





London  
CANADA

# “Let’s talk parks” Community Engagement so far

2,210

completed  
surveys

60

open house  
attendees

+ other  
engagement  
tactics

## Outreach Methods



Get Involved  
London Webpage



Billboards, Posters &  
Postcards



Email Blasts



Social Media

## Engagement Tactics



Community Survey



Advisory Committees



Public Open Houses



Public Agencies



Community Connector  
Pop-Ups

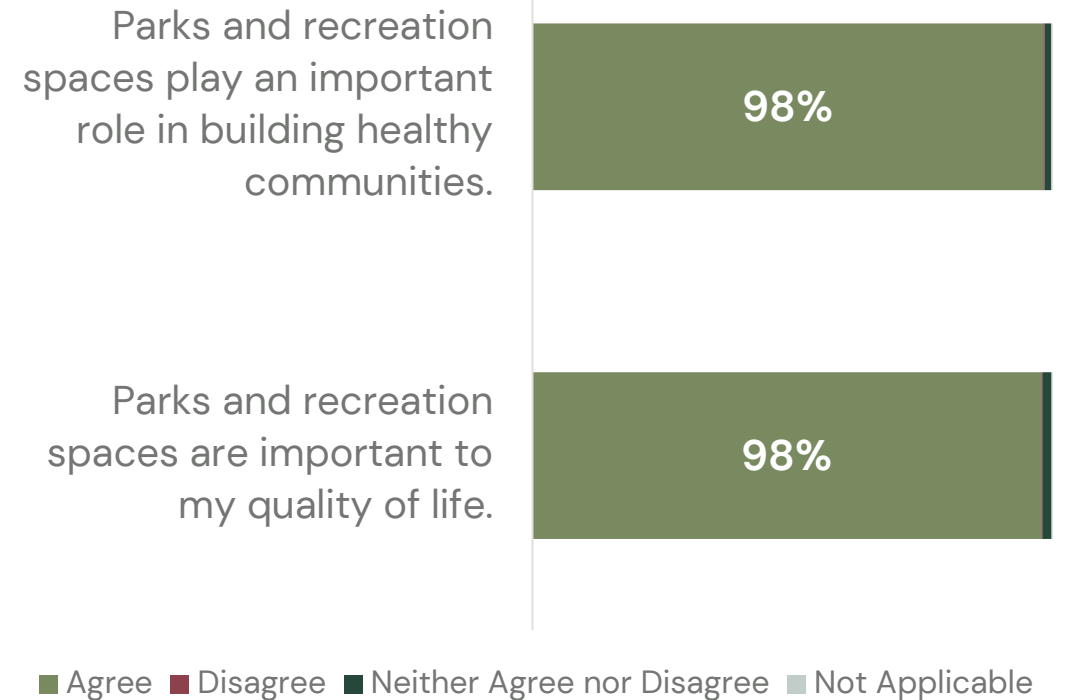


Short Questionnaire

# “Let’s talk parks” Highlights

1. Nearly all residents agree that London’s parks, recreation trails, and pathways are **important to their quality of life**.
2. **Perceptions of park safety and inclusion are mixed.** 65% of survey respondents agreed that London’s parks are safe, welcoming and inclusive.
  - Suggested safety/inclusion improvements included increased maintenance, addressing encampments, and increased surveillance/enforcement of by-laws.

## Value of Parks & Recreation Spaces

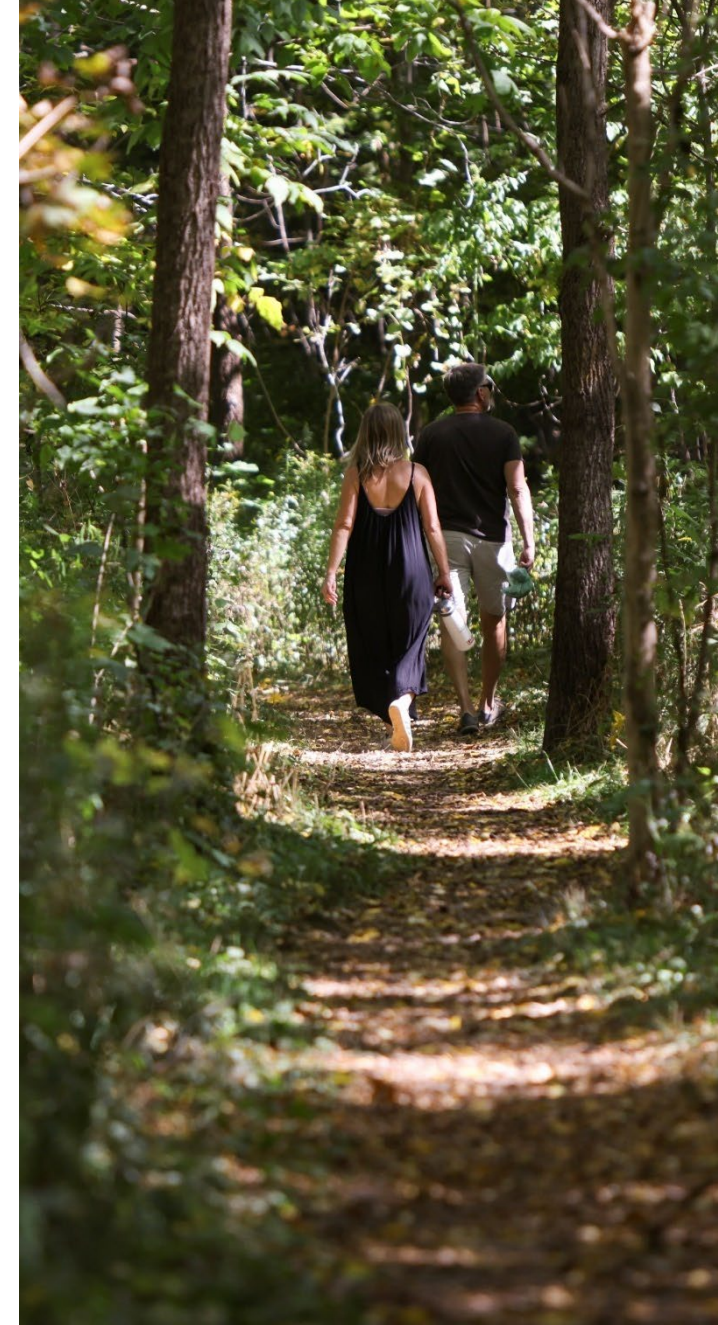


# “Let’s talk parks” Highlights

3. **Local or neighbourhood parks** are the most used park type, suggesting residents primarily use parks that are nearby, convenient, and walkable.
4. **Washrooms, drinking fountains, and comfort amenities** had the largest gaps between satisfaction and importance in the survey, indicating they are top priorities for improvement.
5. Residents identified **barriers with accessing washrooms**, such as locked facilities, as well as safety and sanitary concerns. Adding gender neutral and universal washroom facilities to parks was a suggested strategy to improve the inclusivity of these spaces.
6. To support **year-round park use**, users would like to see increased maintenance of paths and access to waste receptacles during the colder months of the year.

# “Let’s talk parks” Highlights

7. Improvements are desired to make parks more accessible and inclusive for people of **all ages and abilities**.
  - People are seeking playgrounds with accessible surfaces and structures for people with disabilities, as well as equipment that can entertain young children, teenagers, and adults.
8. Residents expressed support for the **environmental benefits of natural areas and Environmentally Significant Areas** and did not want to see these areas compromised by non-sensitive recreation uses.
9. School Boards and Conservation Authorities lent support for **partnerships that can enhance public access** to parks and green spaces.



“Let’s talk parks”

# ESACAC Feedback



**22 recommendations under the following themes:**

- **Vegetation Management:** Reduce mowing, naturalize, reduce non-native planting, develop woodlot management plans, public education about vegetation management (e.g., tree removals), plant fruit trees in parks.
- **Engagement:** Co-stewardship park programs, Indigenous partnerships, publicize tree canopy goals, review commemorative program costs through an equity lens, incorporate language centering people and connection to nature.
- **Communications & Service Delivery:** Communicate the distinction between ESAs and parks, provide informational signage on the rules of ESAs at entrances, fence off tree planting sites, expand Service London portal to support ESAs/woodlands, create park-specific emailing lists.
- **Planning, Infrastructure, & Amenities:** Washroom access for events, align park improvements with service expansions, clarify provision of parks per resident, clearly designate events spaces in parks, provide secure bicycle storage.

“Let’s talk parks”

# ESACAC Feedback



- Of the 22 recommendations, most have been considered in the Master Plan or are already part of the city current policies or processes.
- Some have been shared with other departments for their considerations.
- 3 have been deemed non-feasible, including:
  - Plant fruit trees in parks (high maintenance and harvesting requirements)
  - Leaf litter drop-off stations (already curb pick-up in place, risk of increased dumping)
  - Increase park catchment target to 300m (current achievable target is 800m or a 10-minute walk)

# Emerging Directions (Draft)

The Master Plan Update will introduce guidelines relevant to **Goal 4 Supportive Environments**. These are organized around the following themes:

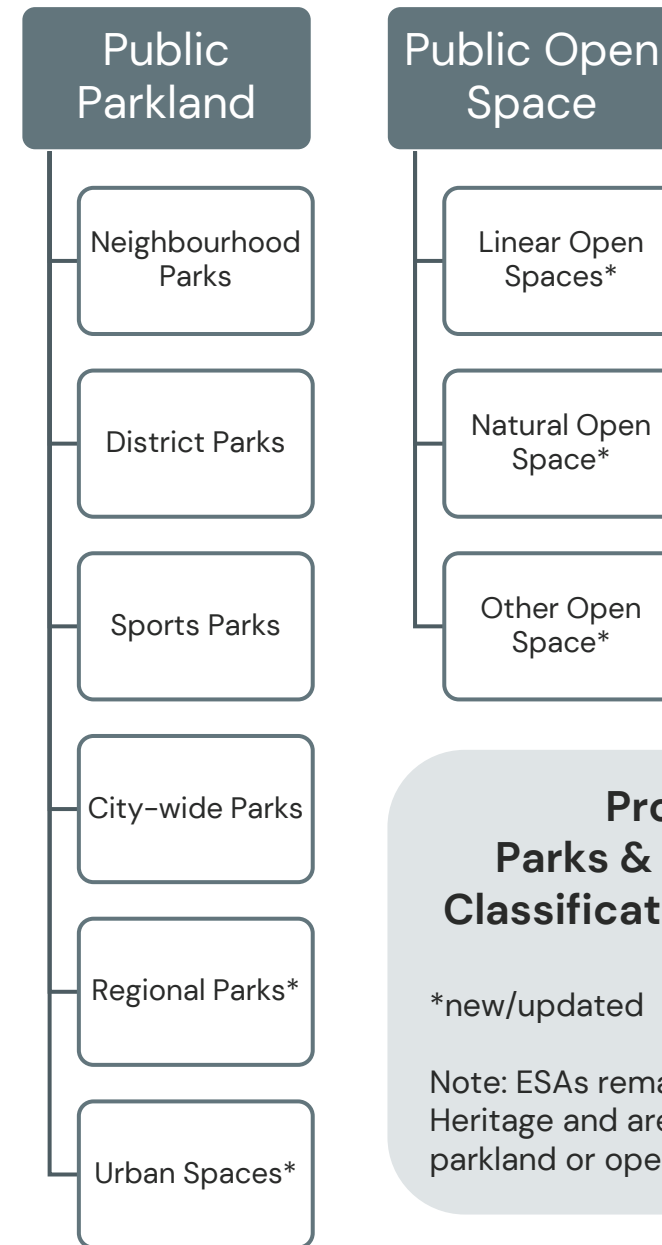
- A. **Modernizing Parkland Policies & Standards**
- B. **Designing Inclusive, Sustainable & Adaptable Parks**
- C. **Focusing on our Parks & Recreation Facility Priorities**
- D. **Leveraging Partnerships & Funding Solutions**



# A. Modernizing Parkland Policies & Standards

Possible directions include (subject to change):

1. Updating how the City classifies and manages different types of parks to better reflect their roles in the community.
2. Exploring opportunities to maximize parkland acquisition.
3. Continuing to create connected and integrated parks, open space, and pathway networks.



## Proposed Parks & Open Space Classification Framework

\*new/updated

Note: ESAs remain under Natural Heritage and are not categorized as parkland or open space.

# B. Designing Inclusive, Sustainable & Adaptable Parks

Possible directions include (subject to change):

1. Designing parks to serve diverse users and abilities, prioritizing equity and access for underserved communities.

For example:

- Continue to make parks and facilities more accessible for persons with disabilities through the application of FADS, AODA, and universal design principles.
- Optimize parks through multi-functional designs that are adaptable to changing community needs.
- Enhance safety and comfort through thoughtful design, such as weather protection, shade, seating, lighting, visible sight lines, and amenities for extended use, where feasible.

# B. Designing Inclusive, Sustainable & Adaptable Parks

2. Continue pursuing environmental sustainability and climate resilience initiatives in alignment with municipal objectives.

For example:

- Continue to maintain natural heritage features in their natural state.
- Incorporate green infrastructure, native plantings, and environmentally responsible materials, where feasible.
- Design and manage parks to mitigate climate impacts (heat, flooding, storms), support biodiversity, and enhance ecological functions.
- Identify and delineate natural features on City-managed lands to support ongoing planning and management.

# B. Designing Inclusive, Sustainable & Adaptable Parks

3. Keep engaging communities in park design and stewardship.

For example:

- Involve residents, including equity-denied communities, in planning and designing parks.
- Support community-led activation, programming, and maintenance initiatives, where feasible.
- Strengthen relationships with Indigenous community members and organizations with the goal of integrating cultural perspectives, knowledge, and expression into park planning, design, and management.

# C. Focusing on our Parks & Recreation Facility Priorities

Possible directions include (subject to change):

1. Maintaining service levels in pace with population growth, prioritizing geographic gaps and demonstrated demand.
2. Investing in unprogrammed and community-activated park spaces that support wide use by residents of all ages and backgrounds.
3. Planning proactively for emerging and specialized facilities.
4. Expanding recreation facility capacity strategically across the city.



# D. Leveraging Partnerships & Funding Solutions

Possible directions include (subject to change):

1. Collaborating with school boards, public agencies, and the private sector to increase public access to parks, open space, and recreation and sport facilities.
2. Maximizing funding tools to keep pace with park and facility renewal and growth-related needs.



# Next Steps

- 1. April 13**  
Draft PRMP Update to CPSC
- 2. April/May**  
Public Engagement
  - Get Involved website
  - Open houses and more
- 3. July 13**  
Final PRMP Update to CPSC



# Environmental Stewardship and Action Community Advisory Committee Report

2nd Meeting of the Environmental Stewardship and Action Community Advisory Committee

February 26, 2026

Attendance PRESENT: N. Karsch (Chair), D. Dwairi, A. Ford, J. Cordes, M.A. Hodge, A. Menon, B. Samuels, L. Skinner, and A. Miller (Committee Clerk)

ALSO PRESENT: Councillor J. Pribil, L. Ahima, P. Lupa, K. Mason, A. Pfeffer, T. Filer, W. Jeffery

The meeting was called to order at 4:03 PM; it being noted that J. Cordes, D. Dwairi, A. Ford, A. Menon, and B. Samuels were in remote attendance.

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Scheduled Items

None.

## 3. Consent

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the Environmental Stewardship and Action Community Advisory Committee Agenda BE APPROVED, to provide for Item 5.3 in Stage 5, Items for Direction, be moved to Stage 3, Consent Items before Item 3.1.

### 5.3 Pet Shops - Business Licensing By-law - L.-131-16

That the Civic Administration BE REQUESTED to provide written responses to the questions as appended to the added agenda related to Pet Shops – Business Licensing By-Law – L.-131 – ESACAC Business Licensing Questions;

that it be noted the Environmental Stewardship and Action Community Advisory Committee (ESACAC) heard a verbal update on the above-noted item from A. Pfeffer, Director, Municipal Compliance and W. Jeffery, Manager, Community Compliance & Animal Welfare Services.

### 3.1 1st Report of the Environmental Stewardship and Action Community Advisory Committee

That it BE NOTED that the 1st Report of the Environmental Stewardship and Action Community Advisory Committee, from its meeting held on January 22, 2026, was received.

### 3.2 Municipal Council Resolution - 8th Report of the Environmental Stewardship and Action Community Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on February 10, 2026, with respect to the 8th Report of the

Environmental Stewardship and Action Community Advisory Committee, from its meeting held on November 27, 2025, was received.

**4. Sub-Committees and Working Groups**

None.

**5. Items for Direction**

5.1 2026 Committee Workplan

That the attached, revised, 2026 Committee Workplan BE APPROVED and BE APPENDED to the ESACAC report.

5.2 2025 Committee Workplan - Update

That it BE NOTED the 2025 Environmental Stewardship and Action Community Advisory Committee (ESACAC) Work Plan Update was received.

**6. Adjournment**

That the meeting BE ADJOURNED.

The meeting adjourned at 4:45 PM.

### ESACAC Workplan (March - November 2026)

The Environmental Stewardship and Action Community Advisory Committee proposes to include the following topics in the annual Workplan for 2026, noting that this list is not exhaustive and other items may be directed to the committee over the term.

#	Quarter	Item	Description
1	Q1-Q2	Request that the business licensing manager attend a committee meeting to discuss requirements for pet shops and seasonal sales businesses	The committee requests that the business licensing manager attend a committee meeting to discuss the Business Licensing By-law. The committee may then issue recommendations aimed at reducing costs and risks associated with introductions of invasive species from local pet and horticultural trades into the environment.
2	Q1-Q2	Feedback on Bicentennial Tree Planting	The City has indicated there will be a planting of “200 Trees for 200 Years” for the bicentennial. The City of London has also been designated as the 2026 Forest Capital of Canada. The committee wishes to discuss this plan with staff and provide feedback.
3	Q2	Urban Agriculture Strategy	<p>In November 2017, the Municipal Council for the City of London adopted an <a href="#">Urban Agriculture Strategy</a>.</p> <p>As food insecurity in the region has grown, and the City recently updated its by-law regulating landscaping on private property to be permissive of strategies for growing native plants and crops, the committee would like to revisit the 2017 Strategy to check on the status of its implementation.</p> <p>The committee will request a status update on the Strategy from City staff on this strategy (including seeking updates on how the City is progressing) and may provide recommendations for Council consideration.</p>
4	Q3	Ontario Blue Box Program	In January 2026, there was a province-wide transition to shift the responsibility of recycling collection from cities to producers. Recycling collection in London is no longer managed by the municipality; instead, recycling collection is managed by Circular Materials.

			<p>This change resulted in service disruptions to over 500 local small businesses, places of worship and nonprofits. It is unclear how this change is impacting recycling and waste diversion practices at these locations. Meanwhile, residents using the new Blue Box program are expected to adjust which materials they sort into the recycling stream. Little information is available for the public from Circular Materials about their operation of the new program (e.g., rates of contamination, what happens to materials in the Blue Box).</p> <p>The committee will research how this transition is being received by the London community and report back with questions for City staff and potential recommendations aimed at improving compliance with the Blue Box program.</p>
5	Q3	Improving awareness of the City’s environmental programs and services among community organizations	The committee will prepare a report with specific recommendations for the City to improve its communications about environmental programs and services, aiming to promote awareness and improve uptake and access by Neighbourhood Associations and community groups.
6	Q3	Explore opportunities for advancing CEAP in local food systems	The committee will develop recommendations for the City to support reductions in community greenhouse gas emissions associated with local food production and consumption, by collecting feedback from the local plant-based agrifood business sector about needs and opportunities.
7	Q4	Review City policies with implications for soil health and sustainability	<p>The City of London is situated on land with high quality soils that are relatively rare in Canada. Sustaining our soil is essential for environmental health and food security. However, urban and agricultural soils in our region face a variety of pressures and long-term risks associated with human activities, many of which are regulated by the municipal government.</p> <p>The committee will review existing City policies and programs relating to management of urban and agricultural soils (e.g., the Site Alteration Bylaw, Biosolids Management Master Plan) to compare with beneficial management practice guidelines, and report back with recommendations.</p>



# NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

## Official Plan Amendment

### Kilally Meadows Environmentally Significant Area (ESA)



**File: O-26012**  
**Applicant: City of London**

#### What is Proposed?

Official Plan amendments to allow:

- The Kilally Meadows ESA Conservation Master Plan to be added to the list of guideline documents in The London Plan
- Map 1 – Place Types and Map 5 – Natural Heritage to be updated in conformity with the Kilally Meadows ESA Conservation Master Plan Phase I

Further information regarding this application can be found at [london.ca/planapps](http://london.ca/planapps)

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## LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, April 14, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details or contact [pec@london.ca](mailto:pec@london.ca).

For consideration by Council, comments must be provided by **March 23, 2026**

For more information and/or to provide comments:

Lela Burt  
[lburt@london.ca](mailto:lburt@london.ca)  
519-661-CITY (2489) ext. 7863  
Planning & Development, City of London  
London ON PO Box 5035 N6A 4L9  
File: O-26012

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You may also discuss any concerns you have with your Ward Councillor:

Peter Cuddy  
[pcuddy@london.ca](mailto:pcuddy@london.ca)  
519-661-CITY (2489) ext. 4003

Jerry Pribil  
[jpribil@london.ca](mailto:jpribil@london.ca)  
519-661-CITY (2489) ext. 4005

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

Date of Notice: March 3, 2026

# Application Details

## Requested Amendment to The London Plan

To add the Kilally Meadows Environmentally Significant Area Conservation Master Plan to the list of guideline documents under policy 1719 of The London Plan.

To change the Green Space Place Type and the Neighbourhoods Place Type on Map 1 – Place Types of The London Plan in conformity with the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I.

To change the delineation of the Kilally Meadows Environmentally Significant Area natural heritage area on Map 5 – Natural Heritage of The London Plan in conformity with the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I.

The draft Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I is available for review at [getinvolved.london.ca](https://getinvolved.london.ca).

The London Plan is available for review at [london.ca](https://london.ca).

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

## Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca).

## Right to Appeal to the Ontario Land Tribunal\*

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

\*Please see the *Planning Act* for updated appeal requirements.

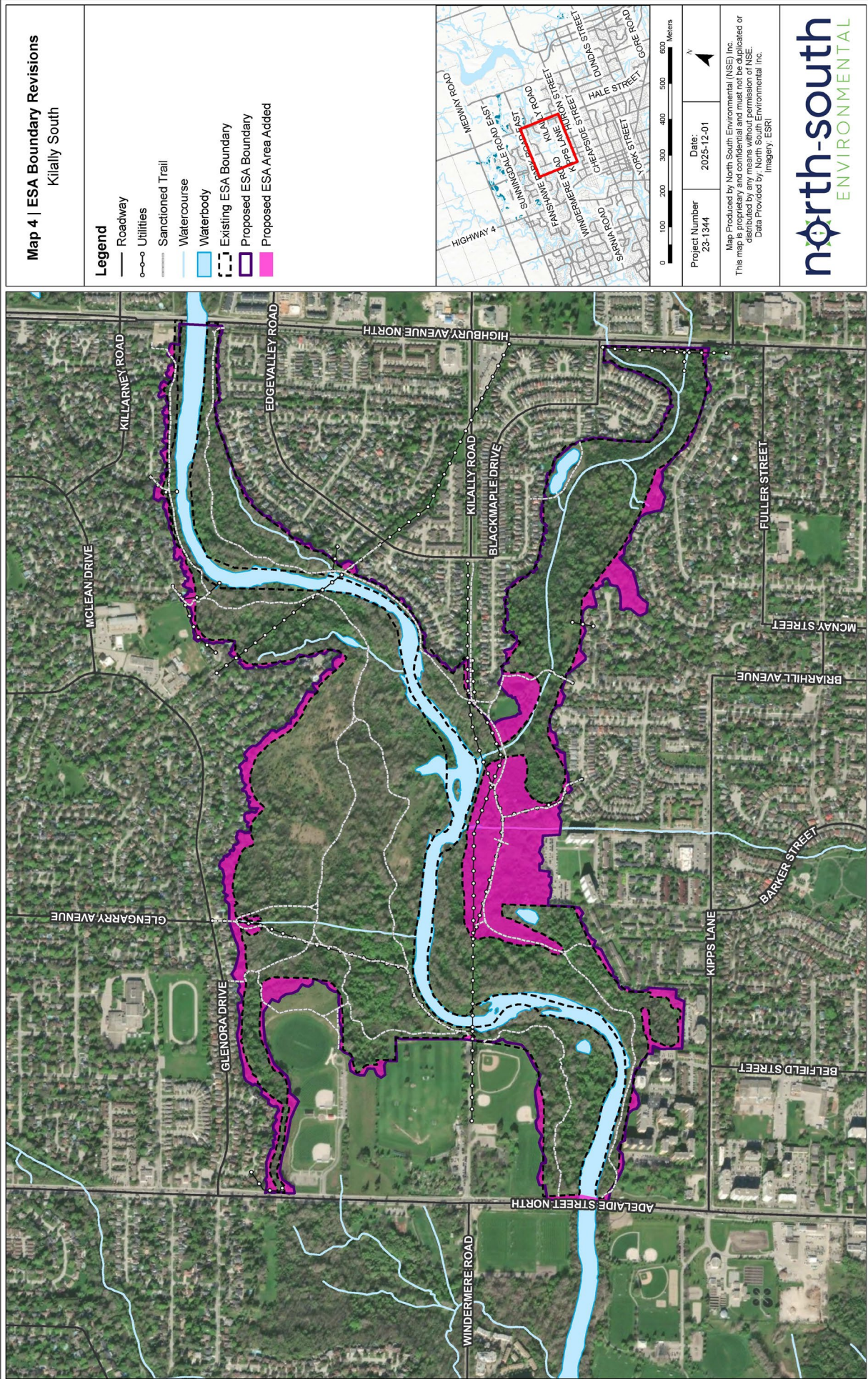
## Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## Accessibility

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# Kilally Meadows Environmentally Significant Area



The Kilally Meadows ESA is generally located south of Fanshawe Park Road East, east of Adelaide Street North, and west of Highbury Avenue North.

The above image illustrates the proposed Kilally Meadows ESA boundary, which is subject to an Official Plan Amendment to implement the Kilally Meadows ESA Conservation Master Plan Phase I. No zoning changes are proposed as part of this amendment.

# NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

## Official Plan Amendment

### Kelly Stanton Environmentally Significant Area (ESA)



**File: O-26013**  
**Applicant: City of London**

#### What is Proposed?

Official Plan amendments to allow:

- The Kelly Stanton ESA Conservation Master Plan to be added to the list of guideline documents in The London Plan
- Map 1 – Place Types and Map 5 – Natural Heritage to be updated in conformity with the Kelly Stanton ESA Conservation Master Plan Phase I

Further information regarding this application can be found at [london.ca/planapps](https://london.ca/planapps)

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For more information and/or to provide comments:

Kiana Lee  
[kilee@london.ca](mailto:kilee@london.ca)  
519-661-CITY (2489) ext. 7864  
Planning & Development, City of London  
London ON PO Box 5035 N6A 4L9  
File: O-26013

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Steve Lehman  
[slehman@london.ca](mailto:slehman@london.ca)  
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# Application Details

## Requested Amendment to The London Plan

To add the Kelly Stanton Environmentally Significant Area Conservation Master Plan to the list of guideline documents under policy 1719 of The London Plan.

To change the Green Space Place Type and the Neighbourhoods Place Type on Map 1 – Place Types of The London Plan in conformity with the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I.

To change the delineation of the Kelly Stanton Environmentally Significant Area natural heritage area on Map 5 – Natural Heritage of The London Plan in conformity with the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I.

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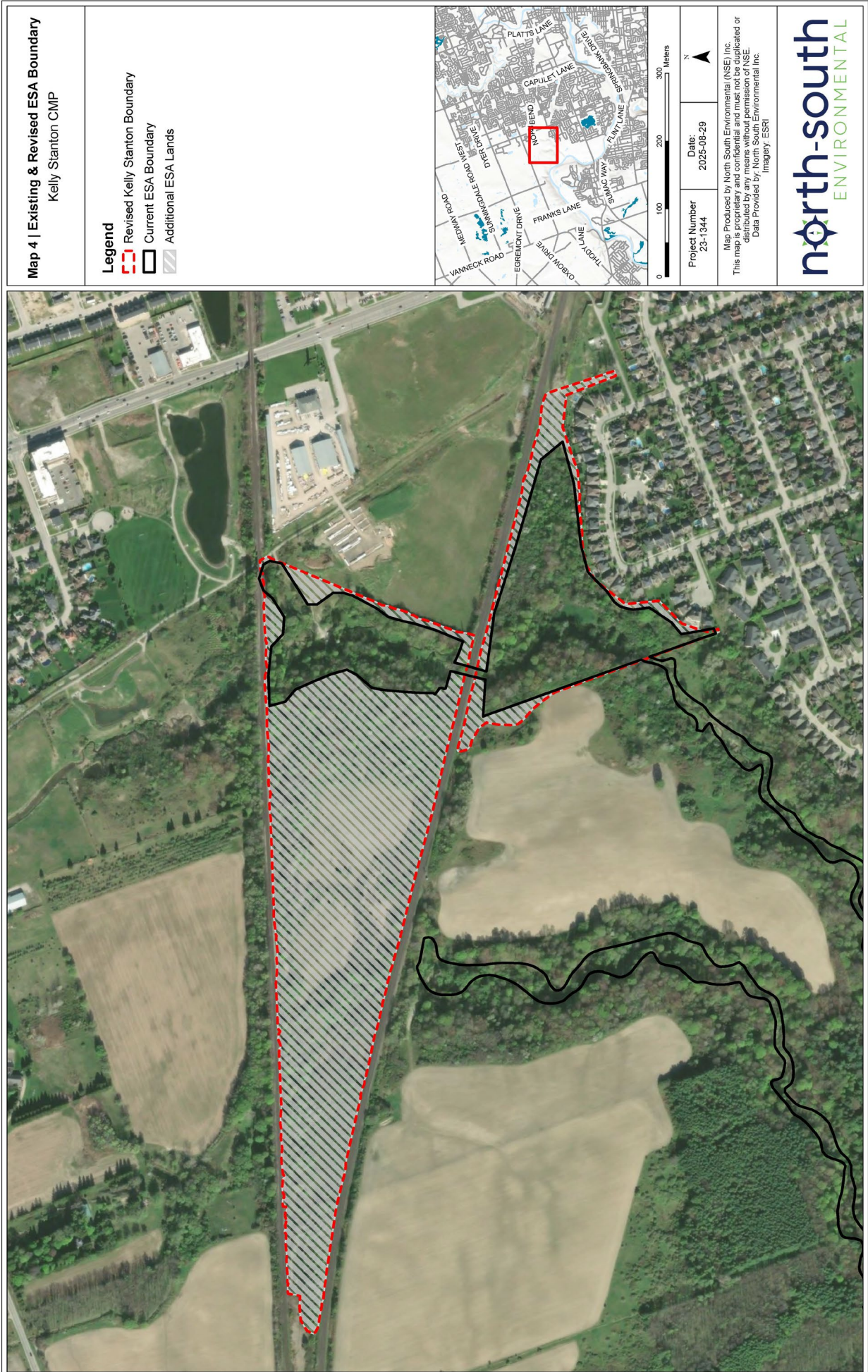
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# Kelly Stanton Environmentally Significant Area



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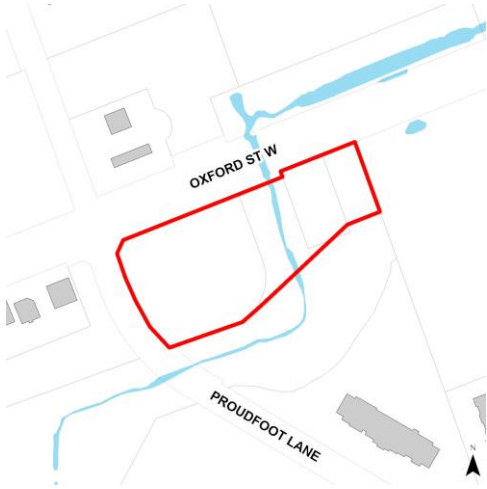
The above image illustrates the proposed Kelly Stanton ESA boundary, which is subject to an Official Plan Amendment to implement the Kelly Stanton ESA Conservation Master Plan Phase I. No zoning changes are proposed as part of this amendment.



# NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

## Official Plan and Zoning By-law Amendments

### 412-450 Oxford Street West and 630 Proudfoot Lane



**File: OZ-26021**

**Applicant: BlueStone Properties Inc. (c/o Zelinka Priamo Ltd.)**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Two (2) high-rise towers integrated into one building, with heights ranging from 17 to 19 storeys.
- 452 residential units (319 units per hectare)
- 276 m<sup>2</sup> commercial gross floor area
- 471 vehicular parking spaces
- 407 long-term bicycle parking spaces

Further information regarding this application can be found at [london.ca/planapps](http://london.ca/planapps)

## LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, May 5, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details or contact [pec@london.ca](mailto:pec@london.ca).

For consideration by Council, comments must be provided by **April 13, 2026**

For more information and/or to provide comments:

Isaac de Ceuster

[ideceust@london.ca](mailto:ideceust@london.ca)

519-661-CITY (2489) ext. 3835

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: OZ-26021

You may also discuss any concerns you have with your Ward Councillor:

Councillor David Ferreira

[dferreira@london.ca](mailto:dferreira@london.ca)

519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

Date of Notice: February 26, 2026

# Application Details

## Requested Amendment to The London Plan

To change the designation of a portion of the property from the Green Space Place Type to the Rapid Transit Corridor Place Type.

## Requested Zoning By-law Amendment

To change the zoning from a Holding Restricted Office/Day Care/Transit Station Area TSA1 (RO2/DC/h-213\*TSA1) Zone and an Open Space (OS4) Zone to a Holding Transit Station Area TSA1 Special Provision (h\*TSA1(\_)) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at [london.ca](http://london.ca).

## Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca).

## Right to Appeal to the Ontario Land Tribunal\*

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted and by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted and by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

\*Please see the *Planning Act* for updated appeal requirements.

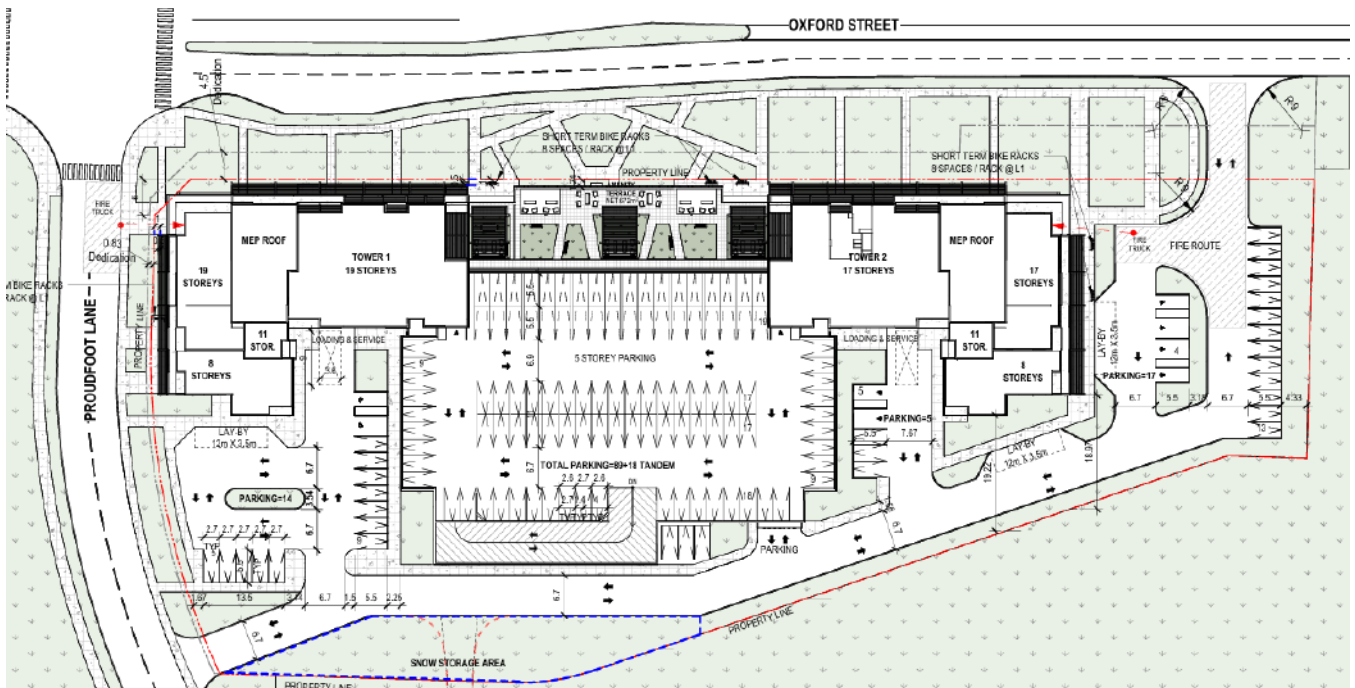
## Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by Tuesday April 28, 2026 to request any of these services.

# Site Concept



Site Concept Plan 412-450 Oxford Street West & 630 Proudfoot Lane.

The above images represent the applicant's proposal as submitted and may change.

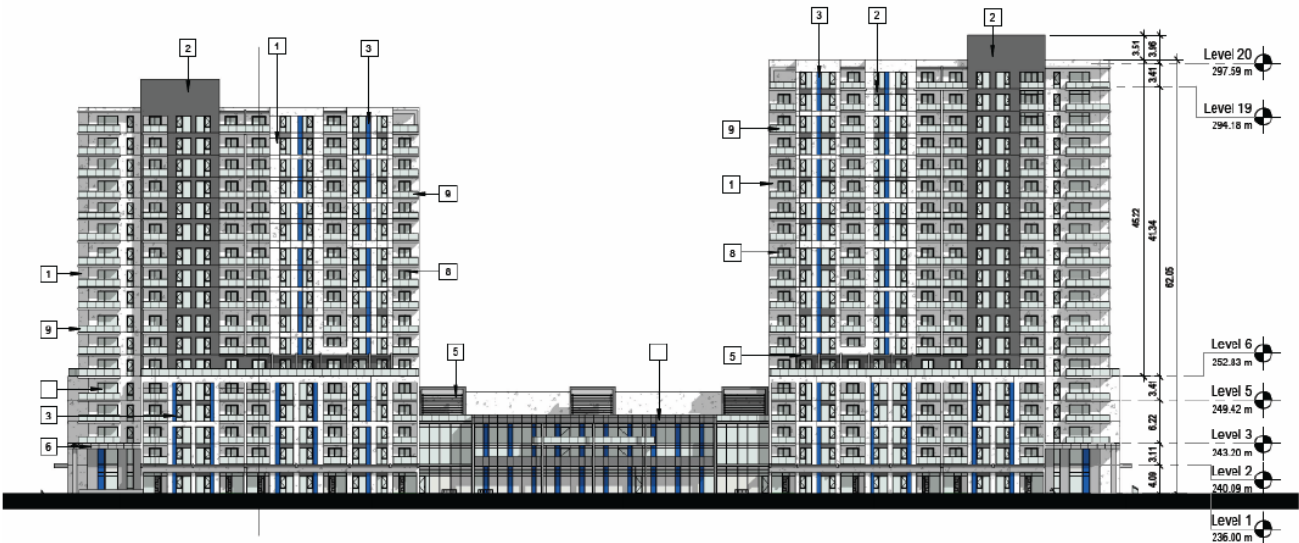
# Building Renderings



Conceptual Rendering (view looking southeast from the Oxford Street West/Proudfoot Lane Intersection)



Conceptual Rendering (view looking northeast from Proudfoot Lane)



Conceptual Elevation (view looking south from Oxford Street)

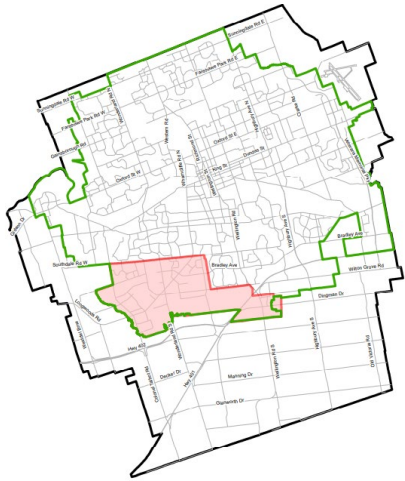
The above images represent the applicant's proposal as submitted and may change.



# NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

## Official Plan and Zoning By-law Amendments

### Southwest Area Secondary Plan Detailed Review



**File: OZ-25029**  
**Applicant: City of London**

#### What is Proposed?

Official Plan and Zoning amendments to:

- Remove the Southwest Area Secondary Plan (SWAP) as a document under The London Plan
- Remove references to SWAP in The London Plan, Zoning Bylaw, Design Guidelines, and Community Improvement Plans
- Add unique policies from SWAP into The London Plan for continued implementation
- Update mapping and land use designations to reflect removal of SWAP

## LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Tuesday, April 14, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

Please provide any comments by **March 31, 2026**

For more information contact:

Ryan Lightfoot  
rlightfo@london.ca  
519-661-CITY (2489) ext. 4953  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-25029

[london.ca/planapps](https://london.ca/planapps)

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

# Application Details

## Requested Amendment to The London Plan

Possible amendment to The London Plan to remove the Southwest Area Secondary Plan (SWAP) as a document, remove references to SWAP in policy, add policies from SWAP, and update mapping and land use designations to reflect removal of SWAP. Amend policies 215, 217, 247, 255, 257, 272, 395, 879, 902, 1077, 1140, 1152, 1565, Map 1, Map 2, and Map 7 to incorporate unique SWAP policies for continued implementation. Amend policies 955, 958, Table 8, and Map 2 to maintain SWAP height maximums. Amend Urban Design Guidelines for 3080 Bostwick Road, Richardson Subdivision, and Lambeth Area Community Plan to remove references to SWAP. Amend Map 1 for the lands located at 4525-4575 Blakie Road, 119-217 Exeter Road, and 4023-4026 Meadowbrook Drive from Neighbourhood Place Type to Commercial Industrial Place Type. Amend Map 1 to change lands located at 405-437 Exeter Road and part of 60 Chalkstone Drive from Light Industrial Place Type to Shopping Area Place Type.

## Requested Zoning By-law Amendment

To amend the h-148 and h-153 holding provision to remove references to Southwest Area Secondary Plan.

The London Plan and the Zoning By-law are available at [london.ca](http://london.ca).

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

### See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

### Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

### Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public

body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

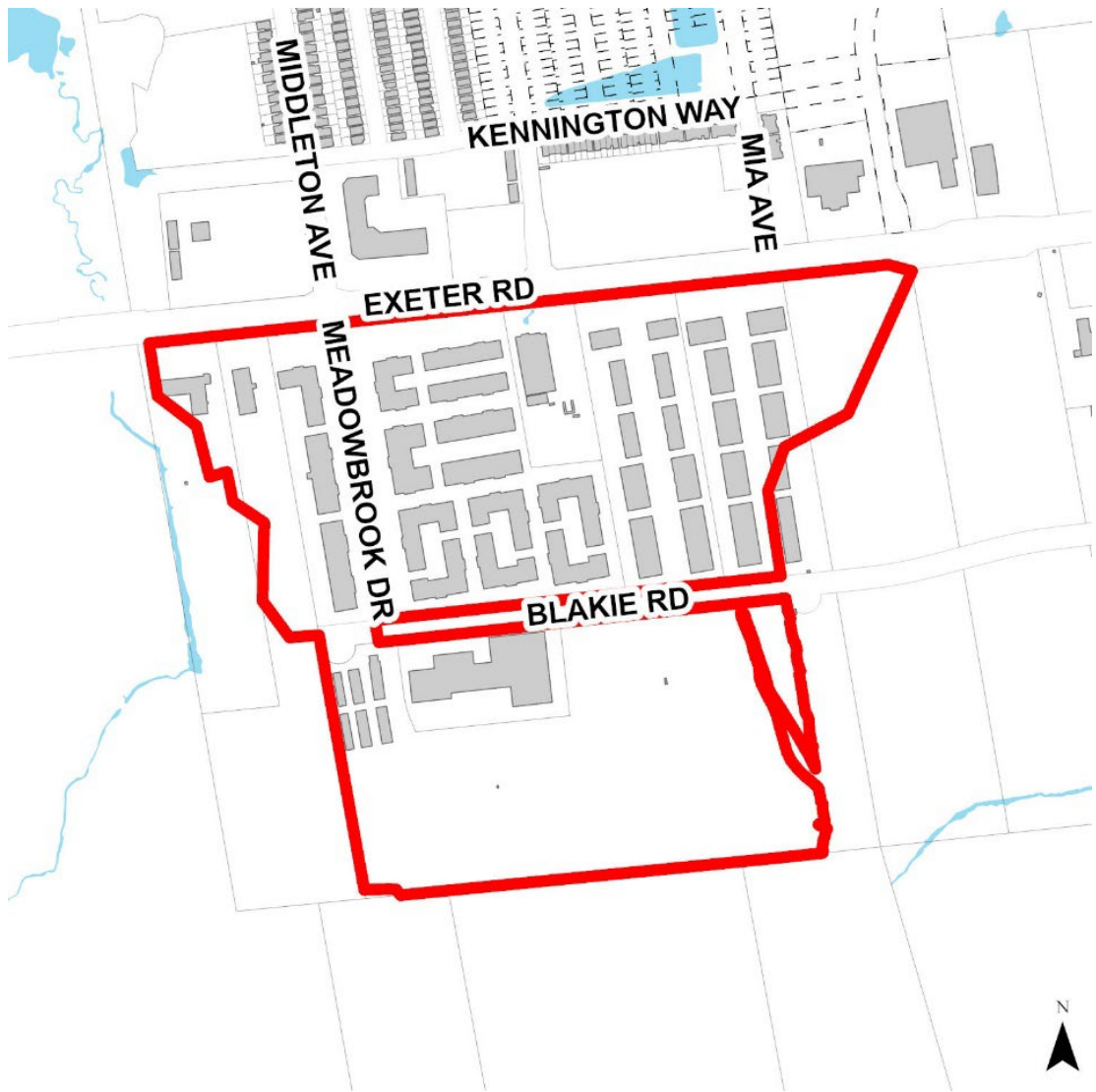
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

### **Notice of Collection of Personal Information**

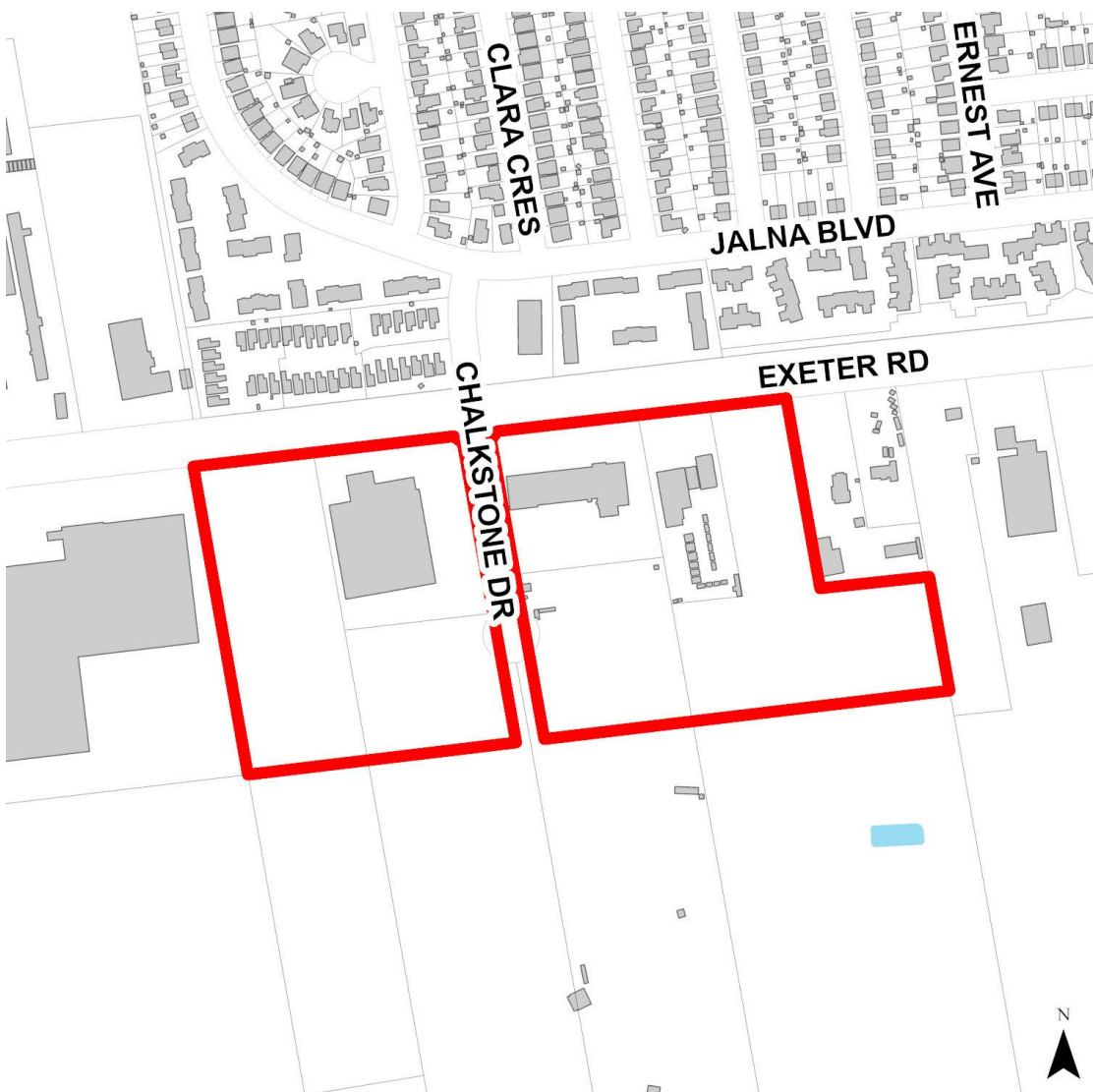
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### **Accessibility**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by April 7, 2026 to request any of these services.



***Area of proposed change from Neighbourhoods Place Type to Commercial Industrial Place Type***



***Area of proposed change from Light Industrial Place Type to Shopping Area Place Type***

## Official Plan Amendment

### 65-85 Meadowlily Road South and Other Lands



**File: O-26023**  
**Applicant: City of London**

#### What is Proposed?

Official Plan amendments to allow:

- Map 1 – Place Types and Map 5 – Natural Heritage to be updated in conformity with the Meadowlily Woods Environmentally Significant Area Conservation Master Plan.

Further information regarding this application can be found at [london.ca/planapps](https://london.ca/planapps)

## LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, April 14, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details or contact [pec@london.ca](mailto:pec@london.ca).

For consideration by Council, comments must be provided by **March 23, 2026**

For more information and/or to provide comments:

Raven Bolivar  
[rbolivar@london.ca](mailto:rbolivar@london.ca)  
519-661-CITY (2489) ext. 6808  
Planning & Development, City of London  
London ON PO Box 5035 N6A 4L9  
File: O-26023

You may also discuss any concerns you have with your Ward Councillor:

Councillor Steven Hillier  
[shillier@london.ca](mailto:shillier@london.ca)  
519-661-CITY (2489) ext. 4014

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

## Requested Amendment to The London Plan

To change the Place Type on a portion of the property from the Green Space Place Type to the Neighbourhoods Place Type on Map 1 and to remove a portion of the property from the Environmentally Significant Area on Map 5. The purpose of these amendments is to address previous mapping errors and bring The London Plan into conformity with the Council adopted Meadowlily Woods Environmentally Significant Area Conservation Master Plan (LP 1719\_10).

The London Plan and the Zoning By-law are available for review at [london.ca](http://london.ca).

## Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca).

## Right to Appeal to the Ontario Land Tribunal\*

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

\*Please see the *Planning Act* for updated appeal requirements.

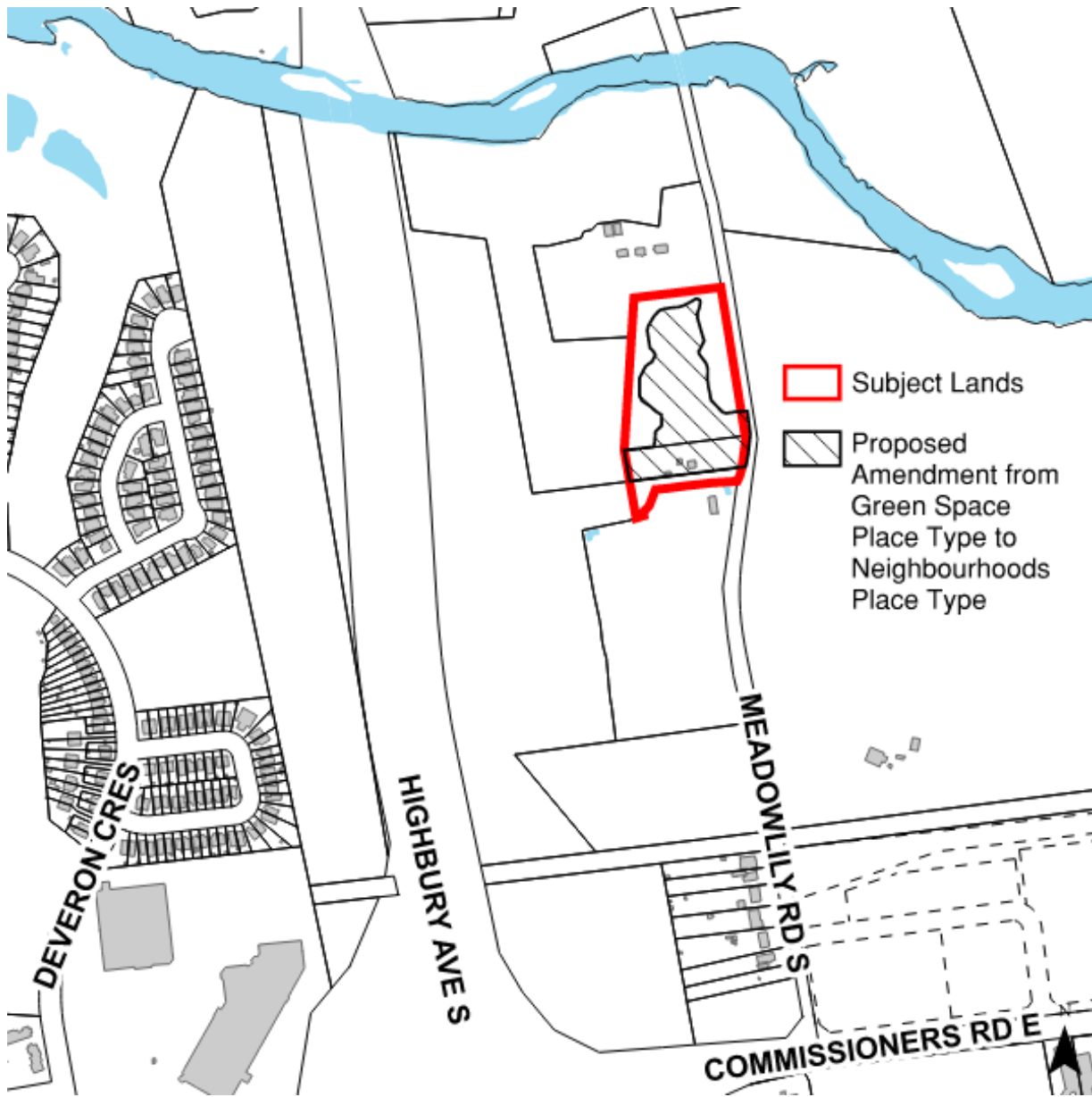
## Notice of Collection of Personal Information

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## Accessibility

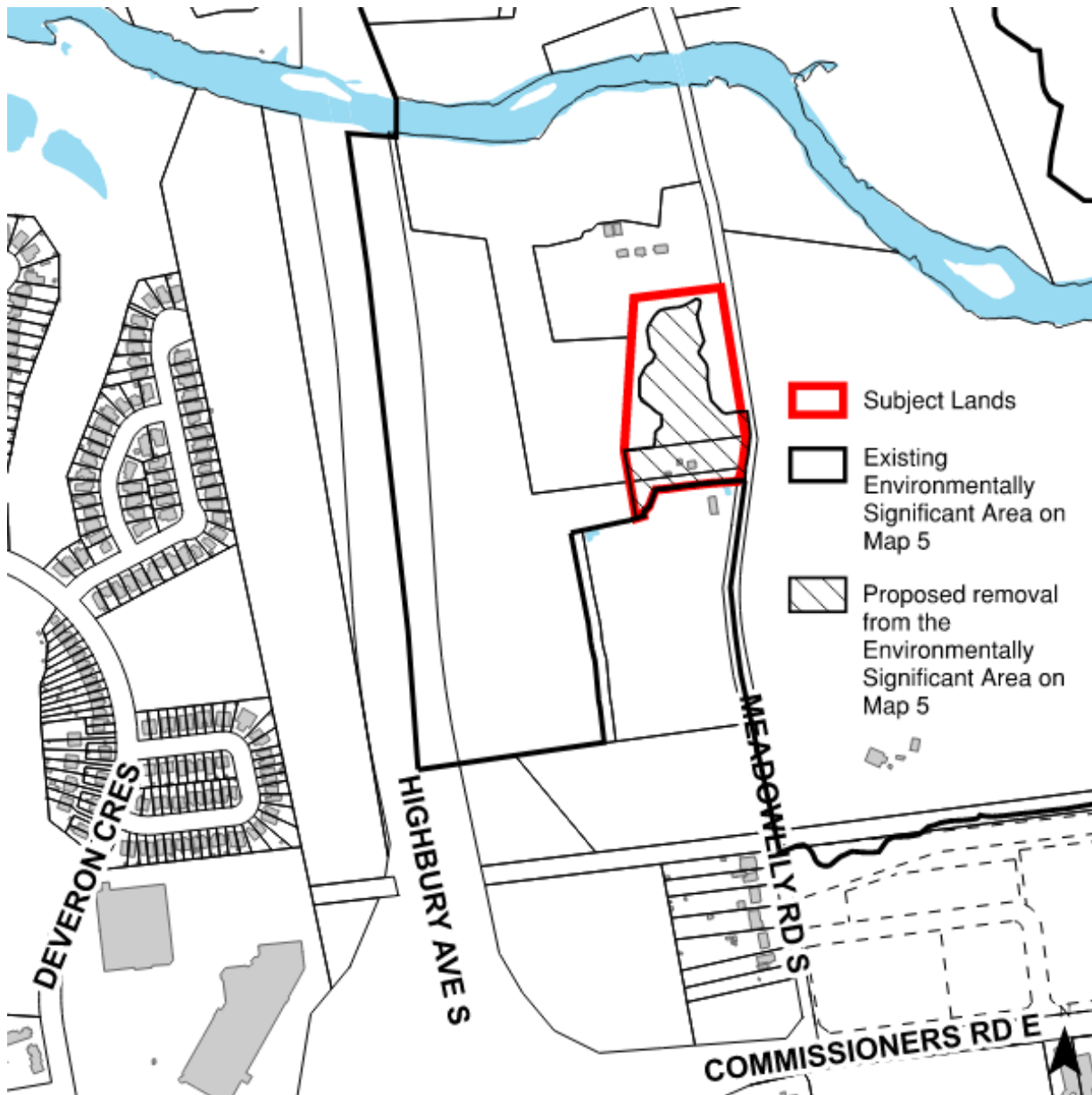
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by **April 7, 2026**, to request any of these services.

# Proposed Official Plan Amendments – Map 1



Proposed amendments to Map 1 of The London Plan.

# Proposed Official Plan Amendments – Map 5



Proposed amendments to Map 5 of The London Plan.



# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment

### Privately Initiated Urban Growth Boundary Expansion Application Policies and Guidelines

**File: O-25126**

**Applicant: City of London**

**What is Proposed?**

An Official Plan Amendment to:

- Identify complete application submission criteria and/or new reports or studies required for privately initiated applications for Urban Growth Boundary expansions.

**LEARN MORE & PROVIDE INPUT**

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**For more information contact:**

**Christine Strupat**

Planner, Planning Policy (Growth Management)

Email: [cstrupat@london.ca](mailto:cstrupat@london.ca)

Phone: 519-661-2489 ext. 7738

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

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You may also discuss any concerns you have with your Ward Councillor:

Please find your Ward Councillor here: [City Council | City of London](#)

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

## Possible Amendments to The London Plan

The purpose and effect of this amendment is to update The London Plan to align with the Provincial Planning Statement 2024, which may permit applications for Urban Growth Boundary expansions to meet provincially mandated minimum land needs. Such privately initiated applications may be permitted outside of municipally-initiated land needs studies. Amendments to The London Plan may relate to complete application submission criteria and/or new reports or studies, and other policies identified.

The London Plan is available at [london.ca](http://london.ca).

## How Can You Participate in the Planning Process?

You have received this Notice because the City has applied to add policies to the Official Plan. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below.

## See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Please provide your comment by March 19, 2026 to the file planner listed on the first page of this Notice.

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [NeighbourGood](http://NeighbourGood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

### Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the

person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

### **Notice of Collection of Personal Information**

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### **Accessibility**

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# NOTICE OF PLANNING APPLICATION

## Official Plan Amendment

### Employment Areas Policy Review

**File: O-25125**

**Applicant: City of London**

#### What is Proposed?

An Official Plan Amendment to:

- Amend Employment Area policies to align with recent provincial policies; and
- Amendments may include permitted uses, policies, or mapping for Industrial Place Types.

## LEARN MORE & PROVIDE INPUT

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**For more information contact:**

**Christine Strupat**

Planner, Planning Policy (Growth Management)

Email: [cstrupat@london.ca](mailto:cstrupat@london.ca)

Phone: 519-661-2489 ext. 7738

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

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You may also discuss any concerns you have with your Ward Councillor:

Please find your Ward Councillor here: [City Council | City of London](#)

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

# Application Details

## Possible Amendments to The London Plan

The purpose and effect of this amendment is to update The London Plan to align with the “employment area” policies of the Provincial Planning Statement, 2024, and the “area of employment” definition and provisions of the Planning Act.

Amendments to The London Plan may relate to policies or mapping associated with permitted land uses in Place Types of The London Plan, consideration of Employment Area removals, and other policies identified.

The London Plan is available at [london.ca](http://london.ca).

## How Can You Participate in the Planning Process?

You have received this Notice because the City may consider changes to The London Plan Place Types or policies of land located within 120 metres of a property you own. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City’s planning review and decision making process are summarized below.

### See More Information

You can review additional information and material about this application by:

- Contacting the City’s Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## Reply to this Notice of Application

We are inviting your comments on the changes being considered at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff’s recommendation to the City’s Planning and Environment Committee. Please provide your comment by April 5<sup>th</sup>, 2026 to the file planner listed on the first page of this Notice.

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the possible amendments to The London Plan on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

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Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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### **Accessibility**

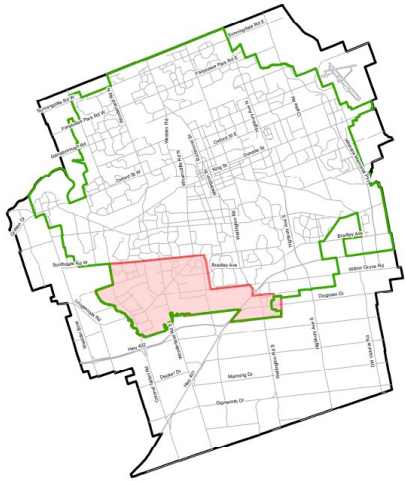
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# NOTICE OF CANCELLATION - PUBLIC MEETING

## Official Plan and Zoning By-law Amendments

### Southwest Area Secondary Plan Detailed Review



**File: OZ-25029**  
**Applicant: City of London**

The Public Participation Meeting scheduled for April 14, 2026 **HAS BEEN CANCELLED**

The meeting will be rescheduled, and you will receive notice of the new date and time.



For more information contact:

Ryan Lightfoot  
righfo@london.ca  
519-661-CITY (2489) ext. 4953  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-25029

**[london.ca/planapps](https://london.ca/planapps)**

**If you are a landlord, please post a copy of this notice where your tenants can see it. We want to make sure they have a chance to take part.**

You may also discuss any concerns you have with your Ward Councillor.

### ESACAC Workplan (March - November 2026)

The Environmental Stewardship and Action Community Advisory Committee proposes to include the following topics in the annual Workplan for 2026, noting that this list is not exhaustive and other items may be directed to the committee over the term.

#	Quarter	Item	Description
1	Q1-Q2	Request that the business licensing manager attend a committee meeting to discuss requirements for pet shops and seasonal sales businesses	The committee requests that the business licensing manager attend a committee meeting to discuss the Business Licensing By-law. The committee may then issue recommendations aimed at reducing costs and risks associated with introductions of invasive species from local pet and horticultural trades into the environment.
2	Q1-Q2	Feedback on Bicentennial Tree Planting	The City has indicated there will be a planting of “200 Trees for 200 Years” for the bicentennial. The City of London has also been designated as the 2026 Forest Capital of Canada. The committee wishes to discuss this plan with staff and provide feedback.
3	Q2	Urban Agriculture Strategy	<p>In November 2017, the Municipal Council for the City of London adopted an <a href="#">Urban Agriculture Strategy</a>.</p> <p>As food insecurity in the region has grown, and the City recently updated its by-law regulating landscaping on private property to be permissive of strategies for growing native plants and crops, the committee would like to revisit the 2017 Strategy to check on the status of its implementation.</p> <p>The committee will request a status update on the Strategy from City staff on this strategy (including seeking updates on how the City is progressing) and may provide recommendations for Council consideration.</p>
4	Q3	Ontario Blue Box Program	In January 2026, there was a province-wide transition to shift the responsibility of recycling collection from cities to producers. Recycling collection in London is no longer managed by the municipality; instead, recycling collection is managed by Circular Materials.

			<p>This change resulted in service disruptions to over 500 local small businesses, places of worship and nonprofits. It is unclear how this change is impacting recycling and waste diversion practices at these locations. Meanwhile, residents using the new Blue Box program are expected to adjust which materials they sort into the recycling stream. Little information is available for the public from Circular Materials about their operation of the new program (e.g., rates of contamination, what happens to materials in the Blue Box).</p> <p>The committee will research how this transition is being received by the London community and report back with questions for City staff and potential recommendations aimed at improving compliance with the Blue Box program.</p>
5	Q3	Improving awareness of the City’s environmental programs and services among community organizations	The committee will prepare a report with specific recommendations for the City to improve its communications about environmental programs and services, aiming to promote awareness and improve uptake and access by Neighbourhood Associations and community groups.
6	Q3	Explore opportunities for advancing CEAP in local food systems	The committee will develop recommendations for the City to support reductions in community greenhouse gas emissions associated with local food production and consumption, by collecting feedback from the local plant-based agrifood business sector about needs and opportunities.
7	Q4	Review City policies with implications for soil health and sustainability	<p>The City of London is situated on land with high quality soils that are relatively rare in Canada. Sustaining our soil is essential for environmental health and food security. However, urban and agricultural soils in our region face a variety of pressures and long-term risks associated with human activities, many of which are regulated by the municipal government.</p> <p>The committee will review existing City policies and programs relating to management of urban and agricultural soils (e.g., the Site Alteration Bylaw, Biosolids Management Master Plan) to compare with beneficial management practice guidelines, and report back with recommendations.</p>



Housing and Community Growth  
City Hall, 300 Dufferin Ave, P.O. Box 5035  
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London, ON N6B 1Z2  
Tel: (519) 661-2489

**London**  
C A N A D A

March 17, 2026

**Environmental Stewardship and Action Community Advisory Committee  
(ESACAC)**

c/o City Clerk's Office  
City of London  
300 Dufferin Ave  
London, ON N6B 1Z2

Dear ESACAC Members,

On behalf of the Municipal Compliance Division, I am writing to request that the Environmental Stewardship and Action Community Advisory Committee (ESACAC) consider adding this item to their next available meeting agenda.

In Fall 2025, Council passed a resolution directing staff to strengthen the By-law by the end of Q2 2026, to review the Property Standards By-law as it pertains to residential dumpsters with a particular focus on mitigating the risk of rodent infestation.

We value ESACAC's expertise and community-focused perspective on environmental issues, and we believe your input will help ensure the proposed amendments support litter clean-up and contribute to reducing rodents and other pest species.

Accordingly, we kindly request that the committee provide feedback, recommendations, and any considerations that may assist staff in developing these updates.

Attached for your reference are the link to the current Property Standards By-law (CP-24) and the Council resolution dated November 2025.

Thank you for your assistance and for the important work ESACAC continues to provide in support of environmental stewardship within the City of London. We look forward to the opportunity to collaborate with you on this initiative.

Sincerely,

Mark Hefferton  
Policy and Program Analyst  
Housing and Community Growth  
City of London

Attached – Council Resolution dated November 26, 2025  
[Property Standards By-law - CP-24 | City of London](#)



London  
CANADA

P.O. Box 5035  
300 Dufferin Avenue  
London, ON  
N6A 4L9

November 26, 2025

S. Mathers  
Deputy City Manager, Housing and Community Growth

I hereby certify that the Municipal Council, at its meeting held on November 25, 2025, resolved:

That Civic Administration BE DIRECTED to review the Property Standards By-law- CP-24, as it pertains to residential dumpsters, and report back to a future meeting of the Community and Protective Services Committee with potential recommendations to strengthen the by-law, with a particular focus on mitigating the risk rodent infestation. (4.1/17/CPSC)

M. Schulthess  
City Clerk  
/jb

cc: Councillor H. McAlister  
A. Pfeffer, Director, Municipal Compliance

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