

# Agenda Including Addeds

## Corporate Services Committee

14th Meeting of the Corporate Services Committee

August 30, 2021, 12:00 PM

2021 Meeting - Virtual Meeting during the COVID-19 Emergency

Please check the City website for current details of COVID-19 service impacts.

Meetings can be viewed via live-streaming on YouTube and the City website

Members

Councillors M. Cassidy (Chair), M. van Holst, J. Morgan, E. Pelosa, A. Kayabaga, Mayor E. Holder

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**6. Confidential (Enclosed for Members only.)**

6.1. 12:45 PM Personal Matters/Identifiable Individual

A matter pertaining to personal matters about an identifiable individual, including communications necessary for that purpose, as it relates to interviews for the nomination to the London Hydro Inc. Board.

6.2. Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

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instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

6.7. Land Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

6.8. Litigation/Potential Litigation / Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice

A matter pertaining to litigation or potential litigation with respect to the partial expropriation of property located at 920, 924, 928 and 930 Western Road including matters before administrative tribunals, affecting the municipality or local board, Board of Negotiation file number BN 21-22; advice that is subject to solicitor-client privilege, including communications necessary for that purpose, in connection with the expropriation of property located at 920, 924, 938 and 930 Western Road; and directions and instructions to officers and employees or agents of the municipality regarding settlement negotiations and conduct of litigation or potential litigation in connection with the expropriation of a property located at 920, 924, 928 and 930 Western Road.

6.9. Labour Relations / Solicitor-Client Privileged Advice

A matter pertaining to reports, advice and recommendations of officers and employees of the Corporation concerning labour relations regarding the Corporation's associations and unions and advice which is subject to solicitor-client privilege and communications necessary for that purpose and for the purpose of providing directions to officers and employees of the Corporation.

6.10. *(ADDED) Litigation/Potential Litigation / Solicitor-Client Privileged Advice*

A matter pertaining to employment-related matters; litigation or potential litigation affecting the municipality; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; advice or recommendations of officers and employees of the Corporation, including communications necessary for that purpose and for the purpose of providing instructions and directions to officers and employees of the Corporation.

**7. Adjournment**

## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee

**From:** Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

**Subject:** City of London's Credit Rating

**Date:** August 30, 2021

## Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, the City of London's Credit Rating Report, providing a summary of Moody's Investors Service Credit Opinion of the City of London, **BE RECEIVED** for information.

## Executive Summary

The City of London has achieved an Aaa ('triple A') credit rating with a stable outlook as part of Moody's Investors Service (Moody's) latest Credit Opinion. Issued in July 2021, this marks the 45<sup>th</sup> consecutive year of such a rating and represents the highest credit rating issued by Moody's.

## Linkage to the Corporate Strategic Plan

Council's 2019 to 2023 Strategic Plan for the City of London (the "City") identifies "Leading in Public Service" as a strategic area of focus. Continuing to ensure the strength and sustainability of London's finances is a strategy to maintain London's finances in a well-planned manner to balance equity and affordability over the long term. The City's adherence to financial policies and practices has helped the City maintain positive operating results, stable debt levels, and strong liquidity, reflected in the credit rating assigned by Moody's.

## Analysis

### 1.0 Background Information

Moody's is a leading provider of credit ratings, research, and risk analysis. The firm's ratings and analysis track debt covering more than 130 countries, 11,000 corporate issuers, 21,000 public finance issuers and 76,000 structured finance obligations. Typically, Moody's reviews the credit worthiness of the City of London annually and then assigns the City a credit rating.

The rating process involved a review of the City's 2020 Financial Statements, 2020 Financial Information Return, 2021 Annual Budget Update and recent relevant reports to Council (e.g. Budget Monitoring Reports). Moody's also utilizes independent research from a variety of sources such as Statistics Canada, comparisons with other municipalities, and news from local media. Along with reviewing and analyzing documents, Moody's arranges a meeting with the City including members of Civic Administration and the Mayor.

The Credit Opinion for the City of London, published July 23, 2021 by Moody's, is attached to this report. Consistent with prior years, the City has maintained its Aaa credit rating with a stable outlook, despite the financial challenges presented by the COVID-19 pandemic. The City has held the Aaa rating since 1977, making 2021 the 45<sup>th</sup> consecutive year of the Aaa rating and reaffirming that the City's debt has the highest rating possible. The Aaa rating is integral in securing buyers for the City's debentures. Moody's stable outlook "reflects the strong protection to bondholders stemming from a relatively low debt burden, low interest expense and sizeable levels of reserves relative to outstanding debt. The rating also reflects the city's strong track record of achieving positive operating results and the generation of internal financing for capital expenditures."

## 2.0 Discussion and Considerations

The Moody's Credit Opinion summarizes the City's credit strengths and challenges. The credit strengths of the City support the rating outlook of Aaa while the challenges are factors that could impact the rating in the future.

The City's credit strengths include;

- High levels of cash and investments providing strong liquidity;
- Low debt levels supported by conservative debt management practices;
- Mature, supportive, institutional framework governing municipalities in Ontario; and
- Track record of generating positive fiscal outcomes highlights robustness of fiscal planning.

The City's credit challenges outlined by Moody's include the potential for "near-term fiscal pressures stemming from the ongoing coronavirus pandemic, ambitious council agenda and provincial changes [that] will impact operating balances." Moody's further states that "while we consider London to have a high level of budget flexibility to absorb certain pressures, they do nonetheless impose risks to the city."

Moody's also states that a sustained loss of fiscal discipline leading to a material increase in debt or a substantial reduction in accessible financial reserves could place downward pressure on the City's credit rating. A credit rating downgrade or change in outlook to negative by Moody's may cause investors to lose confidence in the City's financial management practices and/or the corresponding quality of the City's debt, potentially affecting the City's ability to raise future financing. This would also increase interest rates at which the City issues debt, which would increase debt servicing costs for the City.

Moody's comments regarding the City's track record of generating positive fiscal outcomes are as follows:

"...the City of London displays strong governance and management practices, such as the application of multi-year budgets, which helps to promote stable operations. London's history of posting positive operating results, application of strict controls on debt issuance, and conservative debt and investment policies which limit their exposure to market related risks and help ensure relatively smooth debt servicing costs all act as evidence of the city's strong management and governance."

The comments provided by Moody's in their review of the City of London's credit rating further supports the strategy taken by Council to ensure the strength and sustainability of London's finances, particularly in light of the COVID-19 pandemic. The application of multi-year budgeting signifies that the City is looking beyond a short-term focus when planning its finances. The City's Multi-Year Budget provides alignment of longer-term goals with longer-term funding plans, improved accountability and transparency over spending changes. Taking a long-term view with respect to financial matters has led to fiscally responsible decisions, as reflected in the City's credit rating. According to Moody's, "the multi-year budget approach proved beneficial during the pandemic given the city's plans were already well developed which made the process to find mitigating measures relatively easier than for other municipalities that still needed to "build" their budget."

## 3.0 Financial Impact/Considerations

The Moody's Credit Opinion does not have a direct financial impact but affects the rates at which the City is able to issue debt, which in turn affects the City's debt servicing costs. The Aaa rating allows the City to issue debt at favourable rates as bonds/debentures rated Aaa are perceived to have less risk of default.

## **Conclusion**

The City's achievement of Moody's Aaa credit rating for 45 consecutive years is a testament to the success of the City's prudent, conservative approach to fiscal planning and related policies. Maintaining this top credit rating through a year with continued impacts from the coronavirus pandemic is also a testament to the flexibility and adaptability of the City's financial policies and processes.

**Prepared by:** Folakemi Ajibola, CTP, Manager, Financial Modelling,  
Forecasting and Systems Control (Treasury)

**Submitted by:** Kyle Murray, CPA, CA, Director, Financial Planning and  
Business Support

**Recommended by:** Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance  
Supports

## CREDIT OPINION

23 July 2021

### Update

 Rate this Research

#### RATINGS

##### London, City of

Domicile	London, Ontario, Canada
Long Term Rating	Aaa
Type	Senior Unsecured - Dom Curr
Outlook	Stable

Please see the [ratings section](#) at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

#### Contacts

Michael Yake +1.416.214.3865  
 Senior Vice President/Manager  
 michael.yake@moody's.com

Adam Hardi, CFA +1.416.214.3636  
 Vice President-Senior Analyst  
 adam.hardi@moody's.com

Alejandro Olivo +1.212.553.3837  
 Managing Director  
 alejandro.olivo@moody's.com

#### CLIENT SERVICES

Americas 1-212-553-1653

Asia Pacific 852-3551-3077

Japan 81-3-5408-4100

EMEA 44-20-7772-5454

## City of London (Canada)

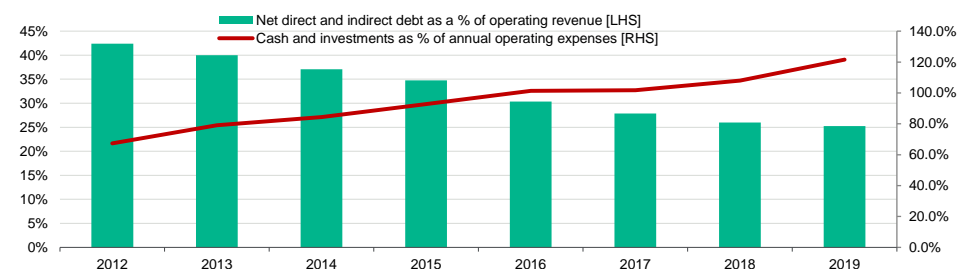
### Update following rating affirmation

#### Summary

The credit profile of the [City of London](#) (Aaa stable) reflects the strong protection to bondholders stemming from a relatively low debt burden, low interest expense and sizeable levels of reserves relative to outstanding debt. Through an increased use of reserves and decreased reliance on debt issuance to fund capital projects, London's net direct and indirect debt relative to operating revenue has steadily fallen from 42.4% in 2012 to 25.2% in 2019. Concurrently, the city's holdings of cash and investments, including those to be used for financing capital projects in lieu of debt, has increased to 3.8x net debt and 1.2x operating expenses as of December 31, 2019. The rating also reflects the city's strong track record of achieving positive operating results and the generation of internal financing for capital expenditures.

Exhibit 1

#### The city's low debt burden and high level of reserves provide ample flexibility should fiscal challenges arise



Sources: City of London financial statements, Moody's Investors Service

#### Credit strengths

- » High levels of cash and investments provide strong liquidity
- » Low debt levels supported by conservative debt management practices
- » Mature, supportive, institutional framework governing municipalities in Ontario
- » Track record of generating positive fiscal outcomes highlights robustness of fiscal planning

#### Credit challenges

- » Near-term fiscal pressures stemming from the ongoing coronavirus pandemic, ambitious council agenda and provincial funding changes will impact operating balances

## Rating outlook

The outlook for London's Aaa debt rating is stable, reflecting our expectation that liquidity will remain strong, debt will continue to remain at the current low levels. Federal and provincial funding received in 2020 will continue to support London's needs to offset lingering pressure from the coronavirus pandemic in 2021, while the city also maintains sufficient budget flexibility to mitigate further pressures should they arise.

## Factors that could lead to a downgrade

Downward pressure could arise if the city were to experience a sustained loss of fiscal discipline leading to a material increase in debt or substantial reduction in accessible financial reserves.

## Key indicators

Exhibit 2

### London, City of

(Year Ending 12/31)	2015	2016	2017	2018	2019
Net Direct and Indirect Debt/Operating Revenue (%)	34.8	30.4	27.8	26.0	25.2
Gross Operating Balance/Operating Revenue (%)	18.1	22.4	21.2	21.2	21.2
Cash Financing Surplus (Requirement)/Total Revenue (%)	7.4	8.6	6.2	8.2	13.2
Interest Payments/Operating Revenue (%)	1.0	0.9	0.8	0.8	0.7
Debt Service/Total Revenue (%)	5.2	5.3	5.0	4.6	4.7
Capital Spending/Total Expenditures (%)	19.8	24.8	25.5	21.7	19.1
Self-Financing Ratio	1.4	1.4	1.3	1.5	1.8

Sources: City of London financial statements, Moody's Investors Service

## Detailed credit considerations

The City of London's Aaa rating combines (1) a baseline credit assessment (BCA) of aaa, and (2) a high likelihood of extraordinary support coming from the [Province of Ontario](#) (Aa3 stable) in the event London faced acute liquidity stress.

### Baseline credit assessment

#### High levels of cash and investments provide strong liquidity

London's credit profile is supported by a strong liquidity position which provides a significant measure of safety for bondholders. In 2019 the city's cash and investments were equal to 3.8x net debt and 1.2x annual operating expenses. These levels represent a transformational shift in the manner in which the city views its debt and reserves which has taken place consistently over a number of different municipal councils. These metrics have risen to their current levels from 0.47x net direct and indirect debt and only 0.3x operating expenses in 2005, highlighting the continued adherence to prudent fiscal management and liquidity strength that London possesses.

Shortly after the onset of the coronavirus pandemic in 2020, London focused on bolstering its levels of liquidity through an increased emphasis on short-term, highly liquid investments while still respecting its existing investment policy. The city continues to follow this approach in 2021.

The city's cash and reserve holdings will remain healthy even as the city moves forward with the construction of three of five budgeted rapid transit components and related transit supportive capital works totaling CAD375 million, of which the city is expected to fund CAD148 million from property tax supported sources and development charges. The remaining funding contributions have been approved by both the Canadian and Ontario governments.

London's investment policies ensure that the city minimizes credit risk and maintains liquidity of its investment portfolio. The city's policies outline various limits placed on investment decisions, such as limiting the concentration of investments in specific sectors or issuers, limiting investments to only highly rated securities and ensuring a variety of maturities. The presence and adherence to these

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on [www.moody's.com](http://www.moody's.com) for the most updated credit rating action information and rating history.



policies offers reassurance that the city's investment management policies provide security to liquidity, which along with the level of liquidity, is a strong credit positive.

#### **Low debt levels supported by conservative debt management practices**

London's net direct and indirect debt expressed as a percentage of operating revenues measured 25.2% in 2019. While Canadian municipalities can only issue debt for capital reasons, this is nonetheless a low level relative to domestic peers as Canadian municipalities' revenue structure and high level of operating expense tend to not favour funding capital needs from operations. The low debt burden is propelled by the conservative debt policies that the city employs such as a self-imposed "debt cap" which limits the amount of debt that can be issued for capital projects as well as the move to a greater reliance on pay-as-you-go financing. Debt issuance is also reduced through the use of multiple policies overseeing the use of excess funds at year end: the city applies all year-end debt service savings, 50% of unallocated assessment growth as well as 50% of any operating surplus that it generates towards financing needs that would have otherwise be funded from authorized debt issuance. The city also has a target to eliminate debt for life cycle maintenance by 2022, a target which is expected to be achieved and remains unchanged even in the face of the coronavirus pandemic.

The low debt burden also translates into a relatively low interest expense. In 2019, interest expense consumed only 0.7% of operating revenues. Given the efforts to minimize debt issuance, the city's debt service costs as a percentage of revenue are expected to remain low in the intermediate term.

The city's 2020-2029 capital plan totals CAD4.2 billion across tax-supported and rate-supported projects. After taking into consideration of the city's conservative planning approach and debt avoidance policies mentioned previously, our estimate of average annual debt requirements are at levels that will likely stabilize the debt burden over the next 4-5 years, with the potential for slight upward pressure but not to the extent it will pressure the rating.

#### **Mature, supportive institutional framework governing municipalities in Ontario**

The institutional framework governing municipalities in Ontario is mature and highly developed. The division of roles and responsibilities between the province and municipalities is clearly articulated. Historically, changes to the institutional framework have occurred at a measured, evolutionary pace, following discussions between both parties. Nevertheless, in certain cases, changes have occurred more rapidly.

London's creditworthiness benefits from the stability inherent in the provincial institutional framework. Provincial legislation dictates a high degree of oversight, including limits on debt servicing costs, while policy flexibility, on both the revenue and expenditure sides of the ledger, helps London to manage pressures as they arise.

#### **Track record of generating positive fiscal outcomes highlights robustness of fiscal planning**

Similar to other highly rated Ontario municipalities, the City of London displays strong governance and management practices, such as the application of multi-year budgets, which helps to promote stable operations. London's history of posting positive operating results, application of strict controls on debt issuance, and conservative debt and investment policies which limit their exposure to market related risks and help ensure relatively smooth debt servicing costs all act as evidence of the city's strong management and governance.

The city manages its plans using a four-year budget that is prepared during the first year of a new council and extends into the first year of the following council period. Through this process, annual departmental expenditures for the four years are determined in the initial budget year, and in theory only expenditures that are supported through additional assessment growth can be passed outside of the initial budget. City Council can still raise property taxes above the four-year planned approved rates as part of the annual budget review process. This approach successfully allowed the city to maintain strong operating outcomes, posting gross operating balances averaging 21.5% of operating revenues over the 2016-2019 four-year budget plan.

Despite the multi-year approach, this budget model provided sufficient flexibility for London to adjust spending in 2020 to mitigate against revenue losses stemming from the reduced activity caused by the coronavirus pandemic. The city was able to lower service levels where applicable and defer some new initiatives and capital projects that were originally intended for 2020. In 2021, the budget was further adjusted to mitigate against forecasted pressure resulting in a balanced budget as per provincial requirements. In our view, the multi-year budget approach proved beneficial during the pandemic given the city's plans were already well developed which made the process to find mitigating measures relatively easier than for other municipalities that still needed to "build" their budget.

### **Near-term fiscal pressures stemming from the ongoing coronavirus pandemic, ambitious council agenda and changes to provincial funding levels will impact operating balances**

As with all Canadian municipalities, London faces continued fiscal pressure from the continuation of the coronavirus pandemic in 2021 which can lead to depressed revenue, primarily from user fees and fines, and higher costs to accommodate the increased need for health and safety protection of workers and service delivery. Absent extraordinary funding by the federal and provincial governments, the largest single source of financial pressure is from the city's public transit network, which faces lower ridership levels, and therefore lower fare revenue, but concurrently needs to continue to offer a relatively high level of service to promote both social distancing and to ensure reliable service to those customers dependent on public transit for their mobility needs. Although London received funding in 2020 for transit that it can apply to offset revenue pressure in 2021, we anticipate that ridership levels will remain below pre-pandemic levels into 2022 and potentially 2023 and therefore continue to negatively impact transit related revenue.

Adding to the fiscal challenge facing the city, London's 2020-2023 budget includes a number of new initiatives. To help fund these initiatives, along with the need to offset funding changes introduced by the province, the property tax levy is expected to increase annually by an average 3.8% over the 2020-2023 budget plan. This is relatively high currently for Canadian municipalities which have in recent years tended to focus on keeping property tax levy increases at or below the level of inflation (2%). Certain projects and plans were deferred in 2021 which lowered the property tax levy increase to 3.4% from the originally planned 4.4%. The deferred projects are expected to now be introduced in 2022, for which the city forecasts a property tax levy increase of 3.9%. Once the new initiatives are implemented, they will result in a permanent addition to spending of the city and will need to be supported by ongoing revenue generation, which will further limit the ability of the city to lower tax rate increases in the future.

The Province of Ontario announced in its 2019/20 Budget that it would reduce transfers to municipalities for a variety of programs as the province faces material deficits and seeks to reduce its spending. The implementation of some changes were delayed given the province's intention to avoid further fiscal pressure to municipalities during the pandemic. However, municipalities now face uncertainty on the timing of implementation. Additionally, the additional fiscal pressure facing the province may lead to further funding changes should the province seek to reduce its spending. While we consider London to have a high level of budget flexibility to absorb certain pressures, they do nonetheless impose risks to the city.

### **Extraordinary support considerations**

Moody's assigns a high likelihood of extraordinary support from the Province of Ontario (Aa3 stable), reflecting Moody's assessment of the incentive provided to the provincial government of minimizing the risk of potential disruptions to capital markets if London, or any other Ontario municipality, were to default.

### **ESG considerations**

#### **How environmental, social and governance risks inform our credit analysis of the City of London**

Moody's takes into account the impact of environmental (E), social (S) and governance (G) factors when assessing sub-sovereign issuers' economic and financial strength. In the case of the City of London, we assess the materiality of ESG to the credit profile as follows:

Environmental risks are considered low to the credit profile of London. Neither the city's infrastructure nor economic base are subject to material risks stemming from environmental concerns. The relatively small geographic footprint, located in the middle of southwestern Ontario, minimizes exposure to environmental risk. As such, both spending and revenue are not expected to be impacted by environmental changes at this time.

Social risks are considered low. The city provides public safety (police and fire) and environmental services (water and waste collection which are tied to social factors, but these services do not face material social risks given the stable population levels and predictable demographic trends which allows for long-term forecasting of such service requirements. London is Canada's 11th largest city, and benefits from strong educational attainment and access to health and safety given access to world-renowned health care institutions.

Governance is considered quite important and London provides for strong governance characteristics resulting in low risk. The city utilizes prudent financing planning, including the establishment of a 4-year budget plan, and makes use of forward looking assumptions which provides the city with the ability to identify potential pressures and allows for sufficient time to adjust plans accordingly to

mitigate any credit implications. The city provides transparent, timely financial reports and adheres to strict policies on debt and investment management.

Further details are provided in the "Detailed credit considerations" section above. Our approach to ESG is explained in our cross-sector methodology [General Principles for Assessing Environmental, Social and Governance Risks](#).

## Rating methodology and scorecard factors

In the case of London, the BCA of aaa assigned by the rating committee is close to the scorecard-indicated outcome of aa1. The scorecard-indicated outcome reflects (1) an idiosyncratic risk score of 2 (presented below) on a 1 to 9 scale, where 1 represents the strongest relative credit quality and 9 the weakest; and (2) a systemic risk score of Aaa, as reflected in the sovereign bond rating (Aaa stable).

For details of our rating approach, please refer to the methodology [Regional and Local Governments](#), 16 January 2018

Exhibit 3

### London, City of Regional & Local Governments

Baseline Credit Assessment – Scorecard	Score	Value	Sub-factor Weighting	Sub-factor Total	Factor Weighting	Total
<b>Factor 1: Economic Fundamentals</b>				<b>3.80</b>	<b>20%</b>	<b>0.76</b>
Economic Strength [1]	5	99.85%	70%			
Economic Volatility	1		30%			
<b>Factor 2: Institutional Framework</b>				<b>1</b>	<b>20%</b>	<b>0.20</b>
Legislative Background	1		50%			
Financial Flexibility	1		50%			
<b>Factor 3: Financial Position</b>				<b>1.50</b>	<b>30%</b>	<b>0.45</b>
Operating Margin [2]	1	21.21%	12.5%			
Interest Burden [3]	1	0.75%	12.5%			
Liquidity	1		25%			
Debt Burden [4]	1	25.24%	25%			
Debt Structure [5]	3	17.59%	25%			
<b>Factor 4: Governance and Management</b>				<b>1</b>	<b>30%</b>	<b>0.30</b>
Risk Controls and Financial Management	1					
Investment and Debt Management	1					
Transparency and Disclosure	1					
<b>Idiosyncratic Risk Assessment</b>						<b>1.71 (2)</b>
<b>Systemic Risk Assessment</b>						<b>Aaa</b>
<b>Suggested BCA</b>						<b>aa1</b>

[1] Local GDP per capita as % of national GDP per capita

[2] Gross operating balance by function/operating revenues

[3] (Adjusted) interest expenses/operating revenues

[4] Net direct and indirect debt/operating revenues

[5] Short-term direct debt/total direct debt

Source: Moody's Investors Service; Fiscal 2019.

## Ratings

Exhibit 4

<u>Category</u>	<u>Moody's Rating</u>
<b>LONDON, CITY OF</b>	
Outlook	Stable
Senior Unsecured -Dom Curr	Aaa

Source: Moody's Investors Service

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## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee  
**From:** Anna Lisa Barbon, Deputy City Manager, Finance Supports  
**Subject:** 2020 Annual Reporting of Lease Financing Agreements  
**Date:** August 30, 2021

## Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, this report **BE RECEIVED** for information.

## Executive Summary

The Lease Financing Policy governs the administration of Lease Financing Agreements entered into by the City and incorporates all of the requirements of the Ontario Regulation 653/05. The report shows that for the year ending December 31, 2020, despite Covid-19 Pandemic, Capital lease financing agreements have remained at nil while seeing a decrease in total long-term debt. Operating Lease Financing Agreement future commitments have increased, which is attributable to renewal of real estate lease extensions and equipment contracts.

## Linkage to the Corporate Strategic Plan

Council's 2020-2023 Strategic Plan for the City of London identifies 'Leading in Public Services' as a strategic area of focus where this report contributes to the expected result that "maintains London's finances in a transparent and well-planned manner to balance equity and affordability over the long term".

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

2019 Annual Reporting of Lease Financing Agreements –  
(September 21, 2020 meeting of Corporate Services Committee – Agenda Item 2.1)  
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=74510>

2018 Annual Reporting of Lease Financing Agreements –  
(August 13, 2019 meeting of Corporate Services Committee – Agenda Item 2.3)  
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=66389>

2017 Annual Reporting of Lease Financing Agreements –  
(August 14, 2018 meeting of Corporate Services Committee – Agenda Item 2.2)  
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=48226>

2016 Annual Reporting of Lease Financing Agreements –  
(September 12, 2017 meeting of Corporate Services Committee – Agenda Item 4)  
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=33633>

SS16-11 Single Source Corporate Technology Assets –  
(April 12, 2016 meeting of Corporate Services Committee – Agenda Item 2)  
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=23930>

Lease Financing Policy –  
(June 17, 2014 meeting of Corporate Services Committee – Agenda Item 3)  
<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=13686>

## 1.2 Reporting Requirements

In accordance with Ontario Regulation 653/05 of the *Municipal Act, 2001* and Council Policy - [Lease Financing Policy](#), the Treasurer is required to report to Council annually on the total of outstanding Lease Financing Agreements in a fiscal year.

The Lease Financing Policy governs the administration of Lease Financing Agreements entered into by the City and incorporates all of the requirements of the Ontario Regulation 653/05.

A Lease Financing Agreement is defined in the policy as “a financial agreement for the purposes of obtaining long term financing of a capital undertaking of the municipality”.

The purpose of the Lease Financing Policy is to provide guidance to Civic Administration and Council when contemplating entering into agreements for use of capital property and equipment. At times, lease financing agreements may be preferred over purchase or debt financing, depending on factors such as:

- the number of years the facility or equipment is required for;
- the annual rental payments; and,
- the bargain purchase option at the end of the term, if any.

The policy also provides guidance on the need to provide an annual report to Council. The report should contain:

- A description of the estimated proportion of Lease Financing Agreements to the total long-term debt of the City (Table 1);
- A description of the change, if any, in the estimated proportion since the previous year (Table 2);
- A statement by the Treasurer that the Lease Financing Agreements were made in accordance with the policy; and,
- Any other pertinent information (Table 3 and Table 4).

## 2.0 Discussion and Considerations

### 2.1 Annual Report for the year ending December 31, 2020

Table 1 provides the details of the total outstanding capital lease financing agreements for 2019 and 2020 fiscal year ends for the City, as at December 31, exclusive of boards and commissions (consolidated entities for financial statement purposes). The table shows that the capital lease financing balance has no change over the past year, with the balance being nil at the end of 2019 and 2020. The major contributing factor to this nil balance is our change in procurement strategy regarding corporate technology assets (i.e. desk tops, laptops).

<b>Table 1</b>		
<b>Capital Lease Financing Agreements as a % of Long-term Debt</b>		
	<b>2020</b>	<b>2019</b>
<b>Capital Lease Financing Agreements as at December 31st</b>		
Equipment	\$ -	\$ -
<b>Total Long-term Debt</b>	<b>\$ 271,513</b>	<b>\$ 291,702</b>
<b>Total Capital Lease Financing Agreements as a % of Total Debt</b>	<b>0.000%</b>	<b>0.000%</b>



Table 2 explains the change over the previous year. As identified in Table 1 above, as there were no capital lease agreements at the end of 2019, nor any entered into in 2020, lease repayments in 2020 totalled nil related to capital leases.

<b>Table 2</b>	
<b>Analysis of Annual Change in Capital Lease Financing Agreements</b>	
<b>(000's)</b>	
<b>Capital Lease Financing Agreements as at December 31, 2019</b>	<b>\$ -</b>
<b>Lease contracts entered into in 2020</b>	<b>-</b>
<b>Lease repayments in 2020</b>	<b>-</b>
<b>Capital Lease Financing Agreements as at December 31, 2020</b>	<b>\$ -</b>

It is the opinion of the Deputy City Manager, Finance Supports (Treasurer) that all capital financing leases outstanding at December 31, 2020 for the City were made in accordance with the Lease Financing Policy.

In addition to the capital lease financing agreements listed above, the City has also entered into numerous operating lease financing agreements for use of capital property and equipment. Table 3 provides the details of the total outstanding operating lease financing agreements for 2019 and 2020 fiscal year ends for the City, as at December 31, exclusive of boards and commissions. The table shows that the operating lease financing balance has increased over the past year from \$20,911,691 at the end of 2019 to \$34,645,236 at the end of 2020. This is mainly attributable to lease extensions at various properties and equipment (i.e. golf carts, copiers).

<b>Table 3</b>		
<b>Operating Lease Financing Agreements</b>		
<b>(000's)</b>		
	<b>2020</b>	<b>2019</b>
<b>Operating Lease Financing Agreements as at December 31st</b>		
Real estate	<b>\$ 24,461</b>	<b>\$ 17,623</b>
Equipment	<b>10,184</b>	<b>3,289</b>
<b>Total Operating Lease Financing Agreements</b>	<b>\$ 34,645</b>	<b>\$ 20,912</b>

The City is committed to future annual payments on both Capital and Operating lease financing agreements. The total outstanding balance of all lease financing agreements as at December 31, 2020 is \$34,645,236 (2019 - \$20,911,691). The total includes both material and non-material leases with material leases representing approximately 83% of the total at the end of 2020 (2019 – 57%).

Table 4 identifies the minimum future annual payments on all lease financing agreements, which are as follows:

<b>Table 4</b>				
<b>Minimum Future Principal Payments of Total Lease Financing Agreements</b>				
<b>(000's)</b>				
	<b>Operating Leases</b>		<b>Capital Leases</b>	<b>Total</b>
	<b>Real Estate</b>	<b>Equipment</b>	<b>Equipment</b>	
2021	\$ 4,154	\$ 3,290	\$ -	\$ 7,444
2022	4,131	3,338	-	7,469
2023	4,005	3,384	-	7,389
2024	3,659	172	-	3,831
2025	3,372	-	-	3,372
Beyond (2026 - 2029)	5,140	-	-	5,140
<b>Total Lease Financing Agreements as at December 31, 2020</b>	<b>\$ 24,461</b>	<b>\$ 10,184</b>	<b>\$ -</b>	<b>\$ 34,645</b>

This report is prepared annually, subsequent to the finalization of the annual audited Financial Statements for the year.

### 3.0 Financial Impact/Considerations

From a budgetary perspective, lease charges have been allocated on an annual basis in the current operating budget to the appropriate service, as an amount that would need to be levied each year, similar to debt charges. The multi-year budget has accounted for any fluctuation experienced in 2020.

From an accounting perspective, a distinction is made between a capital lease and an operating lease.

- Operating leases are usually found in property or equipment rentals where there is no intent to acquire the item. Lease charges are charged against operating business units over the term of the lease and expensed in the year incurred.

These types of leases are not considered long-term debt on the Statement of Financial Position but are disclosed in the financial statements within Note 18 as commitments of the City.

- Capital leases are usually structured so that a majority of the benefits and risks incident to the ownership of the item is transferred to the lessee (City of London). In these cases, the City would record a debt obligation on the City's Statement of Financial Position as well as a capital asset. The capital asset would be amortized over the life of the capital asset. The lease payments would be recorded as a decrease to the debt obligation and only the interest component would be expensed in the year incurred.

These types of leases are considered long-term debt on the Statement of Financial position and further detailed in the notes to the financial statements within Note 10 as Capital Lease Obligations.

## **Conclusion**

In accordance with the Lease Financing Policy, this report represents the annual reporting under the policy for the year ending December 31, 2020.

There are no capital financing leases outstanding at December 31, 2020 for the City. In addition to the reporting on capital financing leases, this report includes information related to operating financing lease agreements and the City's future commitments under those arrangements.

The next expected reporting under this policy will be in Q3 of 2022, subsequent to the finalization of the 2021 year-end audit reporting.

<b>Prepared by:</b>	<b>Sharon Swance, CPA, CGA, Manager, Accounting, Financial Services</b>
<b>Submitted by:</b>	<b>Ian Collins, CPA, CMA, Director, Financial Services</b>
<b>Recommended by:</b>	<b>Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports</b>

## Report to Corporate Services Committee

**To: Chair and Members  
Corporate Services Committee**  
**From: Cathy Saunders, City Clerk**  
**Subject: Various By-law Amendments to Implement  
Organizational Structure Change**  
**Meeting on: August 30, 2021**

## Recommendation

That, on the recommendation of the City Clerk, the following actions be taken with respect to the various By-law amendments to implement organizational structure changes:

a) the attached proposed by-laws (Appendices B1 to B41) BE INTRODUCED at the Municipal Council meeting to be held on September 14, 2021 to amend the following By-laws to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes:

### By-Law Short Title and Number

1. A by-law to approve and authorize the use of the Affordable Housing Development Loan Agreement template between The Corporation of the City of London (the "City") and Registered Owner of a property to provide for a loan for the creation of new affordable rental housing units and to delegate the authority to enter into such Agreements to the City Planner or delegate (C.P.-1560-106)
2. A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties (C.P.-1502-129)
3. A by-law to require an applicant to consult with the municipality prior to making an application under the *Planning Act* (C.P.-1469-217)
4. Abandoned Refrigerator, Freezer and Container (PW-2)
5. Additional Residential Unit Loan Agreement (C.P.-1561-107)
6. Administrative Monetary Penalty System (AMPS) (A-54)
7. Animal Control (PH-3)
8. Basement Flooding Grant Program (A.-7562-160)
9. Boulevard Tree Protection (CP-22)
10. Business Licensing (L.-131-16)
11. Committee of Adjustment and Consent Authority (CP-23)
12. Complete Application Delegation and Acceptance (C.P.-1470-218)
13. Council Procedure (A-50)
14. Dog Licensing and Control (PH-4)
15. Drainage (WM-4)
16. Execution of Certain Documents (A-1)
17. Heavy Loads on Roads (S-2)
18. Informal Residential Care Facility Licensing (CP-21)
19. Minimum Maintenance Standards for Municipal Highways (A.-7769-461)
20. Municipal Waste and Resource Material Collection (WM-12)
21. Naming of Highways and Numbering of Buildings and Lots (B-1)
22. Parks and Recreation Area (PR-2)
23. Pit Bull Dog Licensing (PH-12)
24. Public Nuisance (PH-18)
25. Public Pound Bylaw (PH-5)
26. Residential Rental Units Licensing (CP-19)
27. Sign (S.-5868-183)
28. Site Alteration (C.P.-1363-381)
29. Site Plan Control (C.P.-1455-541)
30. Smoking Near Recreation Amenities and Entrances (A.-6924-85)
31. Sound (PW-12)
32. Streets (S-1)
33. Subdivision & Condominium Delegation and Approval (CP-17)
34. Swimming Pool Fence (PS-5)

- 35. Traffic and Parking (PS-113)
- 36. Tree Protection (C.P.-1555-252)
- 37. Vehicle for Hire (L-130)
- 38. Vital Services (PH-6)
- 39. Waste Discharge (WM-16)
- 40. Wastewater and Stormwater (WM-28)
- 41. Water (W-8); and,

b) the attached proposed by-laws (Appendices C1 to C3) BE INTRODUCED at the Municipal Council meeting to be held on September 14, 2021, to repeal the following By-laws:

1. By-law No. L.-8 being “A By-law to provide for the licensing and regulation of Methadone Clinics and Methadone Pharmacies in the City of London” as the By-law is no longer required as Clinic and Pharmacies are regulated by other legislation and regulations.
2. By-law No. A-10 being “A By-law to provide for the Regulation of Adult Video Cassette and Disc Outlets” as the By-law is no longer required due to technological changes.
3. By-law No. A-11 being “A by-law to provide for the Regulation of Adult Book and Magazine Outlets” as the By-law is no longer required due to technological changes.

## **Executive Summary**

As a result of the recently approved organizational structure change, a review of current By-laws was undertaken to ensure that the By-laws reflect to current organizational structure. As well some housekeeping amendments were undertaken as part of the review.

## **Analysis**

### **1.0 Background Information**

Municipal Council approved a new Corporate structure, which came into effect on May 4, 2021. The resulting changes to service areas and job titles have been incorporated in the review of current By-laws. It is anticipated that as the implementation of the new Corporate structure continues, additional By-law amendments may be required. These additional amendments, if required, will be brought forward later in the year.

As a result of this review forty-one (41) By-law amendments are being brought forward at this time for Municipal Council’s consideration. Most of the proposed amendments are changes to position titles, with some housekeeping amendments being included. As well, it is being recommended that three (3) By-laws be repealed as the By-laws are no longer required.

### **2.0 Financial Impact/Considerations**

None.

### **3.0 Key Issues and Considerations**

Attached as Appendix “A” to this Report is a summary of the proposed by-laws being recommended by the Civic Administration for amendment to implement the new Corporate structured. The proposed by-laws are attached as Appendices B1 to B41 to this Report.

Attached as Appendices C1 to C3 are the proposed by-laws to be repealed. Attached as Appendices D1 to D3 are the current by-laws being recommended for repeal.

## **4.0 Conclusion**

The Civic Administration will continue to review current By-laws as further implementation of the new Corporate structure continues to ensure all By-laws have been updated appropriately.

**Prepared by:** Michelle Butlin, Solicitor I and Cathy Saunders, City Clerk

**Recommended by:** Cathy Saunders, City Clerk

## Appendix A

<b>By-Law Short Title</b>	<b>Bylaw Number</b>	<b>Service Area</b>	<b>Recommend</b>
A by-law to approve and authorize the use of the Affordable Housing Development Loan Agreement template between The Corporation of the City of London (the "City") and Registered Owner of a property to provide for a loan for the creation of new affordable rental housing units and to delegate the authority to enter into such Agreements to the City Planner or delegate	C.P.-1560-106	Planning and Economic Development	Amend
A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties	C.P.-1502-129	Planning and Economic Development	Amend
A by-law to require an applicant to consult with the municipality prior to making an application under the <i>Planning Act</i>	C.P.-1469-217	Planning and Economic Development	Amend
Abandoned Refrigerator, Freezer and Container	PW-2	Planning and Economic Development	Amend
Additional Residential Unit Loan Agreement	C.P.-1561-107	Planning and Economic Development	Amend
Administrative Monetary Penalty System (AMPS)	A-54	Planning and Economic Development	Amend
Animal Control	PH-3	Planning and Economic Development	Amend
Basement Flooding Grant Program	A.-7562-160	Environment and Infrastructure	Amend
Boulevard Tree Protection	CP-22	Environment and Infrastructure	Amend
Business Licensing	L.-131-16	Planning and Economic Development	Amend
Committee of Adjustment and Consent Authority	CP-23	Planning and Economic Development	Amend
Complete Application Delegation and Acceptance	C.P.-1470-218	Planning and Economic Development	Amend
Council Procedure	A-50	Legal Services	Amend
Dog Licensing and Control	PH-4	Planning and Economic Development	Amend
Drainage	WM-4	Environment and Infrastructure	Amend
Execution of Certain Documents	A-1	Legal Services	Amend
Heavy Loads on Roads	S-2	Environment and Infrastructure	Amend

<b>By-Law Short Title</b>	<b>Bylaw Number</b>	<b>Service Area</b>	<b>Recommend</b>
Informal Residential Care Facility Licensing	CP-21	Planning and Economic Development	Amend
Minimum Maintenance Standards for Municipal Highways	A.-7769-461	Environment and Infrastructure	Amend
Municipal Waste and Resource Material Collection	WM-12	Environment and Infrastructure	Amend
Naming of Highways and Numbering of Buildings and Lots	B-1	Planning and Economic Development	Amend
Parks and Recreation Area	PR-2	Environment and Infrastructure	Amend
Pit Bull Dog Licensing	PH-12	Planning and Economic Development	Amend
Public Nuisance	PH-18	Planning and Economic Development	Amend
Public Pound Bylaw	PH-5	Planning and Economic Development	Amend
Residential Rental Units Licensing	CP-19	Planning and Economic Development	Amend
Sign	S.-5868-183	Environment and Infrastructure	Amend
Site Alteration	C.P.-1363-381	Planning and Economic Development	Amend
Site Plan Control	C.P.-1455-541	Planning and Economic Development	Amend
Smoking Near Recreation Amenities and Entrances	A.-6924-85	Environment and Infrastructure	Amend
Sound	PW-12	Planning and Economic Development	Amend
Streets	S-1	Environment and Infrastructure	Amend
Subdivision & Condominium Delegation and Approval	CP-17	Planning and Economic Development	Amend
Swimming Pool Fence	PS-5	Planning and Economic Development	Amend
Traffic and Parking	PS-113	Environment and Infrastructure	Amend
Tree Protection	C.P.-1555-252	Environment and Infrastructure	Amend
Vehicle for Hire	L-130	Planning and Economic Development	Amend



<b>By-Law Short Title</b>	<b>Bylaw Number</b>	<b>Service Area</b>	<b>Recommend</b>
Vital Services	PH-6	Planning and Economic Development	Amend
Waste Discharge	WM-16	Environment and Infrastructure	Amend
Wastewater and Stormwater	WM-28	Environment and Infrastructure	Amend
Water	W-8	Environment and Infrastructure	Amend
Adult Books and Magazines Outlets	A-11	Planning and Economic Development	Repeal
Adult Video Cassette and Disc Outlet	A-10	Planning and Economic Development	Repeal
Methadone Pharmacy and Clinics Licensing	L-8	Planning and Economic Development	Repeal

## Appendix B1

Bill No.  
2021

By-law No. C.P.-1560( )-\_\_

A by-law to amend By-law No. C.P.-1560-106, being “A by-law to approve and authorize the use of the Affordable Housing Development Loan Agreement template between The Corporation of the City of London (the “City”) and Registered Owner of a property to provide for a loan for the creation of new affordable rental housing units and to delegate the authority to enter into such Agreements to the City Planner or delegate” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001 c. 25, as amended, provides that a municipal power be exercised by by-law;

AND WHEREAS the Council deems it appropriate to amend By-law C.P.-1560-106, being “A by-law to approve and authorize the use of the Affordable Housing Development Loan Agreement template between The Corporation of the City of London (the “City”) and Registered Owner of a property to provide for a loan for the creation of new affordable rental housing units and to delegate the authority to enter into such Agreements to the City Planner or delegate” to change Civic Administration titles to reflect the current organizational structure;

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

1. By-law C.P.-1560-106, being “A by-law to approve and authorize the use of the Affordable Housing Development Loan Agreement template between The Corporation of the City of London (the “City”) and Registered Owner of a property to provide for a loan for the creation of new affordable rental housing units and to delegate the authority to enter into such Agreements to the City Planner or delegate” is amended by deleting all references to the title “City Planner” and by replacing them with the title “Director, Economic Services and Supports”.
2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B2

Bill No.  
2021

By-law No. C.P.-1502-129-

A by-law to amend By-law No. C.P.-1502-129, as amended, being “A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001 c. 25, as amended, provides that a municipal power be exercised by by-law;

AND WHEREAS subsection 33(1) of the *Ontario Heritage Act*, R.S.O. 1990 c. 0.18, as amended (“the *Ontario Heritage Act*”), the Municipal Council may make decisions in respect to the consent of alterations of property designated under Part IV of the *Ontario Heritage Act*;

AND WHEREAS under subsections 33(15) and 33(16) of the *Ontario Heritage Act*, Municipal Council may by by-law, delegate its powers to consent to all alterations or with respect to such classes of alterations as are described in the by-law by the council of a municipality, to an employee or official of the municipality if the council has established a municipal heritage committee and has consulted with the committee prior to delegating power;

AND WHEREAS Municipal Council enacted By-law No. C.P.-1502-129 being “A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties” on April 14, 2015;

AND WHEREAS the Council deems it appropriate to amend By-law C.P.-1502-129, as amended, being “A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties” to change Civic Administration titles to reflect the current organizational structure;

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

1. By-law C.P.-1502-129, as amended, being “A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties” is further amended deleting all references to the title “City Planner” and by replacing them with the title “Manager, Community Planning, Urban Design and Heritage”.
2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

### Appendix B3

Bill No.  
2021

By-law No. C.P.-1469( )-\_\_\_\_

A by-law to amend By-law No. C.P.-1469-217, as amended, being “A by-law to require an applicant to consult with the municipality prior to making an application under the *Planning Act*” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001 c. 25, as amended, provides that a municipal power be exercised by by-law;

AND WHEREAS subsections 22(3.1), 34 (10.0.1), 41(3.1) and 51(16.1) of the *Planning Act, 1990*, R.S.O. 1990 c. P.13, as amended (the “Act”), permit Municipal Council, by by-law, to require an applicant to consult with the municipality before submitting a request to amend an Official Plan or before applying for an amendment to the Zoning By-law Z.-1, or before submitting plans and drawings for site plan approval, or before applying for approval of a plan of subdivision or a plan of condominium;

AND WHEREAS the Council deems it appropriate to amend By-law C.P.-1469-217, as amended, being “A by-law to require an applicant to consult with the municipality prior to making an application under the *Planning Act*” to change Civic Administration titles to reflect the current organizational structure;

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

1. By-law C.P.- 1469-217, as amended, being “A by-law to require an applicant to consult with the municipality prior to making an application under the *Planning Act*” is further amended by deleting all references to the title “City Planner” and by replacing them with the title “Director, Planning and Development”.
2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B4

Bill No.  
2021

By-law No. PW-2-\_\_\_\_\_

A by-law to amend By-law No. PW-2, as amended, being “A by-law to provide for the Regulation and Control of the Storage and Abandonment of Unattended and Unsafe Boxes and Containers” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS the Municipal Council of The Corporation of the City of London deems it essential and expedient to regulate and control the storage and abandonment of certain unattended and unsafe boxes and containers by reason of the danger to the health and safety and welfare of the inhabitants of the said City of London and prohibit and abate such public nuisances;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PW-2, as amended, being “A by-law to provide for the Regulation and Control of the Storage and Abandonment of Unattended and Unsafe Boxes and Container” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Abandoned Refrigerator, Freezer and Container By-law No. PW-2, as amended, is hereby further amended as follows:

i) by deleting the title “Chief Building Official” throughout the by-law and by replacing it with the title and words “Director, Municipal Compliance or their written designate; and,

ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B5

Bill No.  
2021

By-law No. C.P.-1561( )-\_\_

A by-law to amend By-law No. C.P.-1561-107, being “A by-law to approve and authorize the use of the Additional Residential Unit Loan Agreement template between The Corporation of the City of London (the “City”) and Registered Owner of a property providing affordable rental units (the “Borrower”) to provide for a loan to address affordability of home ownership and to create more long-term, stable rental housing supply to help address low vacancy rental rates, and to delegate the authority to enter into such Agreements to the City Planner or delegate” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001 c. 25, as amended, provides that a municipal power be exercised by by-law;

AND WHEREAS section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, authorizes a municipality to delegate its authority;

AND WHEREAS subsection 23.2(2) of the *Municipal Act, 2001*, S.O. 2001 c. 25, as amended, authorizes a municipality to delegate quasi-judicial powers under the *Municipal Act, 2001* to an individual who is an officer, employee or agent of the municipality;

AND WHEREAS the Council deems it appropriate to amend By-law C.P.-1561-107, being “A by-law to approve and authorize the use of the Additional Residential Unit Loan Agreement template between The Corporation of the City of London (the “City”) and Registered Owner of a property providing affordable rental units (the “Borrower”) to provide for a loan to address affordability of home ownership and to create more long-term, stable rental housing supply to help address low vacancy rental rates, and to delegate the authority to enter into such Agreements to the City Planner or delegate” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Additional Residential Unit Loan Agreement By-law C.P.-1561-107, is amended by deleting all references to the title “City Planner” and by replacing them with the title “Director, Economic Services and Supports”.

2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B6

Bill No.  
2021

By-law No. A-54-\_\_\_\_\_

A by-law to amend By-law No. A-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS Section 102.1 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended on Ontario Regulation 333/07 authorize a municipality to require a person to pay an administrative penalty for a contravention of any by-law respecting the parking, standing or stopping of vehicles;

AND WHEREAS the Municipal Council considers it desirable and necessary to provide for a system of administrative penalties and administrative fees for the designated City by-laws, or portions of the designated City by-laws;

AND WHEREAS the Council deems it appropriate to amend By-law A.-54, as amended, being “A by-law to implement an Administrative Monetary Penalty System in London” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Administrative Monetary Penalty System (AMPS) By-law A.-54, as amended, is further amended as follows by deleting all references to the title “Chief Municipal Law Enforcement Officer” and by replacing them with the title “Director, Municipal Compliance.
2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021



## Appendix B7

Bill No.  
2021

By-law No. PH-3

A by-law to amend By-law No. PH-3, as amended, being “A by-law to provide for the Regulation, Restriction and Prohibition of the Keeping of Animals in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 23.2 of the *Municipal Act, 2001*, as amended, permits a municipality to delegate certain legislative and quasi-judicial powers, including regulations to prohibit or regulate the keeping of any class of animal within a municipality; providing for animal identification systems; requiring an owner of a dog to keep the dog leashed; requiring the muzzling of leashing of a dog after it has been a person or domestic animal; provide for the licensing of dogs; and prohibiting the running at large of a dog;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PH-3, as amended, being “A by-law to provide for the Regulation, Restriction and Prohibition of the Keeping of Animals in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Animal Control By-law No. PH-3, as amended, is hereby further amended as follows:

i) by deleting the title “Animal Control Officer” throughout the by-law and by replacing it with the title “Animal Service Officer”;

ii) by deleting the definition of “City Representative – defined” and by replacing it with the following new definition:

“City Representative – defined

“City Representative” shall mean the City’s Director, Municipal Compliance or their written representative.”

iii) by adding to section 2.8 Class 7 animals, the term “serval cat” before the word “bobcat”;

iv) by deleting the term “The London Humane Society Inc.” throughout the by-law and by replacing it with the term “Middlesex London Humane Society”;

v) by deleting section 14A.1 in its entirety and by replacing it with the following new section 14.A.1:

“14A.1 Owner – comply with statutory requirements - Provincial Animal Welfare Services Act

Every owner of an animal shall comply with all statutory and regulatory requirements applicable to the ownership of the animal, including the *Provincial Animal Welfare Services Act.*”; and,

vi) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B8

Bill No.  
2021

By-law No. A.-7562( )-\_\_

A by-law to amend By-law No. A.-7562-160, as amended, being “A By-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector, and Storm Drain Connection Grant Program By-law” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 107 of the *Municipal Act, 2001* provides that a municipality may make grants to any person, group or body, including a fund, for any purpose that council considers to be in the interests of the municipality;

AND WHEREAS section 107 of the *Municipal Act, 2001* provides that a municipality’s power to make grants includes the power to make a grant by way of loan and to charge interest on the loan;

AND WHEREAS the Council deems it appropriate to amend By-law A.-7562-160, as amended, being “A By-law to repeal and replace By-law A.-7015-285, being The Grants for Sump Pump, Sewage Ejector, and Storm Drain Connection Grant Program By-law” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Basement Flooding Grant Program By-law A.-7562-160, as amended, is further amended in Schedule “A” of the By-law by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”;

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B9

Bill No.  
2021

By-law No. CP-22

A by-law to amend By-law No. CP-22, being “A by-law relating to planting and preserving of trees on boulevards in the City of London” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS pursuant to subsection 135(1) of the *Municipal Act, 2001*, without limiting sections 9 and 10, a municipality may prohibit or regulate the destruction or injuring of trees;

AND WHEREAS the Council deems it appropriate to amend By-law CP-22, being “A by-law relating to planting and preserving of trees on boulevards in the City of London” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Boulevard Tree Protection By-law CP-22, is amended by deleting the definition of “Managing Director” and by replacing it with the following definition:  
  
“Deputy City Manager” means the Deputy City Manager, Environment and Infrastructure or their written designate”.
2. The Boulevard Tree Protection By-law CP-22, is amended by deleting all references to the title “Managing Director” and replacing them with the title “Deputy City Manager”.
3. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021

Third Reading – September 14, 2021

## Appendix B10

Bill No.  
2021

By-law No. L.-131( )- \_\_\_\_

A by-law to amend By-law No. L.-131-16, as amended, being “A by-law to provide for the Licensing and Regulation of Various Businesses” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, as amended, provides that a municipality may pass a by-law respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1); in paragraph 8, Protection of persons and property; in paragraph 11 Business licensing;

AND WHEREAS pursuant to the provisions of the *Municipal Act, 2001*, as amended, a municipality may pass by-laws for licensing, regulating and governing businesses;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. L.-131-16, as amended, being “A by-law to provide for the Licensing and Regulation of Various Businesses” to change Civic Administration titles contained in the by-law to reflect the current organizational structure and other housekeeping changes;

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

1. The Business Licensing By-law No. L.-131-16, as amended, is hereby further amended as follows:

i) by deleting the words “Services of the City” contained in the definition of “Fire Chief” set out in in Part 1 – Definitions and by replacing them with the word “Department”;

ii) by deleting the title “City’s Chief Municipal Law Enforcement Officer” contained in the definition of “Licence Manager” set out in Part 1 – Definitions and by replacing it with the title “Director, Municipal Compliance”;

iii) by deleting the definition of “Manager of Municipal Law Enforcement” set out in Part I – Definitions and by replacing it with the following definition:

“Deputy City Manager, Planning and Economic Development” means the Deputy City Manager, Planning and Economic Development” or their written designate;”

iv) by deleting the word “District” contained in the definition of Medical Officer of Health set out in Part 1 – Definitions;

v) by deleting all references to the title “Manager of Municipal Law Enforcement” and by replacing them with the title, “Deputy City Manager, Planning and Economic Development”;

vi) by deleting the definition for “read-o-graph mobile sign” contained in section 1.0 – Definitions of Schedule 6 – Contractor Business and by replacing it with the following definition: “means a temporary sign designed to be readily removed from one location to another and which does not rely on a building or fixed foundation for its structural support in which the entire sign face is manual changing copy and include T-frame signs greater than 0.6 m<sup>2</sup>”; and,

vii) by deleting the reference to section “5.1” contained in section 3.1 of Schedule 17 – Seasonal Sales and by replacing it with section “4.1”;

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second reading – September 14, 2021  
Third reading – September 14, 2021

## Appendix B11

Bill No.  
2021

By-law No. CP-23-

A by-law to amend By-law No. CP-23, as amended, entitled “A by-law to provide for the Committee of Adjustment and Consent Authority” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001 c. 25, as amended, provides that a municipal power be exercised by by-law;

AND WHEREAS section 44 of the *Planning Act*, R.S.O. 1990 c. P. 13 as amended, provides for a municipality to constitute and appoint a committee of adjustment;

AND WHEREAS section 45 of the *Planning Act*, as amended sets out the powers of a committee of adjustment with respect to minor variance positions;

AND WHEREAS section 5 of the *Planning Act*, as amended, permits municipal council by by-law to delegate the authority under section 53 of the *Planning Act* to a committee of council or to an appointed officer identified in the by-law by name or position occupied;

AND WHEREAS subsection 54(5) of the *Planning Act*, as amended, provides that Municipal Council may by by-law delegate the authority of the council under section 53 of the Act or any part of that authority to an appointed officer identified in the by-law by name or position occupied or to the committee of adjustment;

AND WHEREAS the Council deems it appropriate to amend By-law CP-23, as amended, being “A by-law to provide for the Committee of Adjustment and Consent Authority” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Committee of Adjustment and Consent Authority By-law CP-23, as amended, is further amended deleting all references to the title “Director, Development Services” and by replacing them with the title “Director, Planning and Development”.
2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021



## Appendix B12

Bill No.  
2021

By-law No. C.P.-1470-218-

A by-law to amend By-law No. C.P.-1470-218, as amended, being “A by-law to delegate the authority to require an applicant to provide information and material in support of various *Planning Act* applications” to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, Municipal Council is authorized to delegate its powers and duties under this or any Act to a person or body subject to any restrictions set out;

AND WHEREAS Municipal Council passed By-law No. C.P.-1470-218, as amended, the Complete Application Delegation and Acceptance By-law, delegating, amongst other things, authority to the position of the Director, Planning and Development;

AND WHEREAS Council deems it appropriate to amend By-law C.P.-1470-218, as amended, being “A by-law to delegate the authority to require an applicant to provide information and material in support of various *Planning Act* applications” to reflect the current organizational structure and other housekeeping changes;

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

1. The Complete Application Delegation and Acceptance By-law C.P.-1470-218, as amended, is further amended as follows:

i) by deleting all references to the title “City Planner” and by replacing them with the “Director, Planning and Development”;

ii) by deleting all references to the title “Manager, Community Planning” and replacing them with the title “Manager, Community Planning, Urban Design and Heritage”;

iii) by deleting all references to the title “Director, Development Services”;

iv) by deleting all references to the title “Manager, Long Range Planning and Research” and replacing them with the title “Manager, Long Range Planning, Research and Ecology”;

v) by deleting all references to the title “Manager, Urban Regeneration”;

vi) by adding the following definition to section 1 of the By-law:

“Manager, Subdivision and Development Inspections” shall mean the person who holds the position of “Manager, Subdivision and Development Inspections”;

vii) by adding the following definition to section 1 of the By-law:

“Manager, Current Development” shall mean the person who holds the position of “Manager, Current Development”; and,

viii) by deleting section 4.1 Acceptance Authority – Delegation and replacing it with the following new section 4.1:

“4.1 Acceptance Authority - Delegation

The Manager, Current Development; Manager, Subdivision and Development Inspections; Manager Long Range Planning, Research and Ecology; Manager, Community Planning, Urban Design and Heritage may exercise all the rights, powers, and authority of the Director, Planning and Development as delegated by this by-law subject to the same responsibilities and limitations set out in this by-law.”

2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

### Appendix B13

Bill No.  
2021

By-law No. A.-50-\_\_\_\_\_

A by-law to amend By-law No. A-50, as amended being “A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS the Municipal Council enacted the Council Procedure By-law (By-law No. A-50) on May 31, 2016, to provide for the rules of order and procedure for the Council of The Corporation of the City of London;

AND WHEREAS the Council deems it appropriate to amend By-law A-50, as amended, being “A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Council Procedure By-law A-50, as amended, is further amended as follows:
  - i) by deleting the words “Managing Director” throughout the by-law and by replacing it with the title “Deputy City Manager”; and,
  - ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns;
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B14

Bill No.  
2021

By-law No. PH-4

A by-law to amend By-law No. PH-4, as amended, being “A by-law to provide for the Regulation, Restriction and Prohibition of the Keeping and the Running at Large of Dogs in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 23.2 of the *Municipal Act, 2001*, as amended, permits a municipality to delegate certain legislative and quasi-judicial powers, including regulations to prohibit or regulate the keeping of any class of animal within a municipality; providing for animal identification systems; requiring an owner of a dog to keep the dog leashed; requiring the muzzling of leashing of a dog after it has been a person or domestic animal; provide for the licensing of dogs; and prohibiting the running at large of a dog;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PH-4, as amended, being “A by-law to provide for the Regulation, Restriction and Prohibition of the Keeping and the Running at Large of Dogs in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Dog Licensing and Control By-law No. PH-4, as amended, is hereby further amended as follows:

i) by deleting the title “Animal Control Officer” throughout the by-law and by replacing it with the title “Animal Service Officer”;

ii) by deleting the term “The London Humane Society Inc.” throughout the by-law and by replacing it with the term “Middlesex London Humane Society”;

iii) by deleting the following sentence from the end of section 4.2: “For licensing purposes, all dogs in excess of the three maximum shall be considered as a third dog.”;

iv) by deleting section 4.6 – Compliance – statutory and regulatory requirements in its entirety and by replacing it with the following new section 4.6:

“4.6 Compliance – statutory and regulatory requirements

Every owner of a dog shall comply with all statutory and regulatory requirements applicable to the ownership of a dog, including the “Provincial Animal Welfare Services Act” and its Regulations.”; and,

v) by deleting the definition of “City Representative – defined” and by replacing it with the following new definition:

“City Representative – defined

“City Representative” shall mean the City’s Director, Municipal Compliance or their written representative.”

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B15

Bill No.  
2021

By-law No. WM-4

A by-law to amend By-law No. WM-4, as amended, being “A by-law to regulate connections to the Public Sewage Works” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS the Council deems it appropriate to amend By-law WM-4, as amended, being “A by-law to regulate connections to the Public Sewage Works” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Drainage By-law WM-4, as amended, is further amended by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”; and,

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B16

Bill No.  
2021

By-law No. A-1-

A by-law to amend By-law No. A-1, as amended, being “A bylaw to provide for the Execution of Certain Documents” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 23.1 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, authorizes a municipality to delegate, by bylaw, its powers and duties under this or any other Act subject to the restrictions set out in the Act;

AND WHEREAS the Council deems it appropriate to amend By-law A-1, as amended, being “A by-law to provide for the Execution of Certain Documents” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Execution of Certain Documents Bylaw. No. A-1 as amended, is hereby further amended as follows:

- i) by deleting the words “Board of Control” from section 1.1 Documents – agreements – execution;
- ii) by deleting section 1.2 of Bylaw in its entirety and by replacing it with the following new section 1.2:

**“1.2 Documents – agreements – execution – Planning Act and Condominium Act**

The Director, Planning and Development; Director, Municipal Compliance; Manager, Subdivisions and Development Inspections; and Manager, Current Development have delegated to them the authority to execute on behalf of The Corporation of the City of London the following agreements:

Category	Subject Matter	Required By
Consent Agreements	Execution of agreements as required to satisfy conditions imposed by the London Consent Authority	<i>Planning Act</i> , R.S.O. c. P. 13, as amended
Condominium Agreements	Execution of agreements and documents as required to satisfy a condition of condominium draft approval	<i>Condominium Act</i> , 1998, S.O. 1998, c. 19, as amended

iii) by deleting section 1.2.1 in its entirety and by replacing it with the following new section 1.2.1:

**“1.2.1 Documents – agreements – execution – Planning and Condominium Act – two signatories required**

The agreements available for execution under section 1.2 shall be signed by any two of the following: Director, Planning and Development; Director, Municipal Compliance; Manager, Subdivisions and Development Inspections; or the Manager, Current Development.”

2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021



## Appendix B17

Bill No.  
2021

By-law No. S-2

A by-law to amend By-law No. S-2, as amended, being “A by-law to provide for the regulation of the movement of heavy loads and objects over London streets” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS the Council deems it appropriate to amend By-law S-2, as amended, being “A by-law to provide for the regulation of the movement of heavy loads and objects over London streets” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Heavy Loads on Roads By-law S-2, as amended, is further amended as follows:

i) by deleting the definition of “General Manager of Environmental & Engineering Services & City Engineer” and by replacing it with the following definition:

“City Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”;

ii) by deleting the title “General Manager of Environmental & Engineering Services & City Engineer” throughout the by-law and by replacing it with the title “City Engineer”; and,

iii) by deleting the term “Parks and Recreation Department” in section 2.5 of the By-law and by replacing it with the term “Neighbourhood and Community-wide Services”.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B18

Bill No.  
2021

By-law No. CP-21-

A by-law to amend By-law No. CP-21 being “A by-law to provide for the licensing and regulation of informal residential care facilities and services in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; in paragraph 6, Health, safety and well-being of persons, in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1); in paragraph 8, Protection of persons and property; in paragraph 11 Business Licensing;

AND WHEREAS subsection 151 of the *Municipal Act, 2001* provides that, without limiting sections 9 and 10 of the Act, a municipality may provide for a system of licences with respect to a business;

AND WHEREAS the Council for the City of London considers it necessary and desirable for the public to regulate informal residential care facilities and services for the purpose of protecting the health, safety and well-being of persons, nuisance control and to address quality of life issues in London’s neighbourhoods;

AND WHEREAS the Council deems it appropriate to amend By-law CP-21, being “A by-law to provide for the licensing and regulation of informal residential care facilities and services in the City of London” to change Civic Administrative titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Informal Residential Care Facility Licensing By-law CP-21 is amended as follows:
  - i) by deleting the definition of “Licence Manager” and by replacing it with the following definition:

“Licence Manager” – defined

“Licence Manager” means the Director, Municipal Compliance or their written designate;
  - ii) by deleting the definition “Chief Municipal Law Enforcement Officer” in its entirety and by deleting any reference to the term “Chief Municipal Law Enforcement Officer” contained in the by-law;
  - iii) by deleting the reference to By-law “CP-16” and by replacing it with By-law “CP-24”; and,

iv) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B19

Bill No.  
2021

By-law No. A.-7769-461

A by-law to amend By-law A.-7769-461 being “A by-law to delegate authority to the City Engineer or the City Engineer’s designate, Director, Roads and Transportation or Division Manager, Transportation and Roadside Operations, to declare the beginning and end of a significant weather event for the purposes of administering the *Municipal Act, 2001*, O.Reg. 239/02 - Minimum Maintenance Standards for Municipal Highways” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS section 44(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, states that the municipality that has jurisdiction over a highway or bridge shall keep it in a state of repair that is reasonable in the circumstances, including the character and location of the highway or bridge;

AND WHEREAS the *Municipal Act, 2001*, O.Reg. 239/02 - Minimum Maintenance Standards for Municipal Highways establishes minimum standards of repair for highways and bridges or any class of them;

AND WHEREAS section 1(1) of the *Municipal Act 2001*, O.Reg. 239/02 - Minimum Maintenance Standards for Municipal Highways defines a “significant weather event” as an approaching or occurring weather hazard with the potential to pose a significant danger to users of the highways within a municipality;

AND WHEREAS the *Municipal Act, 2001*, O.Reg. 239/02 - Minimum Maintenance Standards for Municipal Highways details the standards for addressing snow accumulation and ice formation arising from a significant weather event;

AND WHEREAS the Council deems it appropriate to amend By-law A.-7769-461 being “A by-law to delegate authority to the City Engineer or the City Engineer’s designate, Director, Roads and Transportation or Division Manager, Transportation and Roadside Operations, to declare the beginning and end of a significant weather event for the purposes of administering the *Municipal Act, 2001*, O.Reg. 239/02 - Minimum Maintenance Standards for Municipal Highways” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Minimum Maintenance Standards for Municipal Highways By-law A.-7769-461 is amended by deleting section 1 of the by-law and by replacing it with the following new section 1:

“1. The Deputy City Manager, Environment and Infrastructure or their written designate is hereby delegated the authority to declare the beginning or end of a significant weather event for the purposes of administering the *Municipal Act, 2001*, O.Reg. 239/02 - Minimum Maintenance Standards for Municipal Highways.”

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B20

Bill No.  
2021

By-law No. WM-12

A by-law to amend By-law No. WM-12, as amended, being “A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9(1) of the *Municipal Act, 2001* provides that section 11 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues; and,

AND WHEREAS the Council deems it appropriate to amend By-law WM-12, as amended, being “A by-law to provide for the Collection of Municipal Waste and Resource Materials in the City of London” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Municipal Waste & Resource Material Collection By-law WM-12, as amended, is further amended by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”;

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B21

Bill No.  
2021

By-law No. B-1

A by-law to amend By-law No. B-1, as amended, being “A by-law to provide for the Naming of Highways and the Numbering of Buildings and Lots” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS paragraph 111 of section 210 of the *Municipal Act, R.S.O. 1990, c. M.45*, authorizes the Council to pass by-laws respecting the naming or renaming of highways and for affixing the names at the corners thereof on public or private property;

AND WHEREAS paragraph 112 of section 210 of the *Municipal Act, R.S.O. 1990, c. M.45*, authorizes the Council to pass by-laws respecting the numbering of buildings and lots along any highway, beach, park, reserve or any other property in the Municipality that it is considered necessary to number by the Council, and for affixing numbers to the buildings and for charging the owner or occupant with the expense incident to the numbering of the lot or property;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. B-1, as amended, being “A by-law to provide for the Naming of Highways and the Numbering of Buildings and Lots” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Naming of Highways and Numbering of Buildings & Lots By-law No. B-1, as amended, is hereby further amended as follows:

i) by deleting the title “City Engineer” throughout the by-law and by replacing it with the title and words “Director Planning and Development or their written designate”; and,

ii) by deleting the title and words “Manager, Development Engineering or his designate” throughout the by-law and by replacing them with the title and words “Director, Planning and Development or their written designate”;

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B22

Bill No.  
2021

By-law No. PR-2

A by-law to amend By-law No. PR-2, as amended, being “A by-law to regulate use, protection and regulation of Public Parks and Recreation Areas in the City of London” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 11 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may pass by-laws respecting matters within the sphere of jurisdiction of culture, parks, recreation and heritage;

AND WHEREAS the Council deems it appropriate to amend By-law PR-2, as amended, being “A by-law to regulate use, protection and regulation of Public Parks and Recreation Areas in the City of London” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Parks and Recreation Area By-law PR-2, as amended, is further amended by deleting the definition of “Managing Director” and all references to the title and by replacing it with the following definition and title:

“Deputy City Manager - defined means the Deputy City Manager, Environment and Infrastructure or their written designate and the Deputy City Manager, Neighbourhood and Community-wide Services or their written designate.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021



## Appendix B23

Bill No.  
2021

By-law No. PH-12

A by-law to amend By-law No. PH-12, as amended, being “A by-law to provide for the licensing and regulation of Pit Bull Dogs in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 23.2 of the *Municipal Act, 2001*, as amended, permits a municipality to delegate certain legislative and quasi-judicial powers, including regulations to prohibit or regulate the keeping of any class of animal within a municipality; providing for animal identification systems; requiring an owner of a dog to keep the dog leashed; requiring the muzzling of leashing of a dog after it has been a person or domestic animal; provide for the licensing of dogs; and prohibiting the running at large of a dog;

AND WHEREAS the province has amended the *Dog Owners’ Liability Act* and the *Animals for Research Act*, to restrict and prohibit Pit Bull Dogs, including a requirement to sterilize, muzzle and leash existing Pit Bull Dogs;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PH-12, as amended, being “A by-law to provide for the licensing and regulation of Pit Bull Dogs in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Pit Bull Dog Licensing By-law No. PH-12, as amended, is hereby further amended as follows:

i) by deleting the title “Animal Control Officer” throughout the by-law and by replacing it with the title “Animal Service Officer”;

ii) by deleting the term “The London Humane Society Inc.” throughout the by-law and by replacing it with the term “Middlesex London Humane Society”;

iii) by deleting section 3.5 (5) in its entirety and by replacing it with the following new section 3.5 (5):

“ 3.5 (5) Where the Owner of a Pit Bull dog requests a hearing to determine whether or not to exempt the Owner in whole or in part from the muzzling requirement, the Owner shall first pay the Hearing Fee as set out in the City’s Fees and Charges By-law. The decision of the Hearings Officer shall be final and binding. A request of the Owner for a hearing does not act as a stay of the muzzling requirement. An exemption may be granted subject to subject to the requirements to muzzle the dog as contained in the *Dog Owners’ Liability Act* and Regulations.”; and,

iv) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B24

Bill No.  
2021

By-law No. PH-18-\_\_\_\_\_

A by-law to amend By-law No. PH-18, as amended, being “A by-law to prohibit and regulate public nuisances within the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10 of the *Municipal Act, 2001*, as amended, provides that a municipality may pass a by-law respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; Health, safety and well-being of persons; Protection of persons and properties; structures, including fences and signs;

AND WHEREAS section 128 of the *Municipal Act, 2001* provides that, without limiting sections 9 and 10, a municipality may prohibit and regulate with respect to public nuisances, including matters, that in the opinion of Council, are or could become or cause public nuisances, and the opinion of Council under this section, if arrive at in good faith, is not subject to review by any court;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PH-18, as amended, being “A by-law to prohibit and regulate public nuisances within the City of London: to change Civic Administration titles contained in the by-law to reflect the current organizational structure and other housekeeping changes;

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

1. The Public Nuisance By-law No. PH-18, as amended, is hereby further amended as follows:

i) by deleting all references to the title “ Chief Municipal Law Enforcement Officer” and by replacing the references with the title “Director, Municipal Compliance”;

ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns; and,

iii) by deleting section 6(1) of the By-law in its entirety and by replacing it with the following new section 6(1):

“The Chief of Police, a London Police Service police officer, or a municipal law enforcement officer may temporarily close any Highway or portion thereof to public travel under this By-law where a Nuisance Party is occurring or a Nuisance Party is planned to occur on or adjacent to the Highway, by placing a notice on the Highway to be closed in accordance with the *Municipal Act, 2001*”.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B25

Bill No.  
2021

By-law No. PH-5-\_\_\_\_\_

A by-law to amend By-law No. PH-5, as amended, being “A by-law to provide for the appointment of a Poundkeeper and to regulate the Public Pound” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting “economic, social and environmental well-being of the municipality”, “health, safety and well-being of persons”, “protection of persons and property”, and “animals”;

AND WHEREAS the provisions of the *Pounds Act, 1990*, as amended and the *Animals for Research Act, 1990*, as amended, apply with respect to a pound and a poundkeeper;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PH-5, as amended, being “A by-law to provide for the appointment of a poundkeeper and to regulate the Public Pound” to change Civic Administration titles contained in the by-law to reflect the current organizational structure and other housekeeping changes;

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

1. The Public Pound By-law No. PH-5, as amended, is hereby further amended as follows:

i) by deleting the title “Managing Director of Development Compliance & Chief Building Official” as set out in section 3.1 of the By-law and by replacing it with the title “Director, Municipal Compliance”; and,

ii) by deleting section 4.1 – Services – compensation for – set out – Schedule ‘A’ of the By-law and the related Schedule ‘A’ in its entirety and by replacing it with the following new section 4.1 - Fees:

“4.1 – Fees

Any applicable fees for the provision of services set out in this by-law will be charged in accordance with the City’s various Fees and Charges By-law.”

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second reading – September 14, 2021  
Third reading – September 14, 2021

## Appendix B26

Bill No.  
2021

By-law No. CP-19-

A by-law to amend By-law No. CP-19, as amended, being “A by-law to provide for the licensing and regulation of Residential Rental Units in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001*, as amended, provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 151(1) of the *Municipal Act, 2001*, as amended, provides that a municipality may provide for a system of licences with respect to a business;

AND WHEREAS the Council deems it appropriate to amend By-law CP-19, as amended, being “A by-law to provide for the licensing and regulation of Residential Rental units in the City of London” to change Civic Administrative titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Residential Rental Units Licensing By-law CP-19, as amended, is further amended as follows:

i) by deleting the title “Manager of Licensing & Municipal Law Enforcement” contained in the definition of “Licence Manager” and by replacing it with the title “Director, Municipal Compliance”;

ii) by deleting the definition “Manager of By-law Enforcement” and by deleting any references to the title “Manager of By-law Enforcement throughout the by-law;

iii) by deleting the word “District” from the definition of “Medical Officer of Health”; and,

iv) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B27

Bill. No.  
2021

By-law No. S.-5868( )-\_\_

A by-law to amend By-law No. S.-5868-183, as amended, being “A By-law prohibiting and regulating signs, and regulating the placing of signs upon highways and buildings” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: 5. Economic, social and environmental well-being of the municipality; 6. Health, safety and well-being of persons; 7. Services and things that the municipality is authorized to provide under subsection (1); 8. Protection of persons and property, including consumer protection; 10. Structures, including fences and signs;

AND WHEREAS section 63 of the *Municipal Act, 2001* provides that a by-law may prohibit or regulate the placing or standing of an object on or near a highway, and may provide for the removal and impounding or restraining and immobilizing of any object placed or standing on or near a highway;

AND WHEREAS the Council deems it appropriate to amend By-law S. 5868-183, as amended, being “A By-law prohibiting and regulating signs, and regulating the placing of signs upon highways and buildings” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Sign By-law S.-5868-183, as amended, is further amended as follows:
  - i) by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City Engineer ”means the Deputy City Manager, Environment and Infrastructure or their written designate”; and,
  - ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021



## Appendix B28

Bill No.  
2021

By-law No. C.P.-1363-381

A by-law to amend By-law No. C.P.-1363-381, as amended, being “A by-law to prohibit and regulate the placing or dumping of fill and the alteration of the grade of land in defined areas of the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 142 of the *Municipal Act, 2001*, R.S.O. 2001 c. 25, authorizes a municipality to prohibit or regulate the placing or dumping of fill and the alteration of the grade of land;

AND WHEREAS the Council deems it appropriate to amend By-law C.P.-1363-381, as amended, being “A by-law to prohibit and regulate the placing or dumping of fill and the alteration of the grade of land in defined areas of the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The City of London Site Alteration By-law C.P.1363-381, as amended, is further amended as follows:

i) by deleting all references to the title “Managing Director, Development and Compliance Services and Chief Building Official” and by replacing them with the title “Director, Development and Planning”;

ii) by deleting all references to the title “Director, Development Services” and by replacing them with the title “Director, Development and Planning”;

iii) by deleting all references to the title “Manager, Development Engineering” and replacing them with the title “Manager, Subdivisions and Development Inspections”;

iv) by adding the following new definition to subsection 1.1:

“Manager, Current Development” means the person who holds the position of Manager, Current Development for The Corporation of the City of London;

v) by deleting all references to the title “City Engineer” and by replacing them with the title “Deputy City Manager, Environment and Infrastructure”.; and,

vi) by deleting subsection 7.1 in its entirety and by replacing it with the following new subsection 7.1:

**“7.1 Administration and enforcement of by-law – absence**

The administration and enforcement of this by-law shall be performed by the Director, Development and Planning. When the Director, Development and Planning is absent or their office is vacant, the Manager, Subdivisions and Development Inspections shall act in the place and stead of the

Director, Development and Planning under this by-law and while so acting has and may exercise all the rights, power and authority of the Director, Development and Planning as delegated by this by-law subject to the same responsibilities and limitations set out in this by-law. When both the Director, Development and Planning and the Manager, Subdivisions and Development Inspections are absent or their offices are vacant, the Manager, Current Development shall act in the place and stead of the Director, Development and Planning under this by-law and while so acting has and may exercise all the rights, power and authority of the Director, Development and Planning as delegated by this by-law subject to the same responsibilities and limitations set out in this by-law.”

2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B29

Bill No.  
2021

By-law No. C.P.-1455

A by-law to amend By-law No. C.P.-1455-541, as amended, being “A by-law to designate a site plan control area and to delegate Council’s power under Section 41 of the *Planning Act*, R.S.O. 1990, c.P. 13 to change Civic Administration titles to reflect the current organizational structure.

WHEREAS section 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS Council deems it appropriate to amend By-law C.P.-1455-541, as amended, being “A by-law to designate a site plan control area and to delegate Council’s power under Section 41 of the *Planning Act*, R.S.O. 1990, c.P. 13 to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Site Plan Control By-law C.P.-1455-541, as amended, is further amended, as follows:
  - i) by deleting all references to the title, “Managing Director, Development and Compliance and Chief Building Official” and by replacing them with the title “Director, Planning and Development”.
  - ii) by deleting all references to the title, “City Engineer” and by replacing them with the title, “Deputy City Manager, Environment and Infrastructure”.
  - iii) by deleting all references to the title, “Director, Development Services” and by replacing them with the title, “Director, Planning and Development”;
  - iv) by deleting all references to the title, “Manager, Development Planning” and by replacing them with the title, “Manager, Current Development”;
  - v) by deleting all references to the title, “Manager, Development Services (Site Plans)” and by replacing them with the title, “Manager, Planning (Site Plans)”;
  - vi) by amending Schedule 3 to the By-law by adding the title “Manager, Planning (Implementation)” to the list of appointed officers of the Corporation.
2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B30

Bill No.  
2021

By-law No. A.-6924-85

A by-law to amend By-law No. A.-6924-85, as amended, being “A by-law to prohibit smoking within 9 metres of recreation amenities in Municipal Parks, and Entrances to Municipally-owned Buildings” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 115(1) of the *Municipal Act, 2001* provides that a municipality may prohibit or regulate the smoking of tobacco in public places and workplaces;

AND WHEREAS the Council deems it appropriate to amend By-law A.6924-85, as amended, being “A by-law to prohibit smoking within 9 metres of recreation amenities in Municipal Parks, and Entrances to Municipally-owned Buildings” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Smoking Near Recreation Amenities and Entrances By-law A.6924-85, as amended, is further amended by deleting the section 4.3 (b) of the By-law in its entirety and by replacing it with the following new section 4.3 (b):

“4.3 (b) An Enforcement Officer, the Deputy City Manager, Environment and Infrastructure or their written designate, may order a person believed to be in contravention of this by-law to:

- (i) cease the activity that is in contravention of the by-law; and/or
- (ii) leave the premises.”

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B31

Bill No.  
2021

By-law No. PW-12 - \_\_\_\_\_

A by-law to amend By-law No. PW-12, as amended, being “A by-law to provide for the Regulation and Prohibition of Noise and Sound” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10 of the *Municipal Act, 2001*, as amended, provides that a municipality may pass a by-law respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; in paragraph 6 Health, safety and well-being of persons; in paragraph 8 Protection of persons and properties; in paragraph 9 structures, including fences and signs;

AND WHEREAS section 128 of the *Municipal Act, 2001* provides that a municipality may prohibit and regulate public nuisances, including matters, that in the opinion of Council, are or could become or cause public nuisances;

AND WHEREAS section 129 of the *Municipal Act, 2001* provides that, without limiting sections 9 and 10, a municipality may prohibit and regulate with respect to noise, vibration; and

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PW-12, as amended, being “A by-law to provide for the Regulation and Prohibition of Noise and Sound” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Sound By-law No. PH-12, as amended, is hereby further amended as follows:
  - i) by deleting all references to the title “Manager of By-law Enforcement” and by replacing them with the title “Director, Municipal Compliance”;
  - ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns; and,
  - iii) by deleting section 4.1(5)(c)(iv) in its entirety.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B32

Bill No.  
2021

By-law No. S-1-

A by-law to amend By-law No. S-1, as amended, being “A by-law to provide for the regulation of Streets” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 7, Services and things that the municipality is authorized to provide under subsection 10(1);

AND WHEREAS the Council deems it appropriate to amend By-law S-1, as amended, being “A by-law to provide for the regulation of streets” to change Civic Administrative titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Streets By-law S-1, as amended, is further amended as follows:
  - i) by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City engineer” – defined

City engineer shall mean the Deputy City Manager, Environment and Infrastructure or their written designate”;
  - ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns;
  - iii) by deleting the words “road maintenance” and by replacing them with the words “pavement degradation” contained in section B.2)2) of Schedule ‘B’;
  - iv) by adding the words “work approval” before the word “permit” and by deleting the word “Various” contained in section B.3) of Schedule ‘B’;
  - v) by deleting the following sentence from section B.4) of Schedule ‘B’: “Where no dates or times are indicated on the permit, the permit shall be valid for 7 days from the date of issuance between 7 a.m. to 6 p.m.”;

vi) by deleting section B.5) of Schedule 'B' in its entirety and by replacing it with the following new section B.5):

“B.5) Renewal of Work Approval Permit

The work approval permit may be renewed for the number of days indicated on the renewal permit, and upon payment of a fee as set out in Schedule 1 of the City's Fees and Charges By-law.”;

vii) by adding the words “General Liability” in front of the word “Insurance” contained in section B.9) of Schedule 'B';

viii) by deleting all references to the term “Parks and Recreation Department”;

ix) by deleting all references to the term “Environmental and Engineering Services Department” and by replacing them with the words “Environment and Infrastructure”; and,

x) by deleting all references to the term “City of London Environmental Programs and Customer Relations” and by replacing it with the term “City Engineer or their written designate”.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B33

Bill No.  
2021

By-law No. CP 17-

A by-law to amend By-law No. CP-17, as amended, being “A by-law to delegate certain portions of Council’s assigned authority with respect to approvals for plans of subdivision and condominium pursuant to the *Planning Act*” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS section 5(3) of the *Municipal Act, 2001*, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 51.2(1) of the *Planning Act*, R.S.O. c. P.13, as amended, provides that a municipal council may by by-law delegate an appointed officer identified in the by-law either by name or position occupied, the authority to approve plans of subdivision including plans of condominium;

AND WHEREAS Council deems it appropriate to amend By-law CP-17, as amended, being “A by-law to delegate certain portions of Council’s assigned authority with respect to approvals for plans of subdivision and condominium pursuant to the *Planning Act*” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Subdivision and Condominium Delegation and Approval By-law CP-17, as amended is further amended as follows:

- i) by deleting all references to the title, “Director, Development Services” and by replacing them with the title “Director, Planning and Development”;
- ii) by deleting all references to the title, “Manager, Development Planning” and by replacing them with the title, “Manager, Current Development”;
- iii) by deleting all references to the title, “Manager, Development Engineering” and by replacing them with the title, “Manager, Subdivisions and Development Inspections”; and
- iv) by deleting all references to the title, “City Engineer” and by replacing them with the title “Deputy City Manager, Environment and Infrastructure”.

2. This by-law comes into effect on the day it is passed.

Passed in Open Council on September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021



## Appendix B34

Bill No.  
2021

By-law No. PS-5-

A by-law to amend By-law No. PS-5, as amended, being “A by-law to provide for the owners of privately-owned outdoor swimming pools to erect and maintain fences and to provide a pool grading and drainage plan” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. PS-5, as amended, being “A by-law to provide for the owners of privately-owned outdoor swimming pools to erect and maintain fences and to provide a pool grading and drainage plan” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Swimming Pool Fence By-law No. PS-5, as amended, is hereby further amended by deleting section “6.1 – Boulevard crossing – by vehicles – deposit – calculation” in its entirety and by replacing it with the following new section 6.1:

“6.1 – Boulevard crossing – by vehicles – submit – calculation

Every person erecting, altering, repairing or demolishing a swimming pool fence within the City of London who permits the crossing of curbing, sidewalks or paved boulevards by vehicles delivering materials to, or removing materials from abutting lands shall submit to the Chief Building Official upon application for a swimming pool fence permit and prior to the commencement of any work, a completed undertaking to repair any damage to City property, such as any damage to the sidewalks, curbing or paved boulevard or to any water service box or other service therein caused by the crossing of such vehicles.”

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B35

Bill No.  
2021

By-law No. PS-113

A by-law to amend By-law No. PS-113, as amended, being “A by-law to regulate traffic and the parking of motor vehicles in the City of London, and to repeal By-law No. PS-111, as amended, entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

AND WHEREAS the Council deems it appropriate to amend By-law PS-113, as amended, being “A by-law to regulate traffic and the parking of motor vehicles in the City of London, and to repeal By-law No. PS-111, as amended, entitled, “A by-law to regulate traffic and the parking of motor vehicles in the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Traffic & Parking By-law PS-113, as amended, is further amended as follows:
  - i) by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”; and,
  - ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B36

Bill No.  
2021

By-law No. C.P.-1555( )-\_\_

A by-law to amend By-law No. C.P.-1555-252, being “A by-law to regulate the Injuring and Destruction of Trees and to encourage preservation and planting of Trees throughout the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS pursuant to subsection 135(1) of the *Municipal Act, 2001*, without limiting sections 9 and 10, a municipality may prohibit or regulate the destruction or injuring of trees;

AND WHEREAS the Council deems it appropriate to amend By-law C.P.-1555-252, being “A by-law to regulate the Injuring and Destruction of Trees and to encourage preservation and planting of Trees throughout the City of London” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

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

1. The Tree Protection By-law C.P.-1555-252, is amended as follows:
  - i) by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”; and,
  - ii) by deleting all gender specific pronouns throughout the by-law and by replacing them with the appropriate gender neutral pronouns.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B37

Bill No.  
2021

By-law No. L.-130-

A by-law to amend By-law No. L.-130-71, as amended, being “A by-law to provide for the licensing, regulating and governing of vehicles for hire, including cabs, accessible cabs, limousines, private vehicles fore hire and accessible vehicles fore hire, owners and brokers” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001*, as amended, provides that a municipality may pass a by-law respecting: in paragraph 6, Health, safety and well-being of persons; in paragraph 7, Services and things that the municipality is authorized to provide under subsection (1); in paragraph 8, Protection of persons and property; in paragraph 11 Business licensing;

AND WHEREAS pursuant to the provisions of the *Municipal Act, 2001*, as amended, a municipality may pass by-laws for licensing, regulating and governing businesses; and,

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. L.-130-71, as amended, entitled “A by-law to provide for the licensing, regulating and governing of vehicles fore hire, including cabs, accessible cabs, limousines, private vehicles fore hire and accessible vehicles fore hire, owners and brokers” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Vehicle for Hire By-law No. L.-130-71, as amended, is hereby further amended as follows:

i) by deleting the title “Chief Municipal Law Enforcement Officer” contained in the definition of “Licence Manager” and by replacing it with the title “Director, Municipal Compliance”; and,

ii) by deleting the title “Chief Municipal Law Enforcement Officer in section 5.4 (b) and by replacing it with the title “Director, Municipal Compliance”.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on September 14, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second reading – September 14, 2021  
Third reading – September 14, 2021

## Appendix B38

Bill No.  
2021

By-law No. PH-6

A by-law to amend By-law No. PH-6, as amended, being “A by-law concerning the provision of vital services and maintenance of suitable heat or leased or rental dwellings” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS the Council deems it appropriate to amend By-law PH-6, as amended, being “A by-law concerning the provision of vital services and maintenance of suitable heat or leased or rental dwellings” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Vital Services By-law PH-6, as amended, is further amended by deleting the definition of “Director” and by replacing it with the following definition:

“Director” means the Director, Municipal Compliance or their written designate”.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B39

Bill No.  
2021

By-law No. WM-16-\_\_

A by-law to amend By-law No. WM-16, as amended, being “A by-law to provide for the regulation of the discharge of wastes into the public sewage works and of hauled liquid waste” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9(1) of the *Municipal Act, 2001* provides that section 11 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues; and,

AND WHEREAS the Council deems it appropriate to amend By-law WM-16, as amended, being “A by-law to provide for the regulation of the discharge of wastes into the public sewage works and of hauled liquid waste” to change Civic Administration titles to reflect the current organizational structure and other housekeeping changes;

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

1. The Waste Discharge By-law WM-16, as amended, is further amended as follows:

i) by deleting the definition of “City Engineer” and by replacing it with the following definition:

“City Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”; and,

ii) by deleting the word “manhole” throughout the by-law and by replacing it with the words “maintenance hole”.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix B40

Bill No.  
2021

By-law No. WM-28

A by-law to amend By-law No. WM-28, as amended, being “A by-law for regulation of wastewater and stormwater drainage systems in the City of London” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS under section 11 of the *Municipal Act, 2001*, a municipality may pass by-laws respecting matters within the sphere of jurisdiction of Public utilities, which includes systems to provide for services relating to sewage, which is defined to include wastewater and stormwater and other drainage from land and commercial wastes and industrial wastes that are disposed of in a sewage (wastewater or stormwater) system;

AND WHEREAS section 9(1) of the *Municipal Act, 2001* provides that section 11 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues;

AND WHEREAS the Council deems it appropriate to amend By-law WM-28, as amended, being “A by-law for regulation of wastewater and stormwater drainage systems in the City of London” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Wastewater & Stormwater By-law WM-28, as amended, is further amended by deleting the definition of “Engineer” and by replacing it with the following definition:

“Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”.

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021



## Appendix B41

Bill No.  
2021

By-law No. W-8-\_\_\_\_

A by-law to amend By-law No. W-8, as amended, being “A by-law to provide for the Regulation of Water Supply in the City of London” to change Civic Administration titles to reflect the current organizational structure.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

WHEREAS under section 11 of the *Municipal Act, 2001*, a municipality may pass by-laws respecting matters within the sphere of jurisdiction of Public Utilities, which includes a system that is used to provide water services for the public;

AND WHEREAS section 9(1) of the *Municipal Act, 2001* provides that section 11 shall be interpreted broadly so as to confer broad authority on municipalities to enable them to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues; and,

AND WHEREAS the Council deems it appropriate to amend By-law W-8, as amended, being “A by-law to provide for the Regulation of Water Supply in the City of London” to change Civic Administration titles to reflect the current organizational structure;

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

1. The Water By-law W-8, as amended, is further amended by deleting the definition of “Engineer” and by replacing it with the following definition:

“Engineer” means the Deputy City Manager, Environment and Infrastructure or their written designate”;

2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix C1

Bill No.  
2021

By-law No. A-11-

A by-law to repeal By-law No. A-11 being “A by-law to provide for the Regulation of Adult Book and Magazine Outlets” as the By-law is no longer required due to technological changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person;

AND WHEREAS the Municipal Council wishes to repeal By-law No. A-11 being “A by-law to provide for the Regulation of Adult Book and Magazine Outlets”, as the By-law is no longer required due to technological changes;

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

1. By-law No. A-11 being “A by-law to provide for the Regulation of Adult Book and Magazine Outlets is hereby repealed.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

## Appendix C2

Bill No.  
2021

By-law No. A-10-

A by-law to repeal By-law No. A-10 being “A by-law to provide for the Regulation of Adult Video Cassette and Disc Outlets” as the By-law is no longer required due to technological changes.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person;

AND WHEREAS the Municipal Council wishes to repeal By-law No. A-10 being “A by-law to provide for the Regulation of Adult Video Cassette and Disc Outlets”, as the By-law is no longer required due to technological changes;

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

1. By-law No. A-10 being “A By-law to provide for the Regulation of Adult Video Cassette and Disc Outlets is hereby repealed.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

### Appendix C3

Bill No.  
2021

By-law No. L.-8

A by-law to repeal By-law No. L.-8 being “A By-law to provide for the licensing and regulation of Methadone Clinics and Methadone Pharmacies in the City of London” as the By-law is no longer required as Clinic and Pharmacies are regulated by other legislation and regulations.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person;

AND WHEREAS the Municipal Council wishes to repeal By-law No. L.-8 being “A By-law to provide for the licensing and regulation of Methadone Clinics and Methadone Pharmacies in the City of London” as the By-law is no longer required as Clinic and Pharmacies are regulated by other legislation and regulations;

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

1. By-law No. L.-8 being “A By-law to provide for the licensing and regulation of Methadone Clinics and Methadone Pharmacies in the City of London” is hereby repealed.
2. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council September 14, 2021

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – September 14, 2021  
Second Reading – September 14, 2021  
Third Reading – September 14, 2021

# Adult Books & Magazines

A-11 – Enacted November 15, 1993

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of the Council of the City of London, Ontario, Canada**

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**London**  
CANADA

## **ADMINISTRATIVE**

### **By-law A-11** A by-law to provide for the **REGULATION OF ADULT BOOK AND MAGAZINE OUTLETS**

\*\*\*\*\*

#### **BY-LAW INDEX**

##### **Part 1** **DEFINITIONS**

- 1.1 Definitions
  - Adult book and magazine outlet - defined
  - Adult book or magazine - defined
  - Operator - defined
  - Specified acts - defined
  - Specified body areas - defined
  - To provide

##### **Part 2** **ADULT BOOK AND MAGAZINE OUTLET CLASSIFICATION**

- 2.1 All premises - adult books - magazines - provided

##### **Part 3** **ADULT BOOKS - MAGAZINES - DISPLAY**

- 3.1 Display - minimum height - opaque barrier - required

##### **Part 4** **ENFORCEMENT**

- 4.1 Fine - for contravention
- 4.2 Continuation - repetition - prohibited - by order

##### **Part 5** **REPEAL - ENACTMENT**

- 5.1 By-law - previous
- 5.2 Effective date

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

**SHORT TITLE  
ADULT BOOK AND MAGAZINE OUTLETS BY-LAW**

**Part 1  
DEFINITIONS**

**1.1 Definitions**

In this by-law:

**Adult book and magazine outlet - defined**

"adult book and magazine outlet" shall mean the class of adult entertainment parlour mentioned in section 2.1 of this by-law.

**Adult book or magazine - defined**

"adult book or magazine" shall mean any book or magazine appealing to or designed to appeal to erotic or sexual appetites through the portrayal or depiction on its cover by means of photographs, drawings or otherwise of:

- (a) one or more of the specified body areas of any person or persons; or
- (b) one or more of the specified acts whether actual or simulated.

**Operator - defined**

"operator" shall mean every person who:

- (a) provides in any premises or part thereof, in pursuance of a trade, calling, business or occupation, adult books or magazines; or
- (b) operates any premises or part thereof in which such books or magazines are so provided.

**Specified acts - defined**

"specified acts" shall mean sexual intercourse, cunnilingus, fellatio, buggery, bestiality, masturbation, urination or defecation, or the bonding, flagellation, mutilation, maiming or murder of one or more human beings.

**Specified body areas - defined**

"specified body areas" shall mean:

- (a) in the case of a female, the nipples and areolae; and
- (b) in the case of all persons, the pubic, perineal and perianal areas and the buttocks.

**To provide**

"to provide", when used in relation to any adult book or magazine, shall mean to sell, offer to sell, or display by retail or otherwise such book or magazine, and "providing" has a corresponding meaning.

**Part 2  
ADULT BOOK AND MAGAZINE OUTLET CLASSIFICATION**

**2.1 All premises - adult books - magazines - provided**

All premises in which or in part of which, in pursuance of a trade, calling, business or occupation, adult books or magazines are provided are hereby classified as a class of adult entertainment parlour.

**Part 3  
ADULT BOOKS - MAGAZINES - DISPLAY**

**3.1 Display - minimum height - opaque barrier - required**

Every operator providing adult books and magazines in an adult book and magazine outlet shall, if such magazines or books are on display to the public, place such magazines or books:

- (a) at a height of 1.5 metres (5 feet) or more above floor level; and
- (b) behind an opaque barrier of a size and nature so that the cover of every book or magazine while on display, except for the name or title thereof, may not be seen by any member of the public.

**Part 4  
ENFORCEMENT**

**4.1 Fine - for contravention**

Any person who contravenes any provision of this by-law is, upon conviction, guilty of an offence and is liable to any penalty as provided in the *Provincial Offences Act*.

**4.2 Continuation - repetition - prohibited - by order**

The court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted, and such order shall be in addition to any other penalty imposed on the person convicted.

**Part 5  
REPEAL - ENACTMENT**

**5.1 By-law - previous**

By-law A.-5226-101 is hereby repealed.

**5.2 Effective date**

This by-law comes into force on May 15, 1994.

Passed in Open Council on November 15, 1993.

T.C. Gosnell  
Mayor

K.W. Sadler  
City Clerk

First Reading - November 15, 1993  
Second Reading - November 15, 1993  
Third Reading - November 15, 1993



# Adult Video & Cassette & Disc Outlets

A-10 – Enacted November 15, 1993

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of the Council of the City of London, Ontario, Canada**

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**London**  
CANADA

## **ADMINISTRATIVE**

### **By-law A-10**

## **A by-law to provide for the REGULATION OF ADULT VIDEO CASSETTE AND DISC OUTLETS**

\*\*\*\*\*

### **BY-LAW INDEX**

#### **Part 1 DEFINITIONS**

- 1.1 Definitions
  - Adult video cassette and disc outlet - defined
  - Adult video cassett or disc - defined
  - Operator - defined
  - Specified acts - defined
  - Specified body areas - defined
  - To provide - defined

#### **Part 2 ADULT ENTERTAINMENT PARLOUR CLASSIFICATION**

- 2.1 All premises - adult video cassettes - discs - provided

#### **Part 3 VIDEO OUTLETS - OPEN TO MINORS**

- 3.1 Disply - minimum height - opaque barrier - required
- 3.2 Advertisement - sign - picture - other - restriction

#### **Part 4 VIDEO OUTLETS - ADULT ONLY**

- 4.1 Admittance - restricted - requirements - set out
- 4.2 Age restriction - posted - at entrances - inside
- 4.3 Viewing - from outside outlet - prevented
- 4.4 Advertisement - sign - picture - other restriction
- 4.5 Minor - entry - to premises - prohibited

-

**Part 5  
ENFORCEMENT**

5.1 Fine - for contravention

**Part 6  
REPEAL - ENACTMENT**

6.1 By-law - previous

6.2 Effective date

WHEREAS by section 225 of the *Municipal Act, R.S.O. 1990, c. M.45*, as amended, by-laws may be passed, among other things, for regulating, governing and classifying adult entertainment parlours;

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

**SHORT TITLE  
ADULT VIDEO CASSETTE AND DISC OUTLETS BY-LAW**

**Part 1  
DEFINITIONS**

**1.1 Definitions**

In this by-law:

**Adult video cassette and disc outlet - defined**

"adult video cassette and disc outlet" shall mean the class of adult entertainment parlour mentioned in section 2.1 of this by-law.

**Adult video cassette or disc - defined**

"adult video cassette or disc" shall mean any video cassette or disc appealing to or designed to appeal to erotic or sexual appetites through the portrayal or depiction on its cover or container by means of photographs, drawings or otherwise of:

- (a) one or more of the specified body areas of any person or persons; or
- (b) one or more of the specified acts whether actual or simulated.

**Operator - defined**

"operator" shall mean every person who:

- (a) provides in any premises or part thereof, in pursuance of a trade, calling, business or occupation, adult video cassettes or discs; or
- (b) operates any premises or part thereof in which such video cassettes or discs are so provided.

**Specified acts - defined**

"specified acts" shall mean sexual intercourse, cunnilingus, fellatio, buggery, bestiality, masturbation, urination or defecation, or the bonding, flagellation, mutilation, maiming or murder of one or more human beings.

-

**Specified body areas - defined**

"specified body areas" shall mean:

- (a) in the case of a female, the nipples and areolae; and
- (b) in the case of all persons, the pubic, perineal and perianal areas and the buttocks.

**To provide - defined**

"to provide", when used in relating to any adult video cassette or disc, shall mean to rent, offer to rent, sell, offer to sell or display by retail or otherwise such video cassette or disc and "providing" has a corresponding meaning.

**Part 2  
ADULT ENTERTAINMENT PARLOUR  
CLASSIFICATION**

**2.1 All premises - adult video cassettes - discs - provided**

All premises in which or in part of which, in pursuance of a trade, calling, business or occupation, adult video cassettes or discs are provided are hereby classified as a class of adult entertainment parlour.

**Part 3  
VIDEO OUTLETS - OPEN TO MINORS**

**3.1 Display - minimum height - opaque barrier - required**

Every operator providing adult video cassettes or discs in an adult video cassette and disc outlet to which persons under the age of 18 years are permitted to enter or remain shall, if the cover of each such video cassette or disc is on display to the public, place the cover or container:

- (a) at a height of 1.5 metres or more above floor level; and
- (b) behind an opaque barrier of a size and nature so that the cover or container while on display, except for the name or title thereof, may not be seen by any member of the public.

**3.2 Advertisement - sign - picture - other - restriction**

No operator mentioned in section 3.1 of this by-law shall post or use either inside or outside the outlet any sign, advertising or advertising device, including any printed matter, promoting any adult video cassette or disc if such sign, advertising or advertising device portrays or depicts by means of any photograph, drawing, artistic rendering or otherwise one or more of the specific body areas of any person or persons or one or more of the specified acts whether actual or simulated.

**Part 4  
VIDEO OUTLETS - ADULT ONLY**

**4.1 Admittance - restricted - requirements - set out**

Every operator providing adult video cassettes or discs in an adult videocassette and disc outlet to which only persons of 18 years of age or older are permitted to enter or remain shall, if the cover or container of each such adult video cassette or disc is on display to the public, fulfil the requirements set out in sections 4.2 to 4.4 inclusive of this by-law.

**4.2 Age restriction - posted - at entrances - inside**

The operator of an outlet described in section 4.1 of this by-law shall post and keep posted at every entrance to such outlet and in a prominent location inside such outlet signs sufficient to indicate clearly to any person approaching or entering the outlet, and to every person in the outlet, that no person under the age of 18 years is permitted to enter or remain in such outlet or any part thereof.

**4.3 Viewing - from outside outlet - prevented**

The operator of an outlet described in section 4.1 of this by-law shall place the cover or container of each such video cassette or disc within the outlet where the cover or container cannot be seen outside the outlet.

-

**4.4 Advertisement - sign - picture - other restriction**

The operator of an outlet described in section 4.1 of this by-law shall not post or use outside the outlet any sign, advertising or advertising device, including any printed matter, promoting any adult video cassette or disc if such sign, advertising or advertising device portrays or depicts by means of any photograph, drawing, artistic rendering or otherwise one or more of the specific body areas of any person or persons or one or more of the specified acts whether actual or simulated.

**4.5 Minor - entry - to premises - prohibited**

The operator of an outlet described in section 4.1 of this by-law shall not permit any person under the age of 18 years to enter or remain in an adult video cassette and disc outlet mentioned in section 4.1 of this by-law and operated by him.

**Part 5  
ENFORCEMENT**

**5.1 Fine - for contravention**

Every person who contravenes this by-law, and every director or officer of a corporation who concurs in such contravention by the corporation, is guilty of an offence and on conviction is liable, if an individual, to a fine not exceeding \$25,000 or to imprisonment for a term not exceeding one year or to both, and, if a corporation, to a fine not exceeding \$50,000.

**Part 6  
REPEAL - ENACTMENT**

**6.1 By-law - previous**

By-law A.-5224-92 is hereby repealed.

**6.2 Effective date**

This by-law comes into force on May 15, 1994.

Passed in Open Council on November 15, 1993.

T.C. Gosnell  
Mayor

K.W. Sadler  
City Clerk

First Reading - November 15, 1993  
Second Reading - November 15, 1993  
Third Reading - November 15, 1993

# Methadone Pharmacy and Methadone Clinics Licensing By-law

L-8 – Effective September 01, 2013

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of the Council of the City of London, Ontario, Canada**

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Bill No. 250  
2013

By-law No. L-8

A By-law to provide for the licensing and regulation of Methadone Clinics and Methadone Pharmacies in the City of London.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, (the *Municipal Act, 2001*), provides that a municipal power shall be exercised by by-law:

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting: in paragraph 5, Economic, social and environmental well-being of the municipality; in paragraph 6, Health, safety and well being of persons, in paragraph 7, Services and things that the municipality is authorized to provided under subsection (1); in paragraph 8, Protection of persons and property; in paragraph 11 Business Licensing;

AND WHEREAS subsection 151 of the *Municipal Act, 2001* provides that, without limiting sections 9 and 10 of the Act, a municipality may provide for a system of licences with respect to a business;

AND WHEREAS the Council for the City of London considers it necessary and desirable for the public to regulate the Methadone Clinics and Methadone Pharmacies for the purpose of protecting the health, safety and well being of persons and to not negatively impact surrounding properties;

AND WHEREAS section 23.2 of the *Municipal Act, 2001* permits a municipality to delegate certain legislative and quasi-judicial powers;

AND WHEREAS Council for the City of London is of the opinion that the delegation of legislative powers under this by-law to the Licence Manager and the Hearings Officer including without limitation to the power to issue and impose conditions on a licence are powers of a minor nature having regard to the number of people, the size of geographic area and the time period affected by the exercise of the power in accordance with subsection 23.2(4) of the *Municipal Act, 2001*;

AND WHEREAS subsection 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees and charges on persons,

- (a) for services or activities provided or done by or on behalf of it;
- (b) for costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and,
- (c) for the use of its property including property under its control;

AND WHEREAS section 444 of the *Municipal Act, 2001* provides that the municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity, and any person who contravenes such an order is guilty of an offence;

AND WHEREAS it is deemed expedient to pass this by-law;

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

## 1.0 DEFINITIONS

1.1 For the purpose of this By-law:

“**Applicant**” means a person applying for a licence under this By-law;

“**Chief of Police**” means the chief of police for the London Police Service;

“**City**” means The Corporation of the City of London;

“**Council**” means the Municipal Council of The Corporation of the City of London;

“**Chief Building Official**” means the Chief Building Official as appointed by Council pursuant to the *Building Code Act*;

“**Enforcement Officer**” means a Municipal Law Enforcement Officer appointed by the Council or a police officer with the London Police Services;

“**Fire Chief**” means the Chief of London Fire Services of the City or a person delegated by him or her for the purposes of this By-law;

“**Hearings Committee**” means a person or body that has been delegated the power or duty to hold a hearing or provide an opportunity to be heard for the purpose of this By-law;

“**Hearings Officer**” means a Hearings Officer appointed under the City’s Hearings Officer By-law A.-6653-121, as amended;

“**Licensee**” means any person licensed under this By-law;

“**Licence Manager**” means the Managing Director of Development and Compliance Services;

“**Manager of Municipal Law Enforcement Services**” means the Manager of Municipal Law Enforcement Services of the City or a person delegated by him or her for the purposes of this By-law;

“**Municipality**” means the land within the geographic limit of the City of London;

“**Methadone Clinic**” means a clinic or medical office which wholly, or in part, is used for the prescription of methadone as more than an ancillary activity and may include other support services such as, but not limited to, a methadone pharmacy, the provision of counselling services, and/or laboratories, but does not include a hospital. For the purposes of this definition, an ancillary activity shall mean prescribing methadone to a maximum of 40 clients per day.

“**Methadone Pharmacy**” means a pharmacy which wholly, or in part, is used for the dispensing of methadone as more than an ancillary activity, but does not include a hospital. For the purposes of this definition, an ancillary activity shall mean dispensing methadone to a maximum of 40 clients per day.

## 2.0 PROHIBITIONS

2.1 No person shall operate a Methadone Clinic or Methadone Pharmacy without holding a current valid licence issued under the provisions of this By-law.

2.2 No person shall hold himself, herself or itself out to be licensed under this By-law if they are not.

2.3 No person shall contravene or fail to comply with a term or condition of his, her or its licence imposed under this By-law.

2.4 No person shall operate a Methadone Clinic or Methadone Pharmacy while their licence issued under this By-law is under suspension.



### **3.0 ADMINISTRATION**

**3.1** The administration of this By-law is assigned to the Licence Manager who shall generally perform all of the administrative functions conferred upon him or her by this By-law and without limitation may:

- (a) receive and process all applications for all licenses and renewals of licences under this By-law;
- (b) issue licenses in accordance with the provisions of this By-law;
- (c) impose terms and conditions on licences in accordance with this By-law; and,
- (d) refuse to issue or renew a licence or revoke or suspend a licence in accordance with this By-law.

### **4.0 APPLICATIONS FOR A LICENCE AND RENEWAL OF LICENCE**

**4.1** Every application for a licence and renewal licence shall be made to the Licence Manager on the forms provided by the Licence Manager. Without limitation, every application for a licence or a renewal shall include the following information:

- (a) the name, municipal address and telephone number of each Applicant or Licensee;
- (b) if the Applicant or Licensee is a partnership, the name, address and telephone number of each partner;
- (c) if the Applicant or Licensee is a corporation, the address of its head office, the name, address and telephone number of each director and officer;
- (d) the municipal address and legal description of the business;
- (e) a sworn statement by the Applicant or Licensee certifying the accuracy, truthfulness and completeness of the application;
- (f) if the Applicant or Licensee is a partnership, a sworn statement by each partner certifying the accuracy, truthfulness and completeness of the application; and,
- (g) if the Applicant or Licensee is a corporation, a sworn statement by an officer of the corporation duly authorized for that purpose certifying the accuracy, truthfulness and completeness of the application.

**4.2** Every person applying for a licence or a renewal of a licence shall provide in full at the time the application is submitted all of the information requested on the application form as well as:

- (a) payment of the prescribed fee as set out in Schedule "A" of this By-law;
- (b) if the Applicant or Licensee is a corporation, a copy of the incorporating documentation, a copy of the last initial notice or notice of change which has been filed with the provincial or federal government and a Certificate of Status issued by the Ministry of Government and Consumer Services dated no later than fifteen (15) days prior to the date of the application;
- (c) any other documentation or information as may be required in any other Part of this By-law and by the Licence Manager.

**4.3** The Licence Manager may require affidavits in support of an application for or a renewal of a licence.

**4.4** Every application may be subject to investigations by and comments or recommendations from the municipal or provincial department or agencies as the Licence Manager deems necessary including but not limited to:

- (a) the Chief Building Official;

- (b) the Fire Chief;
- (c) the Manager of Municipal Law Enforcement Services; and
- (d) the Chief of Police.

## **5.0 ISSUANCE OF LICENCES**

**5.1** Every licence issued under this By-law shall be in the form and manner as provided by the Licence Manager and without limitation shall include on its face the following information;

- (a) the licence number;
- (b) the name, address and telephone number of each Licensee;
- (c) the date the licence was issued and the date it expires; and,
- (d) the municipal address of the premise to be used for the Methadone Clinic or Methadone Pharmacy.

**5.2** Every licence that is issued for the first time, and every renewal thereof, is subject to the following conditions of obtaining, continuing to hold and renewing a licence all of which shall be performed and observed by the Applicant or the Licensee:

- (a) the Applicant or Licensee shall pay the prescribed licence fee as set out in Schedule "A" of this By-law;
- (b) the Applicant or Licensee shall pay all fees and fines owed by the Applicant or Licensee to the City;
- (c) the Applicant or Licensee shall have a contractual or proprietary interest in the premises upon which the Methadone Clinic or Methadone Pharmacy is to be operated which will enable the Applicant or Licensee to carry on the business;
- (d) the Applicant or Licensee shall allow, at any reasonable time and when permitted by law, the City to inspect the premises used for the Methadone Clinic or Methadone Pharmacy;
- (e) the premises used for the Methadone Clinic or Methadone Pharmacy shall be in accordance with the requirements of the *Building Code Act* and the Regulations thereunder, the *Fire Protection and Prevention Act*, and the Regulations thereunder, and the City's Property Standards By-law CP-16;
- (f) the premises used for the Methadone Clinic or Methadone Pharmacy are not constructed or equipped so as to hinder the enforcement of this By-law;
- (g) the use of the premises used for the Methadone Clinic or Methadone Pharmacy is permitted or conforms with the uses permitted under the applicable zoning by-law or is a legal non-conforming use;
- (h) the operation of the Methadone Clinic or Methadone Pharmacy shall comply with all federal and provincial laws;
- (i) the conduct of the Applicant or Licensee, or any partner, officer, director, employee or agent of the Applicant or Licensee, shall not afford reasonable cause to believe that the Applicant or Licensee will not carry on or engage in the operation of the Methadone Clinic or Methadone Pharmacy in accordance with the law or with honesty or integrity; and
- (j) if the Applicant or Licensee is a partnership or a corporation, any change in the composition of the partnership or of the officers and/or directors of the corporation shall be reported to the Licence Manager within ten (10) days.

**5.3** The issuance of a licence or renewal thereof under this By-law is not intended and shall not be construed as permission or consent by the City for the Licensee to contravene or fail to observe or comply with any law of Canada, Ontario or any by-law of the City.

**5.4** A licence issued under this By-law shall be valid only for the period of time for which it was issued.

**5.5** Every licence, at all times, is owned by and is the property of the City and is valid only in respect of the person and for the Methadone Clinic or Methadone Pharmacy named therein. A separate licence shall be required for each Methadone Clinic or Methadone Pharmacy.

**5.6** The Licensee shall notify the Licence Manager of any change in ownership of the Methadone Clinic or Methadone Pharmacy and shall surrender his, her or its licence to the Licence Manager within seventy-two (72) hours of the completion of such change.

**5.7** All licence fees and inspection fees paid under this By-law are non-refundable.

## **6.0 REGULATIONS**

**6.1** The Licensee shall ensure that:

- (a) a log is maintained by the Licensee providing a daily summary of the number of patients for which methadone was dispensed or prescribed; no personal information shall be entered in the log; the log shall be kept on the premise for the current year and previous year and be made available for immediate review by an Enforcement Officer upon their request;
- (b) a legible copy of the licence issued under this By-law is posted and maintained in a prominent and visible position inside the Methadone Clinic or Methadone Pharmacy.

## **7.0 POWERS OF THE LICENCE MANAGER**

**7.1** The power and authority to issue or renew a licence, refuse to issue or refuse to renew a licence, to cancel, revoke or suspend a licence, to impose terms and conditions, including special conditions, on a licence, are delegated to the Licence Manager.

- 7.2**
- (a) The Licence Manager shall issue a licence or renew a licence where the requirements or conditions of this By-law have been met.
  - (b) The Licence Manager may refuse to issue, refuse to renew or revoke or suspend a licence or impose a term or condition on a licence on the following grounds:
    - (i) the conduct of the Applicant or Licensee, or any partner, officer, director, employee or agent of the Applicant or Licensee, affords reasonable cause to believe that the Applicant or Licensee will not carry on or engage in the operation of the Methadone Clinic or Methadone Pharmacy in accordance with the law or with honesty or integrity;
    - (ii) there are reasonable grounds to believe that an application or other documents provided to the Licence Manager by or on behalf of the Applicant or a Licensee contains a false statement;
    - (iii) an Applicant or Licensee is carrying on activities that are in contravention of this By-law;
    - (iv) an Applicant or Licensee is not in compliance with any federal or provincial law or City by-law, including this By-law; or
    - (v) an Applicant or Licensee does not meet all of the requirements of this By-law or that the Methadone Clinic or Methadone Pharmacy does not comply with the provisions of this By-law.

**7.3** Notwithstanding any other provision of this By-law, the Licence Manager may impose terms and conditions on any licence at issuance, renewal or any time during the term of the licence, including special conditions, as are necessary in the opinion of the Licence Manager to give effect to this By-law.

**7.4** Where the Licence Manager is of the opinion that:

- (a) an application for a licence or renewal of a licence should be refused;
- (b) a reinstatement should not be made;
- (c) a licence should be revoked;
- (d) a licence should be suspended, or,
- (e) a term or condition of a licence should be imposed;

the Licence Manager shall make that decision.

**7.5** Where the Licence Manager has made a decision under subsection 7.4, the Licence Manager's written notice of that decision shall be given to the Applicant or the Licensee by regular mail to the last known address of that person and shall be deemed to have been given on the third day after it is mailed. Service on a corporation can be effected by registered mail to the address of the corporation's registered head office.

**7.6** The written notice to be given under subsection 7.5 shall:

- (a) set out the grounds for the decision;
- (b) give reasonable particulars of the grounds;
- (c) be signed by the Licence Manager; and,
- (d) state that the Applicant or Licensee is entitled to request a hearing by a Hearings Officer if the Applicant or Licensee files with the City Clerk a notice of appeal in writing and the appeal fee as set out in Schedule "A" of this By-law within ten (10) days after the notice in subsection 7.5 is served. The notice of appeal must comply with the requirements as set out in Schedule 1 of the City's Hearings Officer By-law A.-6653-121, as amended

**7.7** Where no appeal is registered within the required time period, the decision of the Licence Manager shall be final.

**7.8** Despite subsection 7.6 where a licence is voluntarily surrendered by the Licensee for revocation, the Licence Manager may revoke the licence without notice to the Licensee.

## **8.0 HEARINGS BEFORE THE HEARINGS OFFICER**

**8.1** The power and authority to conduct hearings of appeals under this By-law are hereby delegated to the Hearings Officer.

**8.2** The provisions of the City's Hearings Officer By-law A.-6653-121, as amended, apply to all hearings conducted by a Hearings Officer.

**8.3** The Hearings Officer may uphold or vary the decision of the Licence Manager or make any decision that the Licence Manager was entitled to make in the first instance.

**8.4** The decision of the Hearings Officer is final.

## **9.0 ENFORCEMENT**

**9.1** This By-law may be enforced by a City municipal law enforcement officer or a London Police Service police officer.

**9.2** No person shall hinder or obstruct, or attempt to hinder or obstruct, any person who is exercising a power or performing a duty under this By-law, including carrying out an inspection.

## **10.0 PENALTY**

**10.1** Any person who contravenes any provision of this By-law is guilty of an offence.

**10.2** A director or officer of a corporation who knowingly concurs in the contravention of any provision of this By-law is guilty of an offence.

**10.3** A person convicted under this By-law is liable to a maximum fine of \$25,000.00 upon a first conviction and a maximum fine of \$50,000.00 for any subsequent conviction.

**10.4** Despite subsection 10.3, where the person convicted is a corporation, the corporation is liable to a maximum fine of \$50,000.00 upon a first conviction and a maximum fine of \$100,000.00 for any subsequent conviction.

**10.5** If this By-law is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed by this By-law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may make an order,

- (a) prohibiting the continuation or repetition of the offence by the person convicted; and,
- (b) requiring the person convicted to correct the contravention in the manner and within the period that the court considers appropriate.

## **11.0 GENERAL**

**11.1** If any provision or part of this By-law is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, the balance of the By-law, or its application in other circumstances, shall not be affected and shall continue to be in full force and effect.

**11.2** If there is a conflict between a provision of this By-law and a provision of any other City by-law, then the more restrictive provision shall apply.

## **12.0 MISCELLANEOUS**

**12.1** This by-law may be referred to as the "Methadone Pharmacy and Methadone Clinics Licensing By-law".

**12.2** This by-law shall come into force and effect on September 1, 2013

Passed in Open Council on June 11, 2013.

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – June 11, 2013  
Second Reading – June 11, 2013  
Third Reading – June 11, 2013

**Schedule "A" - FEES**

Methadone Clinic Licence fee \$700

Methadone Pharmacy Licence fee \$700

Hearings Officer Appeal Fee \$150

## Report to Corporate Services Committee

**To: Chair and Members  
Corporate Services Committee**

**From: Anna Lisa Barbon, Deputy City Manager, Finance Supports**

**Subject: Industrial Land Development Strategy Annual Monitoring and Pricing Report - City Owned Industrial Land**

**Date: August 30, 2021**

## Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, with concurrence of the Interim Director, Economic Services and Supports, on the advice of the Director, Realty Services with respect to the City of London's Industrial Land Development Strategy, the following actions **BE TAKEN** with respect to the annual monitoring and pricing of City-owned industrial lands:

- a) the proposed attached by-law (Appendix ") **BE INTRODUCED** at the Municipal Council meeting to be held on September 14, 2021 to amend By-law No. A.-6151-17, as amended, being "A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the *Municipal Act, 2001*" by deleting Attachment "B" to Schedule "A" – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment "B" to Schedule "A" to amend the current pricing for City-owned serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park, Cuddy Boulevard Parcels and Trafalgar Industrial Park as follows:

Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, and Huron Industrial Park, and Cuddy Blvd Parcels:

- Lots up to 4.99 acres from \$80,000 per acre to \$125,000 per acre
- 5.00 acres and up from \$70,000 per acre to \$115,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park:

- All lot sizes – from \$65,000 per acre to \$115,000.00 per acre;

- b) the staff report dated August 30<sup>th</sup>, 2021 entitled "Industrial Land Development Strategy Annual Monitoring and Pricing Report – City-Owned Industrial Land", **BE RECEIVED**.

## Executive Summary

The purpose of this report is to provide information to Council relative to the City's Industrial Land Development Activity, highlight strategic objectives, and review the current pricing and policy for City owned Industrial land.

This report is prepared in accordance with Council's resolution which directs that the Civic Administration prepare a monitoring report on the City's Industrial Land Development Strategy (ILDS), as well as a review of the pricing of City owned industrial land for Municipal Council's consideration.

The City of London owns several major industrial land holdings. Land for three of the most recent industrial parks was acquired in direct response to the Industrial Land

Development Strategy and these three City owned industrial parks have been fully developed since Council endorsed the strategy in November of 2001.

## **Linkage to the Corporate Strategic Plan**

As part of Council's Strategic Plan 2019 to 2023, ILDS remains an important strategy in growing our economy and bringing more employment to the City.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

Board of Control Report – February 11, 2009 – Industrial Land Development Strategy Report

Strategic Priorities and Policy Committee – November 18, 2013 – Industrial Land Development Strategy 2013 – 2023

Corporate Services Committee – June 20, 2017 – Industrial Land Development Strategy Annual Monitoring & Pricing Report

Corporate Services Committee – July 17, 2018 - Industrial Land Development Strategy, Annual Monitoring and Pricing Report - city-owned industrial land

Corporate Services Committee – June 18, 2019 – Industrial Land Development Strategy, Annual Monitoring and Pricing Report – city owned industrial land

Corporate Services Committee – July 13, 2020 – Industrial Land Development Strategy, Annual Monitoring and Pricing Report – city-owned industrial land

### **2.0 Discussion and Considerations**

#### **2.1 City Owned Industrial Land Pricing in London, Ontario**

The current pricing levels of all City owned industrial parks, established effective October 1, 2018, are as follows:

Pricing for serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park and Cuddy Blvd Parcels is:

- Lots up to 3.99 acres \$80,000.00 per acre
- 4.00 acres and up \$70,000.00 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park is:

- All lot sizes - \$65,000.00 per acre.

Surcharges are as follows:

- Highway 401 Exposure – 15%;
- Veteran's Memorial Parkway Exposure – 5%; and

**Effective November 1, 2021**, pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park, and Cuddy Boulevard Parcels will be:

- Lots up to 4.99 acres - \$125,000.00 per acre
- 5.00 acres and up - \$115,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park will be:

- All lot sizes - \$115,000.00 per acre



Surcharges are as follows:

Highway 401 Exposure – 15%;

Veteran’s Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line is the responsibility of the purchaser. Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser’s responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of a purchaser.

The recommendation for the price increase is based on several variables being increased market demand for industrial parcels, lag with current pricing, existing supply in City industrial parks, and maintaining regional and provincial competitiveness to attract new companies to London.

### **Industrial Land Pricing in Surrounding Municipalities in Southwestern Ontario**

The Summary Table attached in Appendix B is a survey of the price levels of municipally owned industrial land in surrounding municipalities in Southwestern Ontario. In comparison, the municipalities of Middlesex Centre, Sarnia, Strathroy and Tillsonburg are offering municipal industrial land at lower prices than London. St. Thomas, Ingersoll, Stratford and Woodstock have higher asking prices for their industrial land than London. These higher prices may be due to lower inventory. Further factors in consideration of land pricing is outlined in Section 5.0 of this report.

### **2.2 Summary of Current Land Holdings**

A brief summary of the six major City owned Industrial Parks is outlined below and on the following pages:

### **2.3 Serviced Lands**

#### **Current Inventory – Serviced Industrial Land**

City serviced industrial lands have access to full municipal servicing to the lot line, and in most cases, are shovel ready, being available for a client to purchase and develop.

	Net Acres Available	Net Hectares Available
Innovation Park:	172.2	69.8
Skyway Industrial Park	4.7	1.9
Forest City Industrial Park	3.2	1.3
Total	164.5	72.9

*Note: Inventory levels shown above are reported on a year end basis and do not reflect current sales for 2021. The current sales and land activity for 2021 are detailed further in the report below.*

For larger sized industrial parcels, several private parcels remain privately owned or are being marketed for sale or design build lease opportunities.

Under the City’s owned inventory, only one (1) parcel still remains with size greater than 50 acres which is located within Innovation Park Phase IV– Advanced Manufacturing Park (note: 25 acres of which are under contract currently). The ILDS implementation team is working to bring forward additional supply, including one 70+ acre parcel, as Huron Industrial Park becomes developed which is described later in the report.

Provided below is a summary of the of the various City Industrial Parks that were developed in recent years.

## **Innovation Park**

Innovation Park is located on both the west and east sides of Veteran's Memorial Parkway, north of Highway 401 and south of Hamilton Road.

598 acres of land were acquired between 2001 and 2003 for the development of all four phases of this park. An additional 55 acres were acquired in 2011; 43.5 acres were added to Innovation Park, Phase II, and approximately 12 acres set aside for a future interchange. Phase I was completed in 2005, Phase II in 2008, Phase IV in 2009 and Phase III by the end of 2010. Phase V will be the newest phase for development which is described later in the report.

In total, 653 acres was assembled and of which 477 acres was developed and prepared for the market. As of July 15<sup>th</sup>, 2021 a total of 252.6 acres have sold in the park, 39 acres are under contract, 39.7 acres were donated to Western and Fanshawe (as part of the original Phase IV Joint Venture development), and 34.1 acres remain under Option with various companies furthering their plans to expand. One parcel has been recently repurchased given the Purchaser was unable to meet their obligations as part of the sale. As a result and netting out all lands sold, optioned, or under contact, the City has approximately 111 acres available to the market. Since inception of Innovation Park, the average sale price is calculated to be approximately \$55,333 per acre and in total the City has sold approximately 19 parcels with the average size being just over 13 acres in size. Recent demand in our parks have created the need for small lots ranging in the size range of 3 to 5 acres. A map showing Innovation Park is attached in Appendix C.

## **Skyway Industrial Park**

Skyway Industrial Park is located on the east side of Veteran's Memorial Parkway, north of Oxford Street and south of Huron Street. 172 acres of land were purchased from 1992 to 2000 as part of a co-venture agreement with the London International Airport for the development of an industrial park. Phase I of City land was completed by the end of 2004 and Phase II by the end of 2010.

Since the park was created, approximately 131 acres were developed and marketed for sale. Since the start of being offered to the market until now, the City has sold a total of 126.6 acres in the park. The average sale price was calculated to be \$51,131 per acre. One remaining parcel being 4.7 acres is under contract and in total 13 lots were sold, with an average parcel size being 9.7 acres. A map showing Innovation Park is attached in Appendix S.

## **Forest City Industrial Park**

Forest City Industrial Park is located on the north side of Wilton Grove Road, east of Highbury avenue, and south of Highway 401. 178 acres of land were acquired in 2001 for the development of a two-phase park. Servicing of Phase I was completed by the end of 2002, and Phase II by the end of 2003.

Forest City Industrial Park represents one of the most successful industrial business parks developed by the City. In total 134 acres were developable acres and brought to the market. Since inception up to July 15<sup>th</sup> 2021, a total of 130 acres have sold. One parcel remains which is 3.2 acres which required additional environmental studies to determine how much of the lands can be developed. The average sale price for this park was \$51,064 per acre, 16 parcels have sold, and the average parcel size was 8.2 acres. A map of Forest City Industrial Park is shown in Appendix E.

## **River Road Industrial Park**

River Road Industrial Park is a smaller industrial park located on the west side of Veteran's Memorial Parkway, north of River Road. 52 acres of land were acquired from

1975 to 2001 for this industrial park, and development was completed by the end of 2001.

46 developable acres were marketed for sale of which all of the parcels have now been sold. The average selling price per acre was \$54,664, with an average lot size of approximately 3.8 acres. A map showing the location of River Road Industrial Park is attached in Appendix F.

### **Trafalgar Industrial Park**

Trafalgar Industrial Park is located on the east side of Veteran’s Memorial Parkway, north of Gore road and south of Dundas Street. Approximately 428 acres of raw land were acquired from 1976 to 1984 for this park and development was phased from 1980 to 1985.

One of the oldest industrial parks created by the City, approximately 379 acres were developable and brought to market. Several acres were transferred to as part of the Sovereign Woods East park area while the remaining lands were sold to various companies. In total, 3 phases were created and Phase III being the final phase located north of Trafalgar Road. Since inception until now, the park has been nearly sold out with one remaining 3.5 acre parcel currently under contract. The average price per acre obtained for Phase III was approximately \$60,800. The final 3.5 acre parcel sale will mark the completion of selling out at Trafalgar. A location map is enclosed in Appendix G showing Trafalgar Industrial Park.

### **Cuddy Boulevard Industrial Lands**

In 2010, the City obtained land on Cuddy Boulevard from the London Optimists in exchange for land on Rectory Street destined to house the London Optimist Sports Centre (“BMO Centre”), which is now in operation. These lands are 8.82 acres in size and zoned General Industrial. Environmental studies (SAR Report, Phase I ESA) were completed several years ago and all three of the lots have now been sold. The average selling price per acre achieved was approximately \$74,117 per acre. A map showing the Cuddy Boulevard Industrial Lands is available in Appendix H.

## **2.4 Unserviced Lands**

In an effort to meet the rapidly increasing demand for the City’s industrial lands, there is approximately 422 acres under ownership and in various stages in getting the lands market and shovel ready. Provided below is a summary of the current unserviced land holdings.

### **Current Inventory – Serviceable Industrial Land**

<b>Park</b>	<b>Zoning</b>	<b>Inventory (Acres / Hectares)</b>
Huron Industrial Park	Light/General Industrial	217.5 / 88
Innovation Park, Phase V	Light Industrial	200 / 80.9
Highbury & Hwy 401	Light Industrial	5.35 / 2.17
	<b>Total</b>	<b>422.85 / 171.07</b>

### **Huron Industrial Park**

The Huron Industrial Park lands are located around the intersection of Huron Street and the extension of Veteran’s Memorial Parkway (VMP). The extension of VMP and upgrades to Huron Street were completed in late 2020 at a cost of approximately \$11.2 million. To date, approximately 139.4 acres (56.4 ha) is partially serviced and environmental and engineering studies are currently underway. Upon completion of the Huron Industrial Lands Storm Water Management Facility (SWMF) these lands will be fully serviced at a municipal level. The construction of the new SWMF, at a cost of

approximately \$5.3M began in late 2020 and is on target to become operational in Q3 2021 after a productive winter construction period. At this point the Huron Industrial Lands will be fully serviced at a municipal level and can be actively marketed. Several of the parcels are undergoing additional site preparation work, grading work and service extensions, to further enhance their marketability. The completion of Huron Industrial Park will bring to market approximately 168 acres of new industrial land supply ranging from small parcels (2 to 4 acres in size) to one large 70+ acre parcel. A location map of these lands is shown in Appendix I. The City has been able to reuse excess soil from the VMP and SWMF projects in order to reduce costs by not having to pay for fill to bring the grades up. Other characteristics to note with these lands are the following:

- Portions of the lands are subject to building height restrictions as related to the proximity of the London International Airport and Transport Canada regulations.
- The Sun Canadian high-pressure oil pipeline which runs in a north-south direction through a large portion of the site, and;
- Access, grading, and a servicing solution is being finalized for southern blocks of Huron Industrial lands which is anticipated to be ready and would bring up to 65 acres to market by early 2022. Soft marketing of these lands is already underway.

### **Innovation Park, Phase V**

In 2013, the City acquired approximately 84 acres (34ha) of land 2555-2591 Bradley Ave. for the future Phase V development of Innovation Park. In 2018, the abutting 2531 Bradley Ave. was secured under contract which totalled approximately 45.9 acres (18.6ha). The transaction closed in March of 2019.

After several years of negotiating, the City reached an agreement with the property owners at 2497 Bradley Ave. On October 30<sup>th</sup>, 2019 the remaining land of approximately 70 acres (28.3ha) were acquired, which completed the land assembly required for Innovation Park Phase V.

The City has recently received archaeological clearance for 2555-2591 Bradley Ave. and the Stage 1 and 2 Archaeological work has also been completed for 2497 and 2531 Bradley Ave., additional Stage 3 Archaeological work is currently ongoing which is targeted to be completed by the end of the year.

The City has also received approval from Hydro One Networks Inc. and Infrastructure Ontario (IO) for a municipal road crossing upon receipt of an Order-In-Council (OIC) through the Province's Ministry of Government and Consumer Services, which is anticipated to be received in the next several months. Future work includes design, extension of municipal services to this phase, construction of SWMF and construction of new internal municipal services. A location map showing these lands is shown in Appendix J. Phase V will be the next lands to be developed once Huron Industrial Park is completed.

### **Highbury Avenue and Highway 401 Lands**

Approximately 16.7 acres (6.75ha) of land were purchased from the Ministry of Transportation in 1993. This land is located on the west side of Highbury Avenue, south of Highbury 401. At present, approximately 50% of this parcel is designated as a historical forest and zoned "Open Space", and approximately 3 acres will be utilized by the Ministry of Transportation for the reconfiguration of the Highbury/Highway 401 interchange. There is approximately 5.35 acres (2.17ha) remaining that could be developed in the future for light industrial and commercial uses including a hotel, restaurant and gas station. The parcel will be developed and marketed for sale once the Ministry of Transportation completes the Highbury interchange improvements which is still several years out.

### **3.0 Financial Impact/Considerations**

#### **3.1 Sales Activity**

Between 2001 and 2020, the City has sold approximately 720.2 acres (291.41 ha) of industrial land for a total of approximately \$38.1million. In 2020, the municipal portion of taxes earned was calculated to be \$10.4 million dollars. Based on the 2020 industrial building permit data, a total of 64 building permits were issued and of which 9 were issued at City industrial parks. A total construction value (building alone) for industrial uses (such as manufacturing and warehousing establishments) totaled in excess of \$63 million City wide.

In 2019, the City sold 25.1 acres representing six (6) transactions to smaller and medium sized business ranging in manufacturing, one new food processing company, and 2 relocations to London. Despite uncertainty faced with the unprecedented global COVID-19 pandemic, uncertainties faced with business closures and stay-at-home orders, the City's industrial land sales continued to gain strong momentum in 2020.

In 2020, the City experienced a very strong year for industrial land sales which totalled approximately 61 acres. In total there were eight (8) transactions for a variety of industries ranging from manufacturing, commercial scale laundry facility, one sale for an existing business expansion, alternative protein food processing, and pharmaceutical manufacturing which marks the first of this kind for the City's industrial parks.

As of July 15<sup>th</sup> 2021, the City has sold 11.5 acres in 2021 and approximately 47.2 acres are under contract with various companies completing their due diligence. Despite the effects of COVID-19 and recent lock downs, industrial interest and activity remains very strong as we continue forward in 2022. A chart illustrating the history of our land sales since 2001 is shown in Appendix K attached.

#### **3.2 Investments Made in our Industrial Parks**

A summary of investments in City industrial parks made is provided in the section below for the past several years. Such investments can vary due to a variety of things being the status of the local economy, global economic events, and most recently, impacts to industry related state of emergency closures mandated by the Municipal, Provincial and Federal government. As companies continue focus on adjusting operations and setting up processes to protect the health and safety of their employees, 2020 proved to be a resilient year in terms of industrial investments made in out parks. A summary is provided below for the past several years.

##### **Industrial Investment City Wide**

In consultation with the building division, industrial building permit construction values for the past four (4) years are shown below:

2017 - \$ 33.3 million in construction value  
2018 - \$ 43.5 million in construction value  
2019 - \$ 374.4 million in construction value\*  
2020 - \$ 62.8 million in construction value

*\*Note: 2019 was a record year in terms of construction value, largely attributed to the building permit value of Maple Leaf Foods which totaled approximately \$300 million in construction value.*

In total, 64 permits were issued and the combined construction value for alterations, additions, and new builds totaled approximately \$62.8 million in construction value.

## 4.0 Other Key Issues and Considerations

### 4.1 Employment Creation

Since 2001, sales of City owned industrial lands have created over 7,142 direct new jobs. An additional 5,500 spinoff jobs are believed to have been created through construction, logistics, service providers and manufacturing related supply chains. These jobs have significantly contributed to the sustainability of advanced manufacturing in the London region through the attraction of new global manufacturing companies as well as growth of existing London companies. A historical chart showing the job creation figures for the past 19 years is shown in Appendix L.

### 4.2 Industrial Land Sales in the Private Sector

For vacant private industrial land sales, 2020 had seen a considerable amount of market activity from years prior from years prior. In total, approximately 74 acres had sold representing a mix of primarily smaller parcels and two larger parcel size transactions being greater than 25 acres. Regionally, recent news was of the 622 acre land sale, by CBRE, of the former Ford Talbotville property. A chart has been included for the Privately-Owned Industrial Land Sales in Appendix M.

### 4.4 Industrial Development Charge Grant Program

#### ***Background:***

On May 2, 2017, Municipal Council approved changes to the City's Industrial Development Charges Grant Program. These changes, that came into effect on January 1, 2018, retain the current 100% development charge grant for targeted industrial uses, but decrease the value of the grant to 50% of the value of the development charges to a maximum grant of \$250,000 for non-targeted industrial uses. Targeted uses have been defined in the program to be consistent with the targeted uses of the Industrial Land Development Strategy. As part of the approved changes to the program, the program will expire on December 31, 2023.

Targeted Uses which qualify for the Industrial Development Charges Grant Program include:

- Advanced manufacturing including renewable and clean technology, automotive, agri-food/food processing, and defense and aerospace, as well as life and health sciences, information technology and digital media, and research and development.

Non-Targeted uses where a portion of the Grant Program applies (up to a max of \$250,000) include:

- Warehouses, distribution centres, transportation and logistics, businesses that store and process data for retrieval, and truck terminals.

Provided below is a cumulative city-wide summary of the Development Charge Exemptions for Industrial:

2017 - \$3,011,569  
2018 - \$1,698,946  
2019 - \$12,359,452  
2020 - \$5,183,236

In 2020, approximately \$357,249 was attributed to the Development Charges Grant provided for non-targeted uses. The balance Grant amount of \$4,825,987 in 2020 was provided for targeted industries.

### ***Local Market Conditions:***

Despite the pandemic uncertainties, the city's industrial land development strategy has resulted in a steady stream of inquiries throughout the past year. Realty Services along with LEDC did receive some pushback on the Development Charges (DC) payable for non-targeted, although much less resistance than years prior as demand for warehousing/distribution continues to rise. Some prospective end-users also raised this however, they recognized that other regional municipalities also charged industrial DC's. For example Woodstock, which has traditionally not charged DC's for all industrial type uses, but is expected to implement full DC charges starting in 2022. Larger urban centers such as Kitchener/Waterloo and Hamilton have DC's in place already.

In 2021, the ILDS Implementation team was informed of only one (1) warehouse distribution company which has decided to locate in a nearby municipality as a result of having to pay DC's. Generally however, such users typically know that DC's are applicable. The ILDS team continues to field regular inquiries for large warehousing, distribution and logistics spaces as demand for such uses remains high.

### **4.5 ILDS Strategic Initiatives**

The Industrial Land Development Strategy (ILDS) remains extremely important to the economy. Approximately 30% of all employment occurs on industrial land as per the City's London Plan. In addition, broader benefits are achieved for the City in terms of investments such as land sale value, tax revenue, direct and indirect job creation, new innovation and R&D investments made in the City, as well as other spin-off industry attraction.

Provided below are some of the Strategic Initiative achievements completed in 2020.

#### ***Active Role in Development and Selling Industrial Land:***

- Realty Services secured necessary land rights for the City's Transportation Department so the Veteran's Memorial Parkway North Extension Project could get underway. This was the catalyst required to get Huron Industrial lands underway for development.
- Coinciding with the point above, the Storm Water Management (SWM) for Huron Industrial lands has been tendered and is currently under construction, which service approximately 168 acres of new industrial land to market in Q4 2021 and Q1 of 2022.
- Municipal Services design and grading plans finished and in Tender phase for the development of Huron Industrial Park bringing close to 168 acres of new supply to market (soft marketing underway).
- Worked with Enbridge Gas in selling lands and granting easements to bring new natural gas service for Huron Industrial Park.
- Realty Services Industrial Land Officer and London Economic Development Corporation (LEDC) routinely providing prospective clients information on City's industrial land.
- Maintaining City owned and private industrial land supply on our new revamped website.
- LEDC has successfully worked with several local companies with expansion plans to their existing locations as well as new foreign industries locating in London. Details are provided LEDC's website ([www.ledc.com](http://www.ledc.com)) and shared through social media, newsletters and activity reports.

#### ***Target and Understand our Target Sectors' Needs:***

- Monthly teleconference video calls (MS Teams) scheduled with the ILDS implementation team and LEDC to discuss market activity, prospect client activity, development schedule for our industrial parks.

- Monitoring of industrial site plan applications submitted through Development Services Division and set up of SWAT internal review team for time sensitive and/or high profile accounts.
- Routine calls with members from the real estate brokerage community and design-build firms understanding up-to-date market conditions.
- Tracked data throughout the year from publications provided through the Conference Board of Canada, publications provided by local commercial real estate brokerages, and internal data tracking.

### ***Ensure an adequate supply of land***

- As mentioned earlier, the SWM system for Huron Industrial Lands will be completed in Q2 and will allow 168 acres of new industrial supply to come to market.
- Ongoing archaeological work underway and the purchase of a Hydro One right-of-way for access will allow development of Innovation Park Phase 5 in medium term.
- Recent conditional purchase of 1710 Wilton Grove totalling 64 acres which is currently in property due diligence stage.
- Other strategic acquisition efforts being made to ensure additional land is available for the longer-term horizon, given current absorption levels and market demand trends.
- Working with the brokerage community in offering City's industrial site to market private land listings.
- Have remained nimble by soft marketing some of the City's industrial lands on a no-grading but market ready condition to meet market demand needs or to qualify for Request for Proposals through the Province via LEDC.

### ***Establish a plan to deliver investment-ready land***

- Maintained monthly technical video call meetings to discuss industrial land status pertaining to studies, reports, construction tenders, review of capital work program budgets.
- Engaged routinely throughout the year communications with Enbridge, Bell, London Hydro and other external agencies to verify any servicing or environmental constraints (Example: 2 new regulating stations being constructed by Enbridge to improve natural gas supply for our industrial parks).
- Annual Industrial Land Monitoring report prepared to Council.
- Annual summary provided Civic Administrations Senior Leadership Team (SLT) on the land sales status and to be reported in the City's Strategic Objectives.

### ***Market our land aggressively on international stage & making London attractive to investment***

- New City industrial website along with new marketing brochures being developed.
- New signage coming to Huron Industrial Park.
- ILDS Implementation team participation with LEDC in Request for Information (RFI) packages from the Province and Federal government.
- Given attendance at foreign trade shows and industry events has been restricted for 2020/2021, LEDC has adapted its approach in reaching target market audiences for our industrial lands using their new website, dedicated mailing program, YouTube and other forms of social media to attract new investment to London. For instance, drone footage was developed to remotely market lands to foreign prospects. Several virtual tours were arranged with site selectors and corporate facilities managers.
- LEDC worked with our neighboring communities to market the region through the EDCO Investment Alliance.
- LEDC and maintained for 2020 the personalized concierge services to prospects in our targeted industry sectors to enhance London's attractiveness.



- LEDC and Realty Services recognize and capitalize on industrial clientele relationships and networks.
- LEDC advocating and marketing unique assets and resources available in London to manufacturing and other targeted industrial sectors.

### ***London Transit Commission – Pilot Project Initiative***

The ILDS team recognizes the value transit services would have within City owned industrial parks and as such continues to have discussions with LTC. As we understand it, 2021 service plan changes were approved by the Commission. Specific to Industrial areas, London Transit will be undertaking a review of Alternative Service Delivery models to provide service to Industrial areas in London in the coming months.

### **5.0 Update to Municipal Industrial Land Pricing:**

The City's land prices have remained unchanged since October 2018 which was based on modest market conditions at that time and to help attract new investment to London while remaining competitive on a regional and North American wide basis.

#### **Local Economic Data:**

Unprecedented changes in 2020 were witnessed since the first case of COVID-19 reached Ontario in January of 2020. In March 2020, businesses shut down temporarily as the province declared a State of Emergency along with the city. Travel restrictions along with physical distancing measures were put in place to help reduce the spread of COVID-19. Unemployment levels hit a high of 9.9% in August 2020 in London (source: Stats Can) and Ontario's real Gross Domestic Product (GDP) was minus 12 percent in Q2 of 2020 (source: <https://www.ontario.ca/page/ontario-economic-accounts>).

Since the lows witnessed last year, Ontario's real GDP has increased steadily however still is 1.8% lower than the real GDP prior to the pandemic reported in Q4 of 2019. Most recent Statistics Canada data shows the unemployment rate for London increased upwards to 9.7% (for the month of May) whereas in April it was 8.2%. It has been reported that the increase can be attributed to a higher labour participation rate. London still sits higher than the national average for unemployment at 8.2 percent and Ontario at 9.3 percent. Momentum has however continued in terms of growth driven by higher investment in residential structures and more modest gains in non-residential construction and household spending (source: <https://www.ontario.ca/page/ontario-economic-accounts>).

Tied to some of the investment growth mentioned above, London has been on an upwards trend in terms of construction activity and permit data. In 2019, a total construction value of 1.37 billion dollars in construction permits were issued city wide. In 2020, it was marked by a record year of 1.62 billion dollars value in construction permits. As of April 30<sup>th</sup> 2021, a total construction value of \$593 million was reported for all construction building activity city wide. For industrial as of June 2021, 26 permits were issued totaling a value of nearly \$40 million dollars.

In terms of local industrial market data, CBRE's Industrial Market Outlook report for Q2 2021 has indicated six (6) consecutive quarters of positive absorption for industrial space. The report indicates strong demand for warehouse space which continues to grow in momentum. This trend is evident with the recent news that Amazon is suspected to be coming to the region with a large-scale warehouse facility with two smaller locations planned here in London. Other trends observed have been that companies and tenants are expanding their current locations to meet growing demand needs as fewer building options available. Original Cakerie, Nestle, amongst others are examples of such expansions occurring. On a national level, London is now reported to have lower industrial building availability (2.3%) compared to the national average being just over 3 percent (Source: CBRE Q2 Industrial Market Outlook).

The ILDS implementation team and LEDC have for the past year continued to see the trend of manufacturers and other industrial users looking at London primarily due to land availability, services available, proximity to a more expensive GTA market, U.S proximity, land cost, and available workforce. Demand for the City's industrial land continues as these indicators along with favourable low interest and borrowing rates and consumer demand are spurring new investment.

While taking a cautious approach in 2020 when the pandemic was first unfolding, 2020 proved to be a strong year for industrial land sales and 2021 is on the same momentum. To date, the City's industrial land supply is quickly being absorbed and the current pricing is not reflecting today's market conditions.

By comparison to the private land pricing and regional data collected from other municipalities, Civic Administration is recommending an overall increase to catch up for this lag while still remaining competitive to attract businesses to London and optimizing the City's revenue position on future land sales. Details on the pricing change is provided below.

### **Recommended Council Approved Pricing:**

It is evident that across most real estate asset classes that prices have gone up significantly over the course of the past 18 months. By comparison to other regional municipalities, a similar trend has been observed where municipalities such as St. Thomas, Woodstock, and Chatham have also increased their pricing levels.

By factoring in these trends while observing what local private sales are achieving, it's important to distinguish that the City's ILDS Strategy is competing not only regionally but with other Provinces and with the U.S. market to attract businesses and industry to come to London. Furthermore, the City of London is striving to attract targeted industries such as advanced manufacturing, food processing, research & development etc.. Under the Industrial Land Policy, there are restrictions put in place for each sale to ensure conditions of the Purchase of Sale Agreement are fulfilled such as beginning construction within (1) year of time of sale, minimum 15% building to lot coverage, Purchaser's Declaration in terms of what is being constructed and what is the purpose, and a ten (10) year buy-back provision which is registered on title should these obligations by the Purchaser not be met. Given these restrictions, the City is unable to charge similar pricing to that achieved in the private marketplace.

In consultation with City appraisal staff and the ILDS Implementation Team, the new Council approved pricing is recommended to be:

**Effective November 1, 2021**, pricing for serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park, and Cuddy Boulevard Parcels will be:

- Lots up to 4.99 acres - \$125,000.00 per acre
- 5.00 acres and up - \$115,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park will be:

- All lot sizes - \$115,000.00 per acre

Surcharges are as follows:

Highway 401 Exposure – 15%;

Veteran's Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line is the responsibility of the purchaser. Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser's responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of a purchaser.

Further justification on the pricing recommendation above is based on the following:

- The increase is considerable from the existing land pricing - the main objective for the City is to attract industry and generate economic benefits such as employment and indirect employment, new construction, property taxes, and other economic benefits and spin offs.
- Provides a fair, consistent, and equitable pricing to the market when discussing with prospective clients and brokerages whereas other municipalities may be seeking to negotiate final sale prices based on each land transaction.
- The recommended pricing allows Civic Administration to re-assess next year if a further pricing adjustment is required based on future market and economic conditions.
- The pricing adjustment will help recover a good portion of the land acquisition costs, development costs (which vary based on the property) and improve the City's revenue position.
- The pricing remains competitive to attract targeted industry and companies to London.

## **Conclusion**

As the City has seen new interest from the private sector to develop industrial land, the Industrial Land Development Strategy (ILDS) has worked well since its inception and continues to play an important role to help bring new manufacturing, expansion opportunities, and to attract targeted industries here to London. Huron Industrial Park will be ready at the end of 2021 which will bring much needed small parcels and flexibility in the larger parcel size ranges. The price adjustment will reflect today's market conditions while maintaining competitiveness and improve the City's overall revenue position.

### **Acknowledgement**

This report has been prepared with the assistance from Stacy Badeen, Industrial Land Officer; Chris McIntosh, Manager Industrial Lands Engineering, Gregg Barrett, Director Planning and Development, Kapil Lakhotia, President and CEO, London Economic Development Corporation.

The proposed by-law is attached as (Appendix A)  
The surrounding Municipalities Pricing Table is attached as Appendix B  
The location map of Innovation Park is attached as Appendix C  
The location map of Skyway Industrial Park is attached as Appendix D  
The location map of Forest City Industrial Park is attached as Appendix E  
The location map of River Road Industrial Park is attached as Appendix F  
The location map of Trafalgar Industrial Park is attached as Appendix G  
The location map of Cuddy Industrial lands is attached as Appendix H  
The location map of Huron Industrial Lands is attached as Appendix I  
The location map of Innovation Park Phase V is attached as Appendix J  
The City's Land Sales History Chart is attached as Appendix K  
The City's Employment Creation is attached as Appendix L  
The Private Lands Sales Chart is attached as Appendix M

**Prepared by:** Adam Ostrowski, Manager II, Realty Services

**Submitted by:** Bill Warner, AACI, PApp, Director, Realty Services

**Concurred by:** Mark Henderson, Interim Director, Economic Services and Supports, Industrial Land Development Strategy, Planning and Economic Development

**Recommended by:** Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

## Appendix A

Bill No.

By-law No.

A by-law to authorize and approve to amend By-law No. A.-6151-17, as amended, being “A by-law to establish policies for the sale and other disposition of land, hiring of employees, procurement of goods and services, public notice, accountability and transparency, and delegation of powers and duties, as required under section 270(1) of the *Municipal Act, 2001*” by deleting Attachment “B” to Schedule “A” – Sale and other Disposition of land Policy of the By-law and by replacing it with a new Attachment “B” to Schedule “A” to amend the current pricing for City-owned serviced industrial land in Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, Huron Industrial Park, Cuddy Boulevard Parcels and Trafalgar Industrial Park as follows:

Innovation Park (Phases 1 to 4), Skyway Industrial Park, River Road Industrial Park, and Huron Industrial Park, and Cuddy Blvd Parcels:

- Lots up to 4.99 acres from \$80,000 per acre to \$125,000 per acre
- 5.00 acres and up from \$70,000 per acre to \$115,000 per acre

Pricing for serviced industrial land in Trafalgar Industrial Park:

- All lot sizes – from \$65,000 per acre to \$115,000.00 per acre;

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

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

1. Attachment “B” to Appendix “A” of By-law No. A.-6151-17, as amended, is hereby deleted and replaced with a new attached Attachment “B” to Appendix “A”.
2. This by-law shall come into force and effect on November 1, 2021.

PASSED in Open Council on

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading -  
Second Reading -  
Third Reading –

**ATTACHMENT “B”**

The current pricing levels of all other City industrial parks be established effective November 1, 2021, as follows:

Pricing for serviced industrial land in Innovation Park, Skyway Industrial Park, River Road Industrial Park, and Cuddy Boulevard Parcels:

Lots up to 3.99 acres	\$125,000
4.00 acres and up	\$115,000

Pricing for serviced industrial land in Trafalgar Industrial Park:

All lots sizes - \$115,000

Surcharges to be added as follows:

Highway 401 Exposure – 15%

Veteran’s Memorial Parkway Exposure – 5%; and

The cost of service connections from the main services to the property line being the responsibility of the purchase.

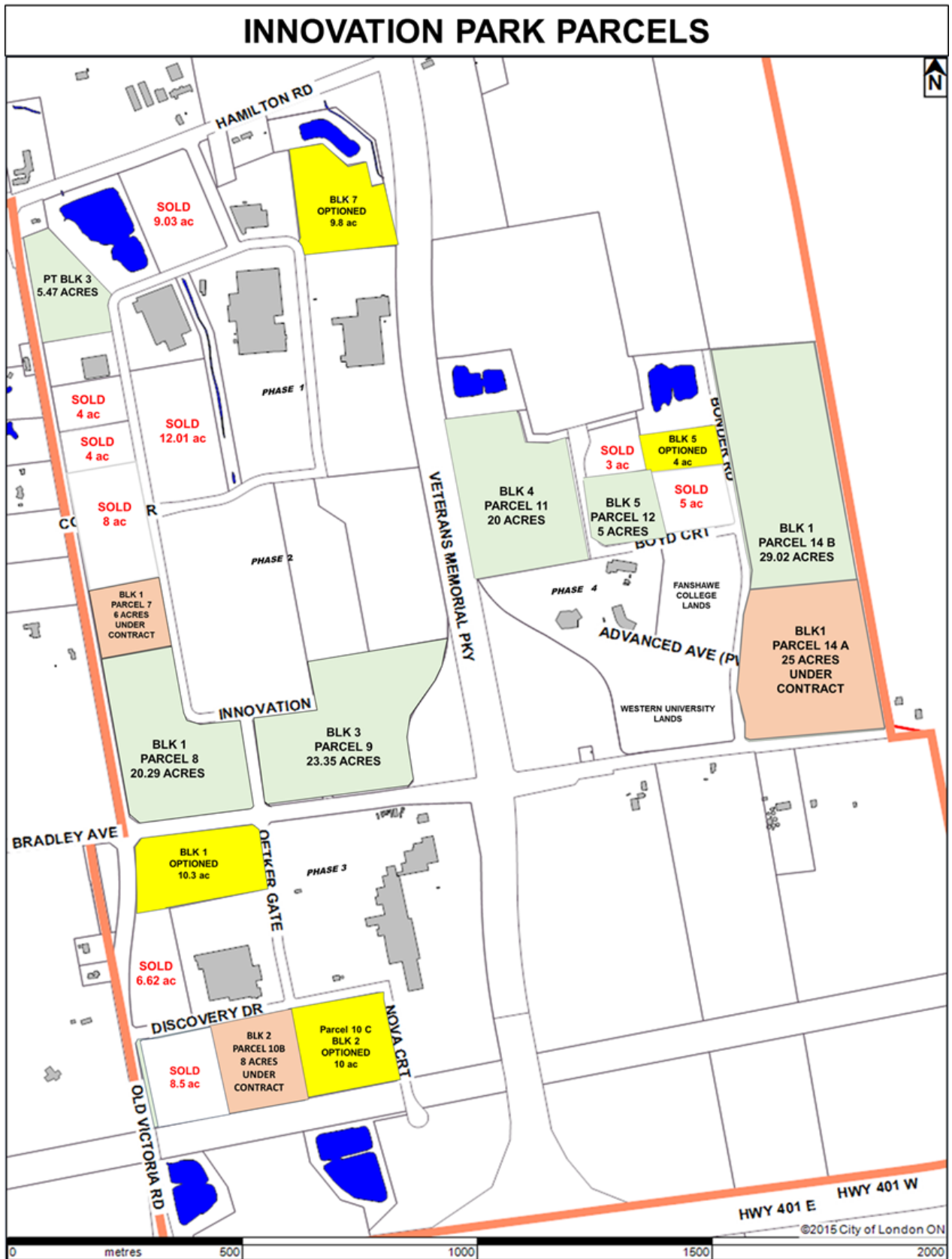
Industrial lots are sold on a where is, as is basis, with grading, stripping and removal of excess topsoil being the purchaser’s responsibility and cost. The City will strive to provide grading of the municipal industrial parks on a level-graded basis. Site specific final grading is the responsibility of the purchaser.

# Appendix B – Pricing of Surrounding Municipalities Table

MUNICIPALITY	TOTAL ESTIMATED INDUSTRIAL LAND INVENTORY (AC)	PRICE PER ACRE	DEVELOPMENT CHARGES	DEVELOPED LANDS AVAILABLE YES/NO	ZONING	NOTES
BRANTFORD	n/a	\$75,000 - \$125,000 (2019)	\$7.41 /sq.ft.	n/a		NEW INDUSTRIAL DEVELOPMENTS- MAXIMUM CHARGE OF 25% LOT COVERAGE The charge for industrial developments will be calculated on the basis of gross floor area to a maximum of 25% building coverage multiplied by the non-residential development rate. For example, an application for 20% industrial lot coverage would be calculated based on 20% lot coverage. However, an application for 30% lot coverage would be charged based on the maximum charge of 25% lot coverage.
COUNTY OF BRANT	n/a	n/a	\$ 7.44 / sq. ft. with urban services	n/a		Four business parks located in Cambridge, none showing if land is available, must call to inquire.
CAMBRIDGE	n/a	\$350,000 (2019)	City - \$ 5.52 / sq. ft. Region - \$16.70 / sq. ft.	Yes		New lots available The Property Tax Increment Equivalent Program provides a 100% tax rebate up to 10 years on newly developed, redeveloped or rehab properties.
CHA THAM/KENT	13ac + 16.5 ac available summer 2021	\$89,000 /ac	\$0.00	Yes	Light Industrial	Minimum building size requirements based on site purchased. Max heights of 8-20 metres, min 15% landscaping required, outdoor storage permitted, minimum lot frontage 30 metres.
GUELPH	30.8 ac	\$350,000 - \$425,000 /ac	\$13.15 / sq. ft.	Yes	B. 5, B.5-2, B.5-3, B.5-5	Charges related to Stormwater services are differentiated within the geographic location of the development between Combined Sewer System Area and Separated Sewer System Area and shall be determined with regards to the Area Specific DC calculation for Stormwater services.
HAMILTON	.74 ac	\$425,000 - \$450,000 (2019) \$425,000 - \$450,000 (2021)	Reduced Industrial Rates: \$11.44 / sq.ft. (combined sewer system) \$12.81 / sq. ft. (separated sewer system)	Yes	L1	Minimum building size requirements based on site purchased. Max heights of 8-20 metres, min 15% landscaping required, outdoor storage permitted, minimum lot frontage 30 metres.
INGERSOLL	18 ac	\$150,000 /ac \$250,000 / ac (2021)	\$0.00 sq.ft.	Yes	MG-6	Charges related to Stormwater services are differentiated within the geographic location of the development between Combined Sewer System Area and Separated Sewer System Area and shall be determined with regards to the Area Specific DC calculation for Stormwater services.
KITCHENER	n/a	n/a	CITY LAND - \$2.00 / sq. ft. SUBURBS - \$ 5.56/sq.ft.	n/a		Servicing to be completed June 2021, Direct frontage on the 401.
LONDON	128.6 ac	\$70,000 to \$80,000 /ac	Use Specific	Yes	L1, L12	Site has not changed from previous year
MIDDLESEX CENTRE	VARIOUS	\$25,000 to \$60,000 /ac	\$0.00 / sq.ft.	Yes	Various Uses	
WATERLOO	n/a	n/a	\$6.80 /sq. ft.	n/a	n/a	
SARNIA	245 ac	\$70,000 to \$85,000 /ac first 2 acres \$50,000 /ac for 5 + ac.	402 Business Park - \$0.00 /sq.ft. Sarnia Research & Business Park - \$0.00 / sq.ft.	Yes	Light Industrial	Industrial Development Charges in all other areas of city - Urban Area - \$6.27 /sq. ft., Dev. Area 2 - \$14.88 /sq. ft. Rural Area - \$3.76 /sq. ft.
STRATFORD	5.5 to 9 ac	\$100,000 to \$145,000 /ac	\$0.00 sq.ft.	Yes		Available land is a certified site
STRATHROY	99.7 ac	\$35,000 +/ac	\$10.18/sq. ft.	Yes	M2 (GENERAL INDUSTRIAL)	
ST. THOMAS	56 ac	\$90,000 to \$110,000 /ac \$45,000 - \$120,000 /ac (2021)	\$0.00 sq.ft.	Yes	EL (EMPLOYMENT LANDS)	
TILLSONBURG	37 ac	\$50,000 /ac	\$0.00 sq.ft.	Yes	MG	Town has acquired an additional 70 acres with rail access east of Innovation Park
WINDSOR	76.5 ac (Certified sites)	n/a	\$0.00 sq.ft.	Yes		
WOODS TOCK	8ac-75ac	\$185,000 to \$225,000 /ac \$275,000-\$350,000 /ac (2021)	\$0.00 sq.ft.	Yes	M3, M-23	It is expected there will be DCs as of September 2022

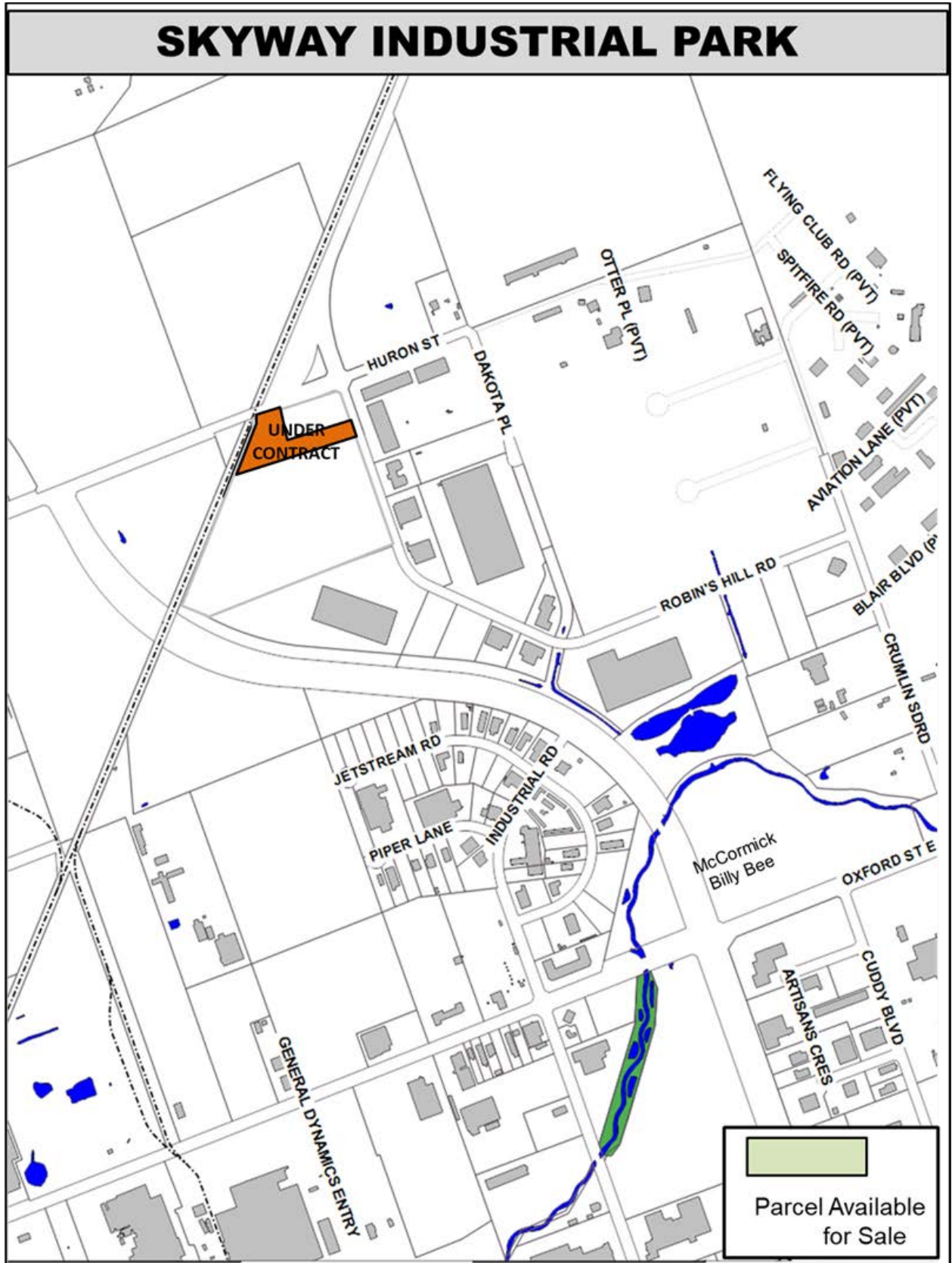
\*\*NOTE: The Data above was obtained through various Municipal, Economic Development, and Commercial Realtor Web Pages. Municipal news stories and other industry resources including, industry reports, Geowarehouse and LSTAR.

# Appendix C – Innovation Park Location Map



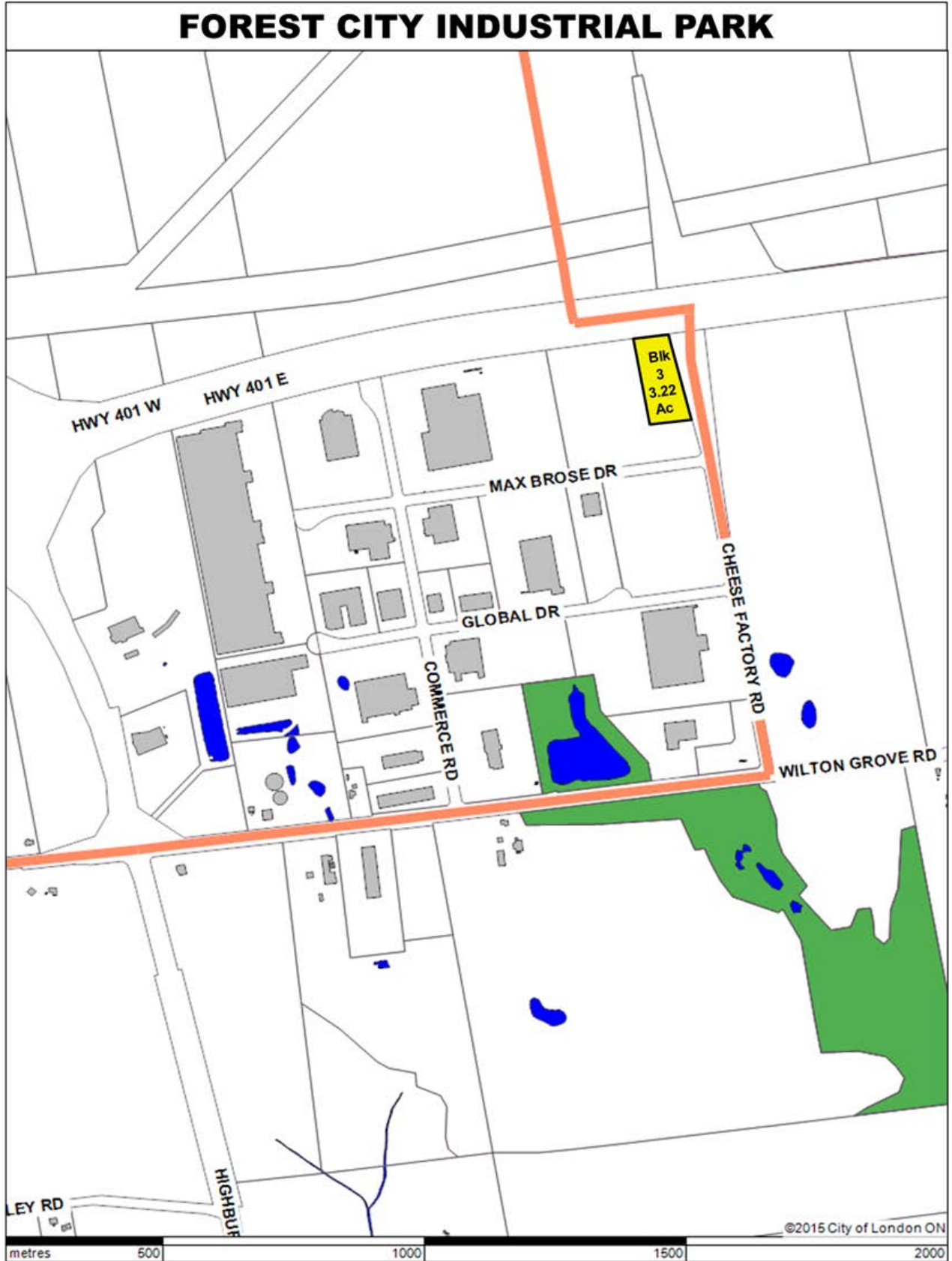


Appendix D – Skyway Industrial Park Location Map





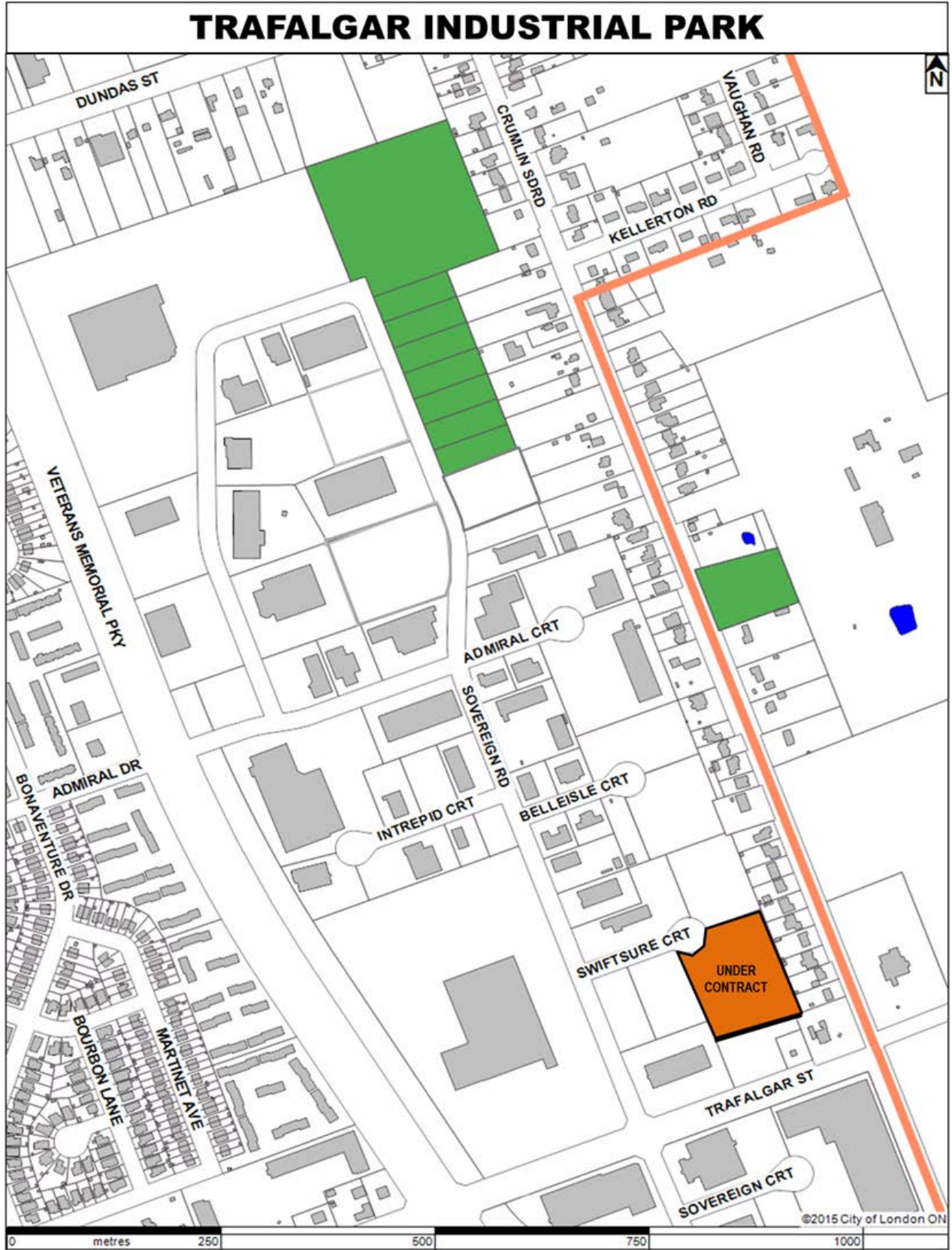
Appendix E – Forest City Industrial Park Location Map



Appendix F – River Road Industrial Park Location Map



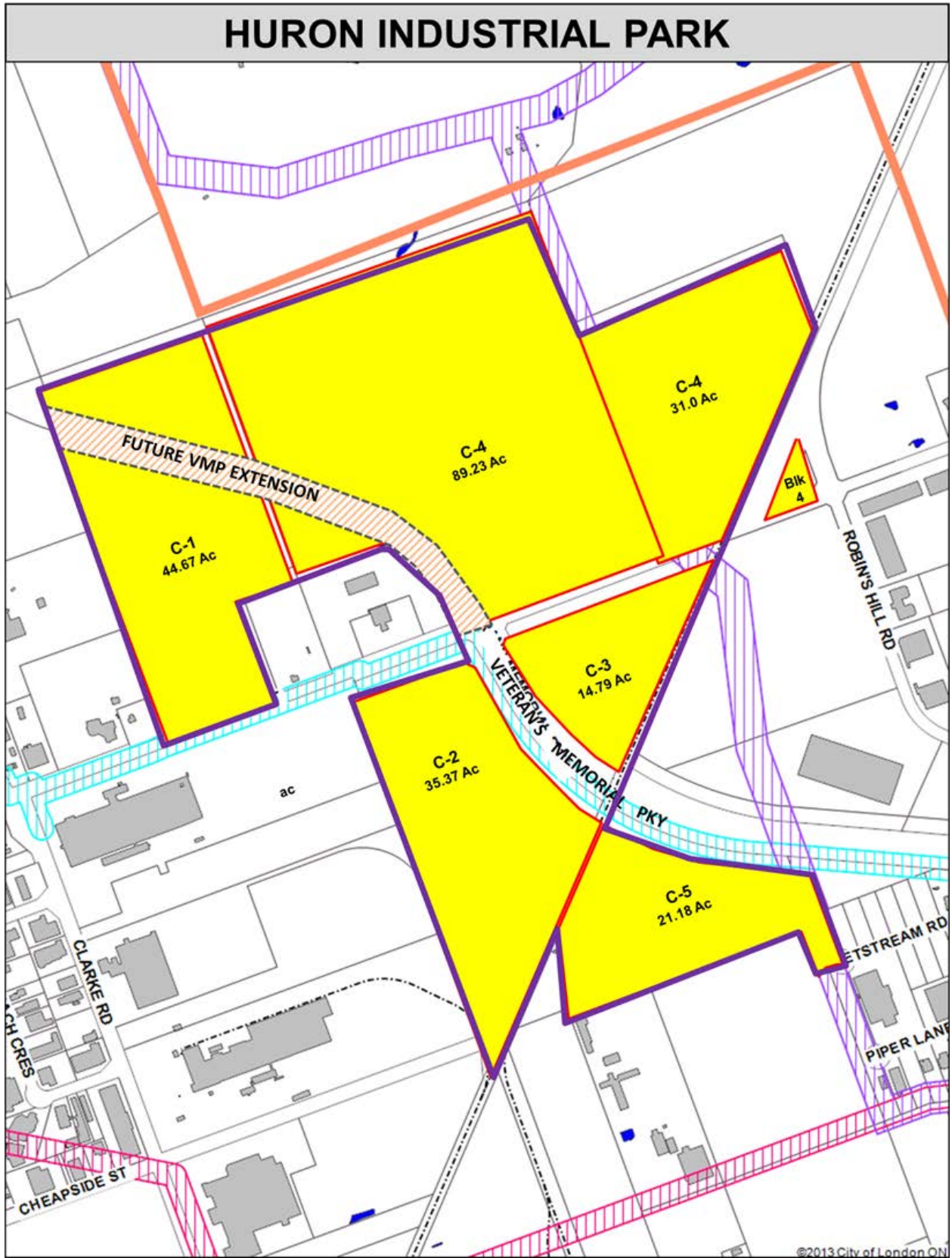
Appendix G – Trafalgar Industrial Park Location Map







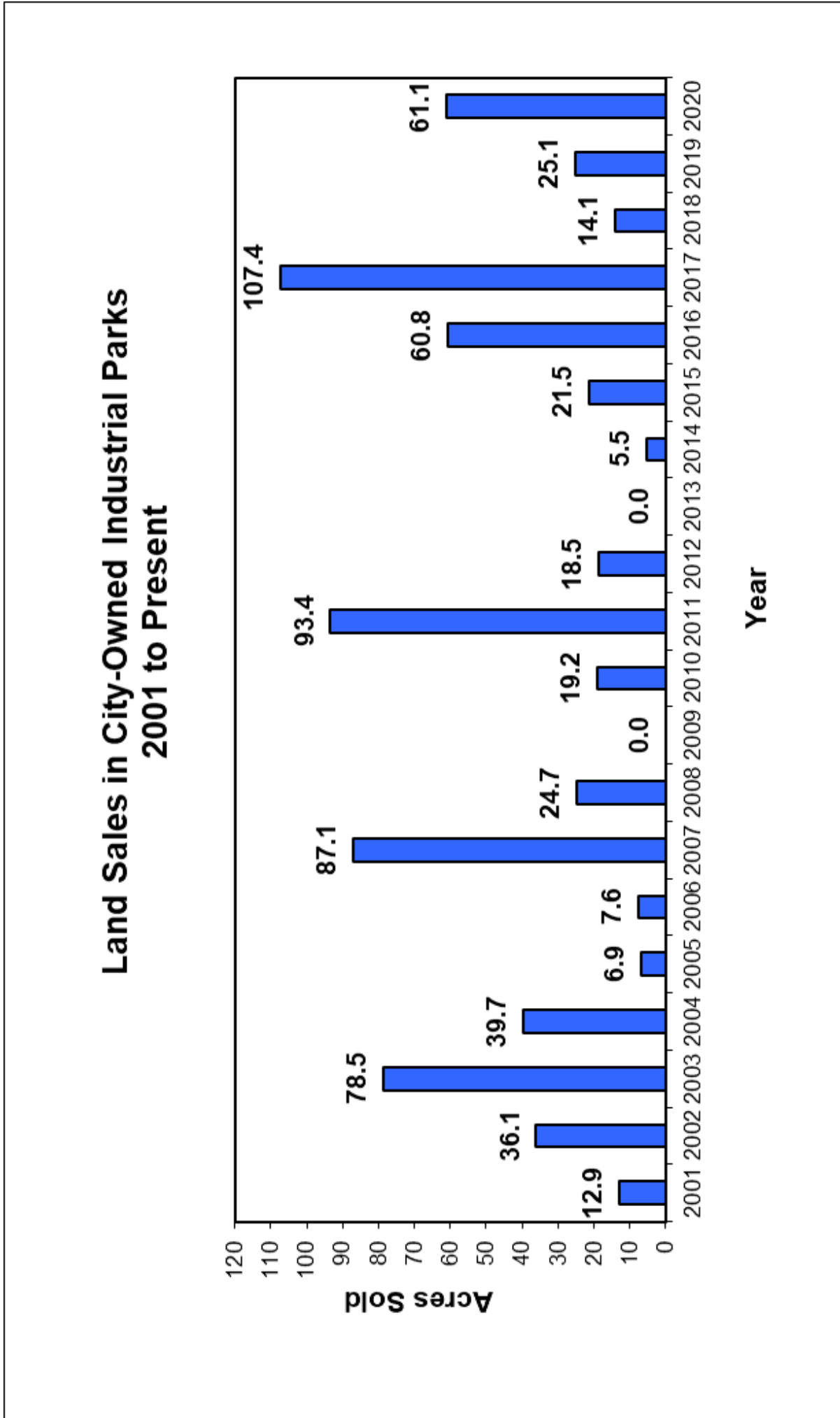
Appendix I – Huron Industrial Park Lands Map

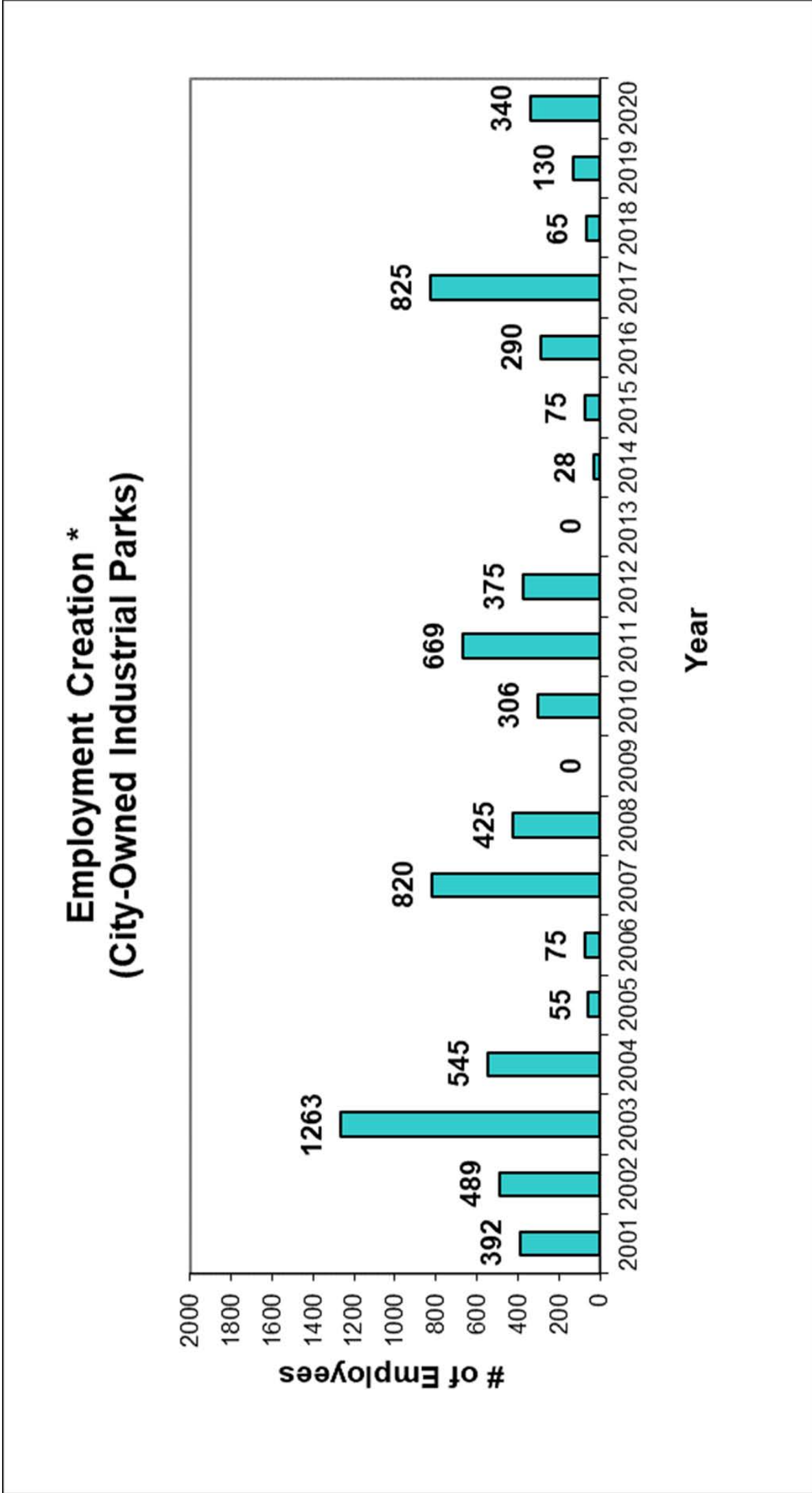


For Illustration Purposes Only  
(Note: final road widenings & Storm Water Management Facility not shown in sketch)

**Appendix J – Innovation Park Phase 5 Location Map**

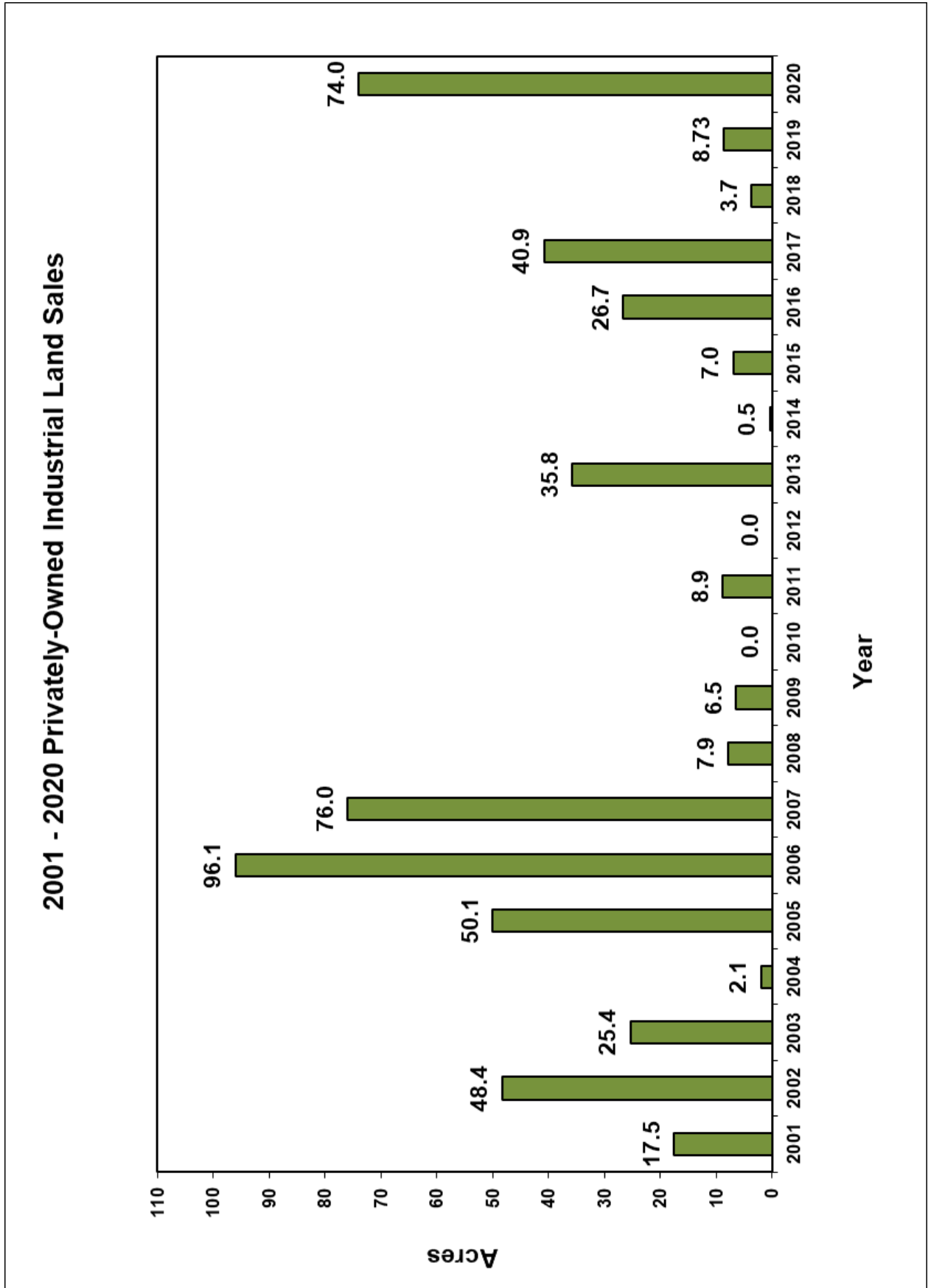








**Appendix M – Private Industrial Land Sale Chart**



## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee  
**From:** Jacqueline Davison, Deputy City Manager, Enterprise  
Supports and Lynne Livingstone, City Manager  
**Subject:** Strategic Plan Variance Report  
**Date:** August 30, 2021

## Recommendation

That, on the recommendation of the Deputy City Manager, Enterprise Supports and the City Manager, the following report on the Strategic Plan Progress Variance **BE RECEIVED** for information.

## Executive Summary

As part of the Strategic Plan reporting cycle, variance reports are completed for any actions identified as 'caution' or 'below' plan in the Semi-Annual Progress Report. These reports are submitted to the appropriate Standing Committee following the tabling of the May and November Progress Reports. This report provides an overview of the actions relating to the Corporate Services Committee.

## Linkage to the Corporate Strategic Plan

Council's 2019-2023 Strategic Plan includes the Strategic Area of Focus 'Leading in Public Service.' This includes the Expected Result 'The City of London is trusted, open, and accountable in service of our community' and the Strategy 'Improve public accountability and transparency in decision making.'

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

Strategic Priorities and Policy Committee (SPPC): November 25, 2019, June 23, 2020, November 17, 2020, July 28, 2021.

### 2.0 Discussion and Considerations

#### 2.1 Background

On April 23, 2019, Council set the 2019-2023 Strategic Plan for the City of London. This is a critical document that identifies Council's vision, mission, and the strategic areas of focus for 2019-2023. It identifies the specific outcomes, expected results and strategies that Council and Civic Administration will deliver on together over the next four years.

The Strategic Plan also includes a commitment to report regularly to Londoners on the implementation of the Strategic Plan, demonstrating progress being made and how this work is having an impact in the community.

As part of the Strategic Plan reporting cycle, variance reports are completed for any actions identified as 'caution' or 'below' plan in the Semi-Annual Progress Report. These reports are submitted to the appropriate Standing Committee following the tabling of the May and November Progress Reports.

## 2.2 Discussion

This report outlines the actions corresponding to the Corporate Services Committee that, as of May 2021 that were identified as 'caution' or 'below plan'. This report covers three milestones that were flagged as 'caution'.

### Overall Strategic Plan Progress

As of May 2021, 565 (96.1%) of all actions are complete or on target. 17 (2.9%) actions were marked as 'caution' (actions behind by one quarter or three months or actions that are in progress or not yet started that are flagged as possibly not being completed by the target end date). There were no actions that were noted as 'below plan'.

### Variance Explanations

#### 1. Strategic Area of Focus: Creating a Safe London for Women and Girls

Outcome: London has enhanced the potential for women and girls to live safe lives.

Expected Result: Decrease male violence against women and girls who are subjected to abuse, assault and non-state torture in their intimate relationships; sex trafficking; sexual assault; and workplace harassment.

Strategy: Increase the number of women in senior management positions and other positions of power.

Action: Develop a Mentorship Program for Women

- Current End Date: 3/31/21
- Revised End Date: 12/31/21
- Rationale and Implications: The development of a Mentorship Program for women is in progress, however, the completion date has been extended to December 2021. This extension will allow for the opportunity to link to the review and update of the Succession Plan with a gender equity lens as well as to provide for collaboration with the new Anti-Racism and Anti-Oppression Division.

#### 2. Strategic Area of Focus: Creating a Safe London for Women and Girls

Outcome: London has enhanced the potential for women and girls to live safe lives.

Expected Result: Decrease male violence against women and girls who are subjected to abuse, assault and non-state torture in their intimate relationships; sex trafficking; sexual assault; and workplace harassment.

Strategy: Investigate signing the Global Every Woman Treaty and encourage other provincial associations, the governments of each province and the federal government to do the same.

Action: Develop advocacy strategies regarding Global Every Woman Treaty

- Current End Date: 12/31/20
- Revised End Date: 3/31/2022
- Rationale and Implications: Additional time is required to work with the sector to create a new advocacy strategy for the Global Every Woman Treaty. Civic Administration continues to actively work to integrate a focus on creating a safe London for women and girls into all advocacy opportunities, including through the implementation of the Strategic Advocacy Framework.

#### 3. Strategic Area of Focus: Leading in Public Service

Outcome: The City of London is trusted, open, and accountable in service of our community.

Expected Result: Increase opportunities for residents to be informed and participate in local government.

Strategy: Develop and deliver a corporate communications strategy, including staff training and tools to enhance communications and public engagement.

Action: Develop a comprehensive Corporate Communications Strategy through research, consultation, and engagement.

- Current End Date: 6/30/21
- Revised End Date: 12/31/21
- Rationale and Implications: The development of a Corporate Communications Strategy is in progress. Staff have created a framework for this, and are on track to launch a public engagement process in the fall, with the goal of

bringing a draft strategy forward by the end of the 2021. The completion of the Corporate Communications Strategy has been delayed due to the impacts of COVID-19 and the additional requirements for ongoing communications throughout the pandemic.

## **Conclusion**

The Semi-Annual Progress Report is an important tool that allows the community, Council and Administration to track progress and monitor the implementation of Council's Strategic Plan. In some cases, actions have been delayed due to shifting priorities or emerging circumstances. The Strategic Plan Variance Reports are intended to provide Council with a more in-depth analysis of these delays. Information included in this report can support Council in strategic decision making and inform the work of Civic Administration.

**Recommended by:** **Jacqueline Davison, Deputy City Manager, Enterprise Supports**

**Recommended by:** **Lynne Livingstone, City Manager**

cc. Strategic Leadership Team  
Strategic Thinkers Table

August 13, 2021

Chair and Members of the Corporate Services Committee

Re: Leave of Absence – Federal Election

As you may be aware, I have been nominated as a candidate in the upcoming Federal Election, which is anticipated to be held on September 20, 2021. The purpose of this communication is to advise you of my intent to take an unpaid leave of absence from my role as Councillor Ward 13 during the campaign period commencing August 16, 2021 until September 20, 2021. It is my understanding that the Governor in Council will be issuing a proclamation (the writ) for the general election on August 15, 2021.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Arielle Kayabaga', with a stylized flourish at the end.

Arielle Kayabaga  
Councillor, Ward 13



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

London  
CANADA

August 5, 2021

Chair and Members  
Corporate Services Committee

Dear Colleagues,

We are all keenly aware of the housing crisis in our city. It has, in our opinion, been THE issue that has united council in recognizing and taking action to the full extent of our jurisdiction and resources including the largest municipal investment in public housing in our City's history in our Multi-Year Budget.

However, there are many factors involved in the housing crisis which are beyond our jurisdiction to address as a municipal council, particularly in the private sector market. We cannot restrict who purchases residential properties, or whether or not the purchaser intends to occupy, rent, or hold the property as an investment, nor can we implement rent controls or housing prices.

We might, however, potentially reduce the appeal of speculative buying and holding residential properties without the intention to occupy or obtain a rental license to lease out the properties. We can do this through powers granted by the province that would allow us to impose an additional property tax charge for holding a residential property in a vacant state.

Other large Ontario municipalities, including Ottawa and Hamilton, have already initiated the process of developing and initiating this option.

We are respectfully asking for your consideration of the following:

*That Civic Administration be directed to undertake a review, including but not limited to gathering information from other Ontario municipalities advancing this option, to determine the potential scope and feasibility of developing and implementing a vacant residential property tax on the residential property class and report back to council.*

Sincerely,

Shawn Lewis  
Ward 2

Elizabeth Pelozo  
Ward 12

## RE: COVID Perception, Reality and Legality – Councillor van Holst

### **EXECUTIVE SUMMARY**

I argue that the public's perception of the COVID situation has been influenced by the (sometimes corrupt) pharmaceutical industry to create a greater demand for the mRNA vaccines so that sales are boosted through otherwise unwarranted mandates. Such extreme political actions place the city at risk and raise several legal questions. Sharing the city's legal advice publicly would create more clarity, as would a return to authentic scientific debate.

Aug 21, 2021

Dear Chair and members of the CSC,

### **Purpose of this Letter**

I am writing in response to the City of Toronto establishing a vaccine mandate for its employees which I see as a precedent already spreading to other municipalities. The goal of this communication is to argue that the need for vaccines has been exaggerated and does not warrant the imposition of extreme measures that could place our corporation in jeopardy of infringing unlawfully on protected rights. Because of this risk, I will also request legal opinions and that those be shared publicly.

### **Discouraging Treatment in Favour of Vaccines**

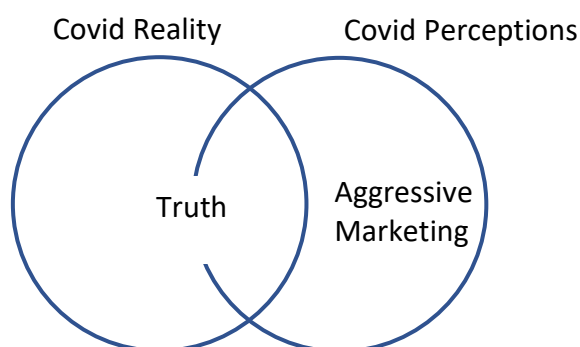
At the outset of the pandemic, there were two strategies that could have been followed, individually or in some combination. The choices were:

1. Use previously tested medicines to treat and prevent the disease
2. Research and test new technologies to treat or prevent the disease.

Intuitively, one would think that a combination of both might be the best approach, but the popular narrative suggested a new vaccine was the only solution. I attribute this to excellent marketing from an industry that has billions of dollars to gain from selling new vaccines.

### **Reality vs Perception**

It is important to distinguish perception from reality. Marketing is often done to improve the perception of a product or service including vaccines. Aggressive marketing of vaccines by their stakeholders could result in a difference between our COVID Perceptions and the COVID Reality. It is unlikely a coincidence that all most people believe about the COVID situation is exactly what would maximize profits from the industry's sale of vaccines. We need to ask if our perceptions have been skewed since they will be the basis for instituting coercive actions like mandates.



### **Ad Hominems are not Science**

The industry also had a lot to lose if an inexpensive treatment was found to cure the disease or (worse for them) the fear of it. I suspect this was the reason that the treatment alternative and its proponents suffered heavy personal attacks and deplatforming under the COVID narrative. The two sides of a scientific debate don't normally attack each other like the parties in a political campaign. This, again, moves that narrative in the direction of public relations and away from pure scientific debate which is sorely needed.

### **Past Criminal Behaviours Provide Insight**

Using alternative ways to promote sales isn't new to the industry and the best example is a headline from the webpages of the US Department of Justice:

#### **“Opioid Manufacturer Purdue Pharma Pleads Guilty to Fraud and Kickback Conspiracies”**

The text describes how,

- “Purdue admitted that it marketed and sold its dangerous opioid products to healthcare providers, even though it had reason to believe those providers were diverting them to abusers”
- “The company lied to the Drug Enforcement Administration about steps it had taken to prevent such diversion, fraudulently increasing the amount of its products it was permitted to sell.”
- “Purdue also paid kickbacks to providers to encourage them to prescribe even more of its products.”
- “Purdue put opioid profits ahead of people and corrupted the sacred doctor-patient relationship,”
- “it conspired to defraud the United States by impeding the lawful function of the Drug Enforcement Administration”
- “Under the terms of the plea agreement, Purdue agreed to the imposition of the largest penalties ever levied against a pharmaceutical manufacturer, including a criminal fine of \$3.544 billion and an additional \$2 billion in criminal forfeiture.”

### **Influencing Public Opinion**

Purdue Pharma knew what was needed to maximize profits and did it. We should assume that the industry has learned its lesson about criminal behavior and is now doing everything it can to maximize profits in a legal way, including the subtle influence of public opinion. The effect of this influence is an exaggeration of the threat posed by COVID and the need for total vaccination of the population.

### **Converging on the Obvious**

Interestingly, this does not require a conspiracy, it just needs individual entities to think the scenario through, draw the same obvious conclusions and then market the same obvious talking points.

#### ***Obvious Vaccine Profit Talking Points***

- We are in the midst of a deadly pandemic
- Everyone is in grave danger
- The only way to keep us safe is for everyone to be vaccinated
- Other proposed treatments are dangerous
- Everyone needs to bear the burden of masks and isolation until we flatten the curve, create a vaccine, reach a quota of vaccinations, etc.
- One dose isn't enough – two doses are required
- You should get a vaccine even if there are identified short term health risks
- The vaccines approved for emergency use don't have long term health risks
- It is safe and effective to mix vaccines
- Unvaccinated people are the main reason we have masks and lockdowns



- People who don't want the new vaccine are selfish and a threat to our safety
- We can't be safe without vaccine mandates and passports
- If you are vaccinated, you will (eventually) get to have your freedoms back.
- If the vaccine doesn't work well enough then booster shots can be purchased

### **The Overall Covid Narrative can't be Defended Scientifically**

This profit-enhancing vaccine narrative is a close match to our COVID perceptions. However, in terms of a COVID reality it would not constitute a provable proposition in scientific debate. This greatly erodes the premise upon which extreme political actions like vaccine mandates and passports can be defended in a court of law.

### **Legal Questions**

Some of the legal questions that I would like answers to are:

1. Could we be sued for instituting a mandate
2. Could we be sued for attempting to enforce a mandate
3. Is there a difference between mandating vaccines for employees and for the public who might use our services or reside on our properties?
4. Since the manufacturers cannot be held liable for harm or death, could the corporation or the councillors be sued if someone suffered an adverse reaction because they were forced to take a vaccine in order to retain their livelihood?

### **Legal Clarity is Lacking and Greatly Needed**

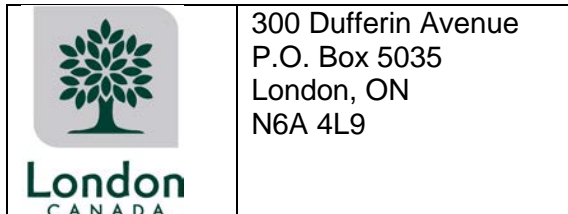
During this pandemic there has been a considerable lack of legal clarity. For instance, the constitutionality of lockdowns was not immediately adjudicated by the courts. This would have avoided the argument that has gone on for over a year about whether people have the right to attend church. Fines have been given but we still don't know if they are legitimate because issue has not been resolved.

As a means of improving clarity, I will be moving that the legal advice we receive as a council be shared publicly.

Sincerely yours,



Michael van Holst  
Councillor, Ward 1



Monday August 23, 2021

Chair and Members  
Corporate Services Committee

Colleagues:

The Federal government has declared September 30<sup>th</sup> to be a statutory holiday: National Day for Truth and Reconciliation. In spirit of this recognition, the Friendship Agreement with N’Ameriend Centre, and bringing further attention and awareness to recent discoveries of residential school unmarked graves, an “Every Child Matters” flag will be raised on the Community Flag Pole on September 30<sup>th</sup>, 2021.

Municipal support for Truth and Reconciliation was a topic of the recent Association of Municipalities Ontario (AMO) Board of Directors’ meeting on August 14, 2021. Attached to this communication is the background information provided through AMO.

To further support these steps toward reconciliation, I am requesting the following:

“That the following actions be taken with respect to the attached information from the AMO Board of Directors meeting of August 14, 2021, related to municipal support for truth and reconciliation:

- a) the above-noted information BE FORWARDED to the Civic Administration for consideration; and,
- b) the Civic Administration BE DIRECTED to report back to a future meeting of the appropriate standing committee with potential actions for the Municipal Council to consider, including but not limited to, amendments to the Flags at City Hall Policy.”

Sincerely,



Anna Hopkins  
The Corporation of the City of London  
Office 519.661.5095  
Fax 519.661.5933  
www.london.ca

**To:** AMO Board of Directors  
**From:** Monika Turner, Director of Policy  
**Date:** August 14, 2021  
**Subject:** **Municipal Support for Truth and Reconciliation**

**ISSUE:**

AMO members have been asking how municipal governments leaders and staff can be more supportive and be part of the healing, learning, and restoration needed to support reconciliation with our Indigenous friends, neighbours, and communities. Municipal leaders are being looked to in order to set the tone and be part of the constructive societal change that is needed and expected.

**RECOMMENDATION:**

That the AMO Board receive and approve the two draft resource papers attached, which were received and reviewed by the Indigenous Relations Task Force on July 15<sup>th</sup>, 2021

- 1) The first resource paper provides an overview of the Truth and Reconciliation Commission's (TRC's) Calls to Action that municipalities can address.

The second resource paper provides ideas and options for what municipal leaders/councils can do to better support and engage their Indigenous residents and neighbours at this time.

After AMO Board approval and after the conference, an AMO policy update and resources could be sent out to members and posted on the AMO website.

- 2) That the AMO Board encourage its members to recognize September 30<sup>th</sup> as National Orange Shirt Day with the adoption of the following resolution:

*WHEREAS the Truth and Reconciliation Commission released its final report on June 2, 2015, which included 94 Calls to Action to redress the legacy of residential schools and advance the process of Canadian reconciliation;*

*AND WHEREAS the recent discoveries of remains and unmarked graves across Canada have led to increased calls for all levels of government to address the recommendations in the TRC's Calls to Action;*

*AND WHEREAS all Canadians and all orders of government have a role to play in reconciliation;*

*AND WHEREAS Recommendation #80 of the Truth and Reconciliation Commission called upon the federal government, in collaboration with Aboriginal peoples, to establish, as a statutory holiday, a National Day for Truth and Reconciliation to ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process;*

*AND WHEREAS the Federal Government has announced September 30<sup>th</sup>, 2021 as the first National Orange Shirt Day and a statutory holiday;*

*THEREFORE, BE IT RESOLVED THAT the Council of the [municipality] of [placename] does hereby commit to recognizing September 30th, 2021, as the National Day for Truth and Reconciliation (National Orange Shirt Day) by sharing the stories of residential school survivors, their families, and communities.*

**BACKGROUND:**

Recent discoveries of remains and unmarked graves across Western Canada has led to increased calls for all levels of government to immediately address the recommendations in the Truth and Reconciliation Commission's (TRC) Calls to Action.

All Canadians and all orders of government have a role to play in reconciliation. The TRC's 94 Calls to Action are addressed primarily to the federal, provincial, and territorial governments but also to municipal governments, the corporate sector, and the broader Canadian society. They cover a wide range of government responsibilities, including child welfare, education, language and culture, health, justice, commemoration, museums and archives, training for public servants, and a few specific initiatives related to reconciliation.

These AMO resource papers are meant to be organic and to be revised/updated when appropriate and more municipal resource materials are available.

**Prepared by:** Lianne Sauter, Policy Advisor  
**Approved by:** Monika Turner, Director of Policy

**Proposed AMO Resource paper regarding Response to the Truth and Reconciliation Commission (TRC) Calls to Action – Draft for AMO Board’s consideration August 2021**

**Issue:**

Recent discoveries of remains and unmarked graves across Western Canada has led to increased calls for all levels of government to address the recommendations in the Truth and Reconciliation Commission’s (TRC’s) Calls to Action.

All Canadians and all orders of government have a role to play in reconciliation. The TRC’s 94 Calls to Action are addressed primarily to the federal, provincial, and territorial governments but also to municipal governments, the corporate sector, and the broader Canadian society. They cover a wide range of government responsibilities, including child welfare, education, language and culture, health, justice, commemoration, museums and archives, training for public servants, and a number of specific initiatives related to reconciliation.

**Recommendations:**

*Through the work of the Indigenous Relations Task Force (IRTF), various options for responding to the Calls to Action will come forward. It is important to note that this is only the beginning of our work on responding to the TRC’s Calls for Action. AMO will continue to update this resource document as municipalities share their experiences and we can incorporate responses across the province into this work.*

*Options include the following:*

- AMO support for Council and Staff training in intercultural competency, conflict resolution, human rights, and anti-racism.
- AMO encouragement of its members to recognize September 30<sup>th</sup> as National Orange Shirt Day and the flying of the *Every Child Matters* flag for the month of September at municipal offices.
- AMO exploration of the form and scope of formal and informal relationship agreements between municipal governments and First Nations.

AMO’s ongoing work with Ontario Federation of Indigenous Friendship Centres (OFIFC) under our 2020 MOU on policy matters of mutual interest supports these recommendations.

**Analysis:**

On June 2, 2015, the Truth and Reconciliation Committee released its final report which included 94 Calls to Action to redress the legacy of residential schools and advance the process of Canadian reconciliation.

In the six years since the Calls to Action were published, there have been only incremental changes and attempts by all levels of government to implement the recommendations.

**Municipal Impact and Role to Play in NCTR Calls to Action**

TRC Call to Action	Call to Action	Staff Comments
3.	We call upon all levels of government to fully implement Jordan's Principle.	Jordan's Principle makes sure all First Nations children living in Canada can access the products, services and supports they need, when they need them. Funding can help with a wide range of health, social and educational needs, including the unique needs that First Nations Two-Spirit and LGBTQQIA children and youth and those with disabilities may have.
17.	We call upon all levels of government to enable residential school Survivors and their families to reclaim names changed by the residential school system by waiving administrative costs for a period of five years for the name-change process and the revision of official identity documents, such as birth certificates, passports, driver's licenses, health cards, status cards, and	Could be costs at the municipal level associated with commissioning documents (10\$ to 25\$ for example) to facilitate this process.
47.	We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and <i>terra nullius</i> , and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.	Rights based discussion with respect to land claims, etc. Municipal role could vary based on local experiences and situations with recognition that municipal governments have no authority or expertise in areas regarding Indigenous rights. That is in the domain of the Crown – Provincial
57.	We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the <i>United Nations Declaration on the Rights of Indigenous Peoples</i> , Treaties and Aboriginal rights, Indigenous law, and Aboriginal-Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights,	AMO could facilitate this or encourage development of training for municipal staff and elected officials.  Many cities have adopted UNDRIP
77.	We call upon provincial, territorial, municipal, and community archives to work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system, and to provide these to the National Centre for Truth and	Municipalities with archives and museums

80.	We call upon the federal government, in collaboration with Aboriginal peoples, to establish, as a statutory holiday, a National Day for Truth and Reconciliation to honour Survivors, their families, and communities, and ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process.	The Federal Government has announced September 30 <sup>th</sup> , 2021, as the first National Orange Shirt Day. AMO has committed to recognizing September 30 <sup>th</sup> as a statutory holiday. AMO members should be encouraged to do the same.
87.	We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.	Role for municipalities with recreation programs.
88.	We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and	Role for municipalities with recreation programs.

Municipal governments across the country are implementing various responses to the recommendations. Here are samples of activities undertaken:

### **I. Treaty 20–Greater Peterborough Area**

This partnership has taken a regional approach to First Nation-municipal collaboration, bringing two First Nations, two townships, a regional government, and an economic development corporation together.

#### *Accomplishments of Treaty 20*

- All councils and boards have passed resolutions committing to CEDI from 2017-2020.
- Curve Lake and Hiawatha First Nations now sitting as partners on the County of Peterborough’s Official Plan Technical Advisory Committee.
- Co-organized an educational event about the 200th anniversary of Treaty 20 that engaged Indigenous youth and Indigenous knowledge keepers.
- Co-presented at the FCM Annual Conference and Trade Show in Quebec City, June 2019.
- Signed Ezhi-Wijikiwendiyang (Friendship Accord), November 2019.
- The partnership and the Friendship Accord are featured in a [video](#) that was filmed by Indigenous Services Canada.
- Had a Wampum Belt created in March 2020 to honour their commitment to their partnership.

### **2. London, Ontario**

- The City of London is developing plans to address TRC recommendations through the London Diversity and Race Relations Committee. This committee provides leadership on matters related to diversity, inclusivity, equity, and the elimination of discrimination in London.
- At a City of London council meeting, a Two Row Wampum Belt was unveiled. The belt is a replica of “the grandfather of all treaties” and was given as a gift from the Chippewas of the

Thames First Nation in the presence of the Oneida Nation of the Thames. It is on display in the Mayor's office to serve as a reminder to all of the deep and abiding friendship and of the mutual duty to respect the lasting principles of the pledge made long ago.

### **3. The City of Ottawa**

- The City of Ottawa's council established an Aboriginal Working Committee in 2007 – composed of representatives from the Ottawa Aboriginal Coalition, the City of Ottawa, United Way Ottawa, the Ottawa Police Service, and the Ottawa-Carleton District School Board – to provide recommendations to council and identify inter-governmental partnerships. The City is currently working with local Indigenous partners to review the TRC's recommendations and determine next steps for approval by city council.
- Ottawa's Police Service partners with several community groups including Wabano Centre for Aboriginal Health and the Ottawa Inuit Children's Centre to run a Soccer Mentorship Program, an initiative of the City's Aboriginal Working Committee.

### **4. The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)**

- Toronto and Vancouver, among others, have adopted the UNDRIP as part of the cities' commitment to Truth and Reconciliation.
- UNDRIP is an international instrument adopted by the United Nations on September 13, 2007, to enshrine (according to Article 43) the rights that "constitute the minimum standards for the survival, dignity and well-being of the indigenous peoples of the world". The UNDRIP protects collective rights that may not be addressed in other human rights charters that emphasize individual rights, and it also safeguards the individual rights of Indigenous people. The Declaration is the product of almost 25 years of deliberation by U.N. member states and Indigenous groups. Toronto and Vancouver city councils have endorsed UNDRIP.
- The City of Toronto adopted the UNDRIP as part of the City's year-long proclamation on Truth and Reconciliation 2013-2014. The City of Toronto in its 2003 Vision Statement on Access, Equity and Diversity acknowledged the unique status and cultural diversity of the Aboriginal communities and their right to self-determination. This aligns with Article 3 of the UNDRIP which calls for Indigenous peoples' right to self-determination. Article 11 of the UNDRIP states that Indigenous peoples have the right to practice and revitalize their cultural traditions and customs. In the work of Heritage Preservation and other City divisions that complete environmental assessments, the City of Toronto acknowledges this right by consulting with Aboriginal peoples.

### **5. Records and Archives**

- Toronto has asked the Equity, Diversity and Human Rights Division of the City Manager's Office, in consultation with the City Clerk, to identify records held at the city's Archives and City Divisions that are related to the history and legacy of the residential school system and that could be forwarded to the National Centre for Truth and Reconciliation.

### **6. September 30th National Orange Shirt Day**

- The Federal government has officially declared September 30th National Orange Shirt Day, a national day to honour residential school survivors, their families, and their communities so that public commemoration of the history and legacy of residential schools remains a vital



component of the reconciliation process. AMO has committed to recognizing this national day and could encourage its members to do the same.

## 7. Sioux Lookout

- Sioux Lookout formed a Mayor's Committee on the Truth and Reconciliation Committee and has reported a significant number of activities in their report on the action of the Mayor's Committee. Activities include attending meetings of the Chiefs of Ontario, Assembly of First Nations, and NAN Chiefs; advocacy for alternative justice and a community justice centre; relationship building through a Friendship Accord; First Nations Community Economic Development Hub; Urban Indigenous Action Plan; Municipal-First Nations Working Groups; and the creation of a Police Services Board with an Indigenous Chairperson, among many others.
- A report from the Committee in 2017 made recommendations on a number of Calls to Action, including Education (Recommendation #8, #11); Health (#23); Justice (#31, #41); Royal Proclamation and Covenant (#47); Public Servants (#57); Missing Children and Burial Information (#75); National Centre for Truth and Reconciliation (#77); Sports (#87, #88).

## Background

### *Recent Discoveries at Former Residential Schools*

In May and June 2021, more than 1500 graves have been uncovered in Kamloops, British Columbia; Brandon, Manitoba; Marieval, Saskatchewan; and Cranbrook, British Columbia. Investigations are planned or underway at multiple other sites, and there are calls across the country to investigate the grounds of all former residential schools.

There are 18 former residential school locations in Ontario. According to the Truth and Reconciliation Commission, at least 426 children died while attending these schools, and an unknown number of children are still missing. The TRC has identified 12 unmarked burial sites in Ontario but there are likely more.

As Special Programming added to AMO August Conference, AMO, in partnership with the [Woodland Cultural Centre](#), are presenting a special screening of a virtual tour of the Mohawk Institute Residential School as part of the AMO 2021 Conference program.

### *The Truth and Reconciliation Commission (TRC) of Canada*

The Truth and Reconciliation Commission (TRC) of Canada was constituted and created by the Indian Residential Schools Settlement agreement, and the Commission spent six years travelling across the country to hear the stories of survivors and their families.

As summarized in the opening Executive Summary of the Truth and Reconciliation Commission's report, "Canada's residential school system for Aboriginal children was an education system in name only... These residential schools were created for the purpose of separating Aboriginal children from their families, in order to minimize and weaken family ties and cultural linkages, and to indoctrinate children into a new culture – the culture of the legally dominant Euro-Christian Canadian society".

## What municipal leaders/councils can do to better support and engage their indigenous residents and neighbours at this time

A question we have been hearing from members is how municipal governments leaders and staff can be more supportive and be part of the healing, learning, and restoration needed to support reconciliation with our Indigenous friends, neighbours, and communities. Municipal leaders are being looked to in order to set the tone and be part of the constructive societal change that is needed and expected.

To set the context, municipal governments are not [part of] the Crown under the Canadian Constitution, the Federal and Provincial governments are. As such, municipal governments are not able to address outstanding rights and claim issues, but we are able to be better neighbours and partners with our Indigenous friends and communities.

1. **Start by listening.** Actively listen to the many Indigenous leaders, elders, and speakers who are sharing their perspectives, advice, and wisdom at this time. Listen locally if you can to your Indigenous neighbours and at Friendship Centres. Although there are common elements, each survivor and each community has a unique story to share. Learn from what is shared voluntarily but don't ask your Indigenous colleagues or friends to educate you.
2. **Educate yourself** about residential schools through the many stories of survivors. May wish to virtually visit the [Woodland Cultural Centre](#) which was formerly the Mohawk Institute Indian Residential School, one of the few remaining residential schools in Canada. Be compassionate and self-reflective as survivors and their communities grieve with the recent discoveries of several unmarked children's burials – with likely more discoveries to come.

Educate yourself on the broader area of Indigenous history and perspectives including Indigenous rights under the Canadian [Constitution Act, 1982](#) and [treaties](#) as a start. More informational links can be found at the end of this document.

3. **Speak up thoughtfully.** Consider what your and your council's informed contribution will be to the public discussion in support of Indigenous peoples. Although there is a growing frustration with both silence and platitudes, a sincere and heartfelt statement may take some time to develop which should be accompanied with a follow through implementation strategy. Be particularly careful about the use of social media as it is often not the best forum for thoughtful discussion.
4. **Call for action.** As stated above, municipal governments can't solve issues related to rights and claims. However, they can add their strong voices in support of a call for action to the federal government.

In particular, they can support the Truth and Reconciliation Commission's (TRC) call to action on residential schools, including the need to fund this essential work. The TRC's recommendations 71-76 ask the federal government to accurately detail the number of children who died, establish a National Residential School Student Death Register, and to locate the bodies of children who died so that they can be respectfully memorialized.

As well, there needs to be a requirement that there is a release all of documents and records related to residential schools in Canada including the names of all missing children – be they federal, provincial and/or church records.

5. **Create a Declaration of Mutual Commitment and Friendship** with your local Friendship Centre. During AMO's 2020 Virtual Conference, the [\*Declaration of Mutual Commitment and Friendship\*](#) was signed by the Ontario Federation of Indigenous Friendship Centres and AMO.

Developed and led by the Ontario Federation of Indigenous Friendship Centres (OFIFC) and AMO's memberships, the Declaration highlights the relationships and work being done to improve the quality of life of Indigenous people across Ontario's municipalities. The Declaration emphasizes the leadership of collaborating Friendship Centres and municipal governments and raises the bar for increased future dialogue and partnership. The agreement is designed to help municipal governments and Friendship Centres build relationships in order to improve supports and services for Indigenous people in their communities.

Throughout Ontario, 85 per cent of Indigenous people live in urban and rural municipalities. The OFIFC represents the collective interests of 29 Friendship Centres in cities and towns across the province – places for community members and Indigenous people living in urban spaces to gather, connect with one another, and receive culturally-based services. The centres support and encourage equal access to, and participation in, Canadian society while respecting Indigenous cultural distinctiveness, and have existed in Ontario communities for more than half a century ([\*Declaration of Mutual Commitment and Friendship\*](#)).

6. **Create urban Indigenous-municipal advisory committee** (if one doesn't already exist) where there is no Friendship Centre in the municipality. This advisory committee could work collaboratively with municipal service providers and staff with respect to municipal services and programs related to the social determinants of health (e.g., housing, child care, senior services, public health) to make sure that they are being planned, delivered, resourced, and evaluated in a way that serves the urban Indigenous community appropriately and in partnership.

This may also be, or evolve into, a forum for Indigenous and municipal service providers to work together in human and social services areas where program integration and cooperation would benefit all peoples receiving such services in the municipality.

7. **Create or renew Relationship Agreements** between a municipal government and neighbouring First Nation(s) and/or indigenous communities. Many municipal governments have formal or informal inter-government agreements with neighbouring First Nation(s)

and/or Indigenous communities covering how they will work together on areas of mutual interest such as economic recovery, tourism, land use planning, and environmental issues. These are different from service agreements on items such as fire protection services, animal services, solid waste, or water/sewer provision. They are the agreements that provide a framework for how all parties will work together on local issues and how dispute resolution can occur if needed.

AMO staff is looking into developing a template framework that includes the key elements in relationship agreements later in 2021 so that it can be available to assist members, First Nations, and Indigenous communities in local discussions about their own Relationship Agreements.

8. **Support your Indigenous colleagues and staff.** It is not a usual time. Know that Indigenous colleagues and staff may need time for themselves, their families, and their communities. If possible, employers should try to make sure that employees have access to culturally appropriate employee support programs or counselling.
9. **Attend memorial events or ceremonies** where non-Indigenous people are invited. Wear orange to demonstrate support for survivors and their families. The National Day for Truth and Reconciliation, also known as Orange Shirt Day, on September 30<sup>th</sup> is now a federal statutory holiday.

Municipal governments are encouraged to fly the “Every Child Matters” orange flag for the month of September leading up to the National Day for Truth and Reconciliation.



The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws

Signature *Brian Hill*

Date August 6, 2021

NOTICE OF COLLECTION OF PERSONAL INFORMATION

Personal information collected on this form is collected under the authority of the *Municipal Act, 2001, S.O. 2001, c. 25* and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to the City Clerk, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4937, email: [csaunders@london.ca](mailto:csaunders@london.ca)

## Proclamation Request Form

Requests for the issuance of proclamations are governed by Council Policy (excerpted below). Requests must be received at least six (6) weeks in advance of the requested issuance date and may be emailed to the City Clerk at [ClerksApprovalRequests@london.ca](mailto:ClerksApprovalRequests@london.ca) or mailed to City Hall, P.O. Box 5035 LONDON, ON, N6A 4L9.

### Request details

<b>Name of Organization</b> Dyslexia Canada
<b>Date Proclamation Required</b> October 1, 2021
<b>Proclamation Name</b> Dyslexia Awareness Month
<b>Proclamation Type (day, week or month)</b> Month
<b>Category (public awareness campaigns), (charitable fundraising campaigns), (arts and cultural celebrations)</b> Public Awareness Campaign
<b>Requester Name</b> Sarah bezaire
<b>Requester Telephone Number</b> 519-566-8370
<b>Requester Email Address</b> sarahbezaire@outlook.com
<b>Requester Address</b> 644 South Pacific Ave, Windsor Ontario
<b>Provide details of your Organization's Connection to London</b>  We are spreading awareness across Canada about Dyslexia and how this learning disability affects 1 in 4 children. London has already supported us with Lighting up buildings and monuments for Dyslexia Awareness Month.
<b>Required Supporting Documents</b> <ul style="list-style-type: none"><li>• Detail information on the Organization</li><li>• Detail information on the Event</li><li>• Confirmation of authorization from the Organization to submit the request</li></ul>
The undersigned confirms that I am the Official Representative of the Organization requesting the Proclamation and that by signing this Application, I acknowledge and agree that my organization complies with all City of London's Policies and By-laws  Signature Sarah Bezaire Date Aug 11, 2021
<b>NOTICE OF COLLECTION OF PERSONAL INFORMATION</b>  Personal information collected on this form is collected under the authority of the <i>Municipal Act, 2001, S.O. 2001, c. 25</i> and may also be used for purposes related to the Issuance of Proclamations Policy and Proclamation Request Form. Questions about this collection should be addressed to the City Clerk, 3rd floor, City Hall, 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4937, email: <a href="mailto:csaunder@london.ca">csaunder@london.ca</a>

## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee  
**From:** Lynne Livingstone, City Manager  
**Subject:** Proof of COVID-19 Vaccination Administrative Policy  
**Date:** August 30, 2021

## Recommendation

That, on the recommendation of the City Manager, the following report entitled, 'Proof of COVID-19 Vaccination Administrative Policy' **BE RECEIVED** for information.

## Executive Summary

Since COVID-19 first emerged in the London area at the beginning of 2020, the City of London has maintained an ongoing commitment to take actions to protect the health and safety of its employees and residents. This has been a priority through every stage of the COVID-19 response. As circumstances have evolved and information about the transmissibility of the Delta variant and the most effective ways of preventing the spread of COVID-19 has become more clear, the City of London is establishing a Proof of COVID-19 Vaccination Administrative Policy.

## Linkage to the Corporate Strategic Plan

Council's 2019-2023 Strategic Plan includes the Strategic Area of Focus 'Leading in Public Service.' This includes the Expected Result 'The City of London is a leader in public service as an employer, a steward of public funds, and an innovator or service' and the Strategy 'Maintain a safe and healthy workplace.'

## Analysis

### 1.0 Background Information

#### 1.1 Background

Since COVID-19 first emerged as an issue, the City's response has been guided by a set of principles. At the forefront has been the mission and values that have been set through the 2019-2023 Strategic Plan for the organization.

**Mission:**

To be a responsive and modern public service partner that fosters change to build a better London for all.

**Values:**

Good governance  
Driven by community  
Acting with compassion  
Moving forward with innovation



Guiding principles:

Based on the mission and values, guiding principles were defined early in the City's process to respond to COVID-19. These principles serve as the foundation for all decisions made relating to the COVID-19 pandemic and include:

- Health and safety for residents and staff is a priority and is an ongoing commitment.
- Every effort will be made to minimize the harm to people and organizations impacted by decisions.
- Efforts to support economic recovery and those most vulnerable will be prioritized.
- Adherence to legislation and Collective Agreements.
- A consistent, enterprise-wide approach will be taken.
- Communicating about service changes will be transparent, frequent, and ongoing.

Commitment to Health and Safety:

Throughout its response to COVID-19, the City has maintained an ongoing commitment to the health and safety of its employees and residents. This has been a priority through every stage of the COVID-19 response. Throughout all operations, health and safety precautions have been incorporated, including efforts that allow for health screening upon entry of City facilities, appropriate personal protective equipment, physical distancing, frequent hand washing and hand sanitizing, and frequent sanitization of high touch areas.

Throughout the pandemic, as health guidance has changed, all efforts have been made to ensure that City practices and procedures are aligned with these changes, taking every precaution to prevent the spread of COVID-19.

## 2.0 Discussion and Considerations

### 2.1 Discussion

#### Proof of COVID-19 Vaccination Administrative Policy

In response to evolving data around the transmissibility of the Delta variant, increasing COVID-19 cases both locally and provincially, and the most effective means of preventing the spread of COVID-19, the City of London is establishing a Proof of COVID-19 Vaccination Administrative Policy (attached as Appendix A).

The introduction of this Administrative Policy is a continuation of the City's ongoing commitment to maintaining the health and safety of its employees and the community that we serve, as well as a further measure to reduce the spread of COVID-19 in the workplace. The City, as an employer, has an obligation under the *Occupational Health and Safety Act*, 1990 to take all necessary precautions to protect its employees. Public Health officials indicate that vaccination against COVID-19 is the most effective public health measure to reduce the spread of COVID-19, offering a high level of protection against COVID-19 and related variants.

In addition to all other health and safety precautions the City of London has introduced and will continue to maintain (Personal Protective Equipment, physical distancing, frequent hand washing and hand sanitizing, frequent sanitization of high touch areas, etc.), the Proof of COVID-19 Vaccination Administrative Policy will require all active City of London employees, staff, staff of contractors and consultants acting on behalf of the Corporation and performing work in City facilities and buildings, volunteers, interns and students on placements to:

- Provide proof of full vaccination against COVID-19; or
- Provide a written attestation of the medical reason(s) or Ontario Human Rights Code reason(s) for not being fully vaccinated against COVID-19 and undertake regular testing; or

- Complete a COVID-19 vaccination educational session and undertake regular testing.

This Administrative Policy will be in place for an undefined period of time, as long as the risks and impacts of the COVID-19 pandemic are present. It will be reviewed on a regular basis and amended if required as information and data regarding COVID-19 evolves and informed by the advice of Public Health.

The Administrative Policy will come into effect on September 15, at which time all active City of London employees, staff, staff of contractors and consultants acting on behalf of the Corporation and performing work in City facilities and buildings, volunteers, interns and students on placements will be asked to submit the information outlined in the Policy. The implementation of requirements for regular testing and/or vaccination educational sessions, as outlined in the Administrative Policy, will commence on October 1, 2021.

All information, including personal health information, collected for the purposes of this Administrative Policy will be treated in compliance with the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*.

The development of this Administrative Policy was informed by discussions with public health officials and union leaders. A review of the actions being taken with respect to this matter by the province of Ontario and other municipalities was also completed.

A complementary Administrative Practice and Procedure will be finalized in the coming weeks to support and guide the implementation of this Administrative Policy. Employees were provided with advance notice that a policy was being developed and have received a copy of the Policy that is attached to this report. The detailed practices and procedures related to this policy will be finalized and shared with employees as soon as they are complete. This will include information about how and where to securely submit proof of vaccination or exemptions, how to complete educational sessions, and where and how to be tested. Ongoing communications will ensure that questions are addressed and that employees have the information they need to be able to comply with the Policy.

### **3.0 Financial Impact/Considerations**

#### **3.1 Financial Impact**

The City of London has secured third party support to administer rapid testing as outlined in the Proof of COVID-19 Vaccination Administrative Policy. The associated cost is approximately \$2,000 to \$3,000 per week. The financial impact of these costs will be accommodated within the approved 2020-2023 Multi-Year Budget.

## **Conclusion**

COVID-19 continues to have many impacts in our community. The City of London is committed to taking actions to protect the health and safety of its employees and residents. The Proof of COVID-19 Vaccination Administrative Policy is the next step in the City's ongoing commitment to maintaining the health and safety of its employees and the community, as well as a further measure to reduce to spread of COVID-19 in the workplace and in our community.

**Prepared by:** Rosanna Wilcox, Director, Strategy and Innovation

**Recommended by:** Lynne Livingstone, City Manager

cc. Strategic Leadership Team



## **Proof of COVID-19 Vaccination Administrative Policy**

### **1. Scope and Purpose**

The purpose of the Proof of COVID-19 Vaccination Administrative Policy (the “policy”) is to reduce the risk of COVID-19 in the workplace and to provide a safe environment for employees and the public to access and use City facilities. COVID-19 is a highly contagious virus that spreads through respiratory droplets and aerosols. The Delta Variant of Concern currently circulating in London is associated with a higher rate of transmission and increased severity. The City of London, as an employer, has an obligation under the *Occupational Health and Safety Act*, 1990 to take every precaution reasonable in the circumstances for the protection of its workers.

Vaccination, in combination with health and safety precautions, have been identified by public health as the single most effective means of reducing the transmission of COVID-19 in the workplace and in our community. Individuals who are unvaccinated are at higher risk of contracting and transmitting COVID-19 in our workplace and in the community. In addition to the current health and safety precautions (personal protective equipment, physical distancing, frequent hand washing and hand sanitizing, frequent sanitization of high touch areas, etc.), which will be maintained and revised in accordance with public health guidance, the City of London requires all active employees, staff, staff of contractors and consultants acting on behalf of the Corporation and performing work in City facilities and/or buildings, volunteers, interns, and students on placements to:

- Provide proof of full vaccination against COVID-19; or
- Provide a written attestation of a medical reason(s) or Ontario Human Rights Code reason(s) for not being fully vaccinated against COVID-19 and undertake regular testing; or
- Complete a COVID-19 vaccination educational session and undertake regular testing.

The policy is indefinite in nature to address the risks and impacts of the COVID-19 pandemic, noting the duration of the pandemic is unknown. The policy will be reviewed on a regular basis and amended as required as new information, data, and public health guidance regarding the COVID-19 pandemic evolves.

### **2. Legislative Framework**

*Occupational Health and Safety Act*, R.S.O. 1990, c.0.1

*Human Rights Code*, R.S.O. 1990 c. H. 19 (“Ontario Human Rights Code”)

*Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990 c. M.56 (“MFIPPA”)

### **3. Applicability**

This policy applies to:

- City of London employees;
- Staff of contractors and consultants acting on behalf of the Corporation and performing work in City facilities, buildings;
- Volunteers; and

- Interns and students on placements.

This policy does not apply to employees, student placements and volunteers working at Dearness Home who are governed by policies and procedures mandated by the Minister of Long Term Care, Chief Medical Officer of Health, the Province of Ontario or other regulatory or legislative authority.

#### **4. Definitions**

‘Attestation of a medical reason(s) or Ontario Human Rights Code reason(s)’ means a written statement that sets out that the person cannot be vaccinated against COVID-19.

‘Fully vaccinated’ means having received the full series of a COVID-19 vaccine or a combination of COVID-19 vaccines approved by Health Canada; and having received the final dose of the COVID-19 vaccine at least 14 days ago.

‘Proof of full vaccination against COVID-19’ means the COVID-19 vaccination receipt issued by the Ontario Ministry of Health confirming the person is fully vaccinated.

‘Vaccinated’ means to be “fully vaccinated”.

#### **5. The Policy**

5.1 All persons to whom the policy applies shall comply with one of the following:

- a. Provide proof of full vaccination against COVID-19 by September 29, 2021; or
- b. Where a person does not provide proof of full vaccination against COVID-19, but instead provides a written attestation of a medical reason(s) or Ontario Human Rights Code reason(s) for not being vaccinated against COVID-19 by September 29, 2021, the person shall:
  - i. Submit to regular testing for COVID-19, at intervals to be determined by the City of London, and in consultation with public health
  - ii. Provide verification of the negative test result in a manner that enables the City of London to confirm the result at its discretion; or
- c. Where a person does not provide proof of full vaccination against COVID-19 or provide a written attestation of a medical reason(s) or Ontario Human Rights Code reason(s) for not being vaccinated against COVID-19 by September 29, 2021, the person shall:
  - i. Complete a COVID-19 vaccination educational session which addresses:
    - how COVID-19 vaccines work
    - vaccine safety related to the development of the COVID-19 vaccines
    - the benefits of vaccination against COVID-19
    - the risks of not being vaccinated against COVID-19
    - possible side effects of COVID-19 vaccination; and
  - ii. Submit to regular testing for COVID-19, at intervals to be determined by the City of London, and in consultation with public health; and
  - iii. Provide verification of the negative test result in a manner that enables the City of London to confirm the result at its discretion; or

- d. Where a person has received one dose of the COVID-19 vaccine and has not yet received their scheduled second dose, the person shall:
- i. Submit to regular testing for COVID-19, at intervals to be determined by the City of London, and in consultation with public health
  - ii. Provide verification of the negative test result in a manner that enables the City of London to confirm the result at its discretion; and
  - iii. Continue to submit to regular testing for COVID-19 until 14 days following the administration of the second dose, at which time the individual will be considered fully vaccinated.

5.2 Inactive employees who are on a leave of absence are not required to comply with s. 5.1 so long as they remain on a leave of absence. Employees must comply with 5.1 within three (3) days of returning from leave.

5.3 Active employees, staff, staff of contractors and consultants acting on behalf of the Corporation and performing work in City facilities and/or buildings, volunteers, interns and students on placement are required to comply with this policy. A finding of non-compliance by an employee will result in corrective and/or disciplinary action. A finding of non-compliance by volunteers, interns, and students on placement may result in corrective action reasonable in the circumstances.

5.4 Any employees, staff, staff of contractors and consultants acting on behalf of the Corporation and performing work in City facilities and/or buildings, volunteers, interns and students on placement hired following September 29, 2021, must comply with 5.1 within three (3) days of the first day they begin work.

5.5 All employees, staff, staff of contractors and consultants acting on behalf of the Corporation and performing work in City facilities and/or buildings, volunteers, interns and students on placement must continue to adhere to all policies, procedures and directions related to COVID-19.

## **6. Collection of Information and Privacy Considerations**

All information gathered as part of the Proof of COVID-19 Vaccination Administrative Policy will be handled by a dedicated team for the purposes outlined in the policy.

All information, including personal health information, will be treated in compliance with the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA).

## **7. Accommodations**

Employees requiring any further Ontario Human Rights Code accommodations under this policy may request accommodations by advising their manager and/or People Services' Return to Work and Attendance Support Services. The City of London is committed to fulfilling its obligations under the Ontario Human Rights Code.