



# Update on Comprehensive Review of The London Plan



Planning and Environment Committee

July 17, 2023

File O-9595

# Purposes of the Report

1. To seek Council direction on the Comprehensive Review, given recent changes to Provincial legislation and the draft new Provincial Planning Statement.
2. To initiate the Industrial Lands Review, with opportunity for landowners to request properties be evaluated for potential to other non-Industrial Place Types.



# 1. Timing of new draft PPS

Proposed new *PPS*  
released to public:  
April 6, 2023



Comprehensive  
Review  
Terms of Reference  
at PEC:  
April 11, 2023

- Significant changes to growth management policy in new draft PPS.
- Will require amendment to the Terms of Reference.



# Section 26 Requirements and draft PPS

- Comprehensive Review initiated primarily to address Land Need.
- Comprehensive Review initiated under Section 26 of the Planning Act.
- Section 26 requirements include: ensuring consistency with policy statements issued by the Province.
- New draft PPS makes many changes to planning policy, including definition of “Employment Area”.
  - Requires significant review of Industrial Place Type to ensure consistency with draft new PPS (i.e. Commercial Industrial Place Type).
  - This review would extend timeline for the Land Need Assessment.



# Report Recommendations

- Close the section 26 Comprehensive Review file.
- Initiate a new Official Plan Amendment consistent with the new policy framework, after Provincial Approval of a new Provincial Planning Statement.
- Continue the Land Needs Assessment (LNA) analysis work uninterrupted, as identified in the Terms of Reference.



# Benefits of this Approach

- Focuses staff resources on completion of the Land Needs Assessment.
  - Supports Housing Pledge and Housing Supply initiatives.
- Reduces the overall timelines for completing the Land Needs Assessment.
- Reduces work being completed that may be invalidated by the new PPS.



## 2. Initiate Industrial Lands Review

- Initiate Industrial redesignation request process.
- Preliminary Evaluation Criteria are appended to report.
- This process impacts land supply in the Land Needs Assessment.
- Note that a future public meeting to be held to consider Industrial redesignations to non-Industrial place types.

