

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee  
**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Housing and Community Growth  
**Subject:** 65-85 Meadowlily Road South and Other Lands  
Public Participation Meeting  
**Date:** April 14, 2026

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of City of London, relating to the property located at 65-85 Meadowlily Road South and Other Lands:

- (a) the proposed by-law attached hereto as Appendix “A” **BE INTRODUCED** at the Municipal Council meeting on April 28, 2026 to amend the Official Plan, The London Plan, to:
- i) **REVISE** Map 1 – Place Types of The London Plan to change the Place Type on a portion of the subject lands **FROM** a Green Space Place Type **TO** a Neighbourhoods Place Type; and to
  - ii) **REVISE** Map 5 – Natural Heritage to change the Meadowlily Woods Environmentally Significant Area on a portion of the lands in conformity with the Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

**IT BEING NOTED**, that the above noted amendments are being recommended for the following reasons:

1. The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*;
2. The recommended amendment conforms to The London Plan, including, but not limited to the Environmental Policies, Place Type Policies, and specifically, Policy 1719\_10; and,
3. The recommended amendment conforms to the Council approved Meadowlily Woods Conservation Master Plan.

## Executive Summary

### Summary of Request

The City of London is requesting an amendment to The London Plan, the Official Plan, to address mapping errors on Map 1 – Place Types and Map 5 – Natural Heritage on 65-85 Meadowlily Road South and on the adjacent City-owned lands to the south (referred to as the “Other Lands”).

Requested amendments will bring Map 1 and Map 5 into conformity with The London Plan Policy 1719\_10, and the Council-approved Meadowlily Woods Conservation Master Plan (Phase 1), and are as follows:

1. To change a portion of the subject lands **FROM** the Green Space Place Type **TO** the Neighbourhoods Place Type on Map 1 – Place Types; and,
2. To update the Environmentally Significant Area boundary on Map 5 – Natural Heritage on a portion of the subject lands.

## **Purpose and the Effect of Recommended Action**

The recommended action will resolve mapping errors and establish the Environmentally Significant Area (ESA) boundary for the Meadowlily Woods ESA as identified in the Meadowlily Woods ESA Conservation Master Plan (Phase 1) and approved by Municipal Council on October 27, 2020.

## **Linkage to the Corporate Strategic Plan**

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 *Strategic Plan* in the following ways:

**Strategic Plan Area of Focus: Climate Action and Sustainable Growth** by a strong and healthy environment ensuring waterways, wetlands, watersheds, and natural areas are protected and enhanced.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

November 26, 2024 – City Council – [Solicitor-Client Privileged Advice/ Litigation/ Potential Litigation Item 4.2](#)

October 27, 2020 – City Council – [Meadowlily Environmentally Significant Area – Conservation Master Plan \(Z-9245\)](#)

October 19, 2020 – Planning and Environment Committee – [Meadowlily Woods Environmentally Significant Area Conservation Master Plan \(OZ-9245\)](#)

#### **1.2 Planning History**

##### ***Meadowlily Woods Environmentally Significant Area Conservation Master Plan (Phase 1) and Associated Amendments***

Environmentally Significant Areas (ESAs) are considered the most significant and largest areas within the City's Natural Heritage System. ESAs are identified in The London Plan as "areas that contain natural features and perform ecological functions that warrant their retention in a natural state". A Phase 1 Conservation Master Plan (CMP) focuses on inventorying and evaluating the natural heritage features and functions within an ESA, including the delineation of ESA boundaries.

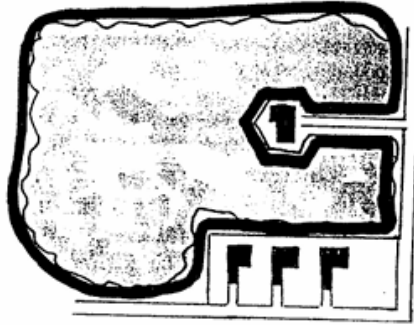
In October of 2020, the Planning and Environment Committee received the Meadowlily Woods ESA Conservation Master Plan (Phase 1), which included a proposed boundary expansion for the Meadowlily Woods ESA and associated Official Plan and Zoning By-law Amendments. At Committee, a revised version of the Meadowlily Woods ESA was presented and subsequently approved by Council on October 27, 2020, establishing the boundaries for the Meadowlily ESA within the Zoning By-law No. Z.-1 and the 1989 Official Plan maps. The London Plan maps were not revised because they were still under appeal in the ongoing Ontario Land Tribunal hearing.

The initially presented version of the Meadowlily Woods ESA CMP at PEC proposed the inclusion of the residential properties, 65 Meadowlily Rd S and 85 Meadowlily Rd S, within the ESA boundary. Due to the presence of existing residential uses, it was determined that the building envelopes on these sites would not meet ESA boundary guidelines under the City of London Guideline Documents for Environmentally Significant Areas Identification, Evaluation and Boundary Delineation (1997). Guideline 10) states that existing residential building sites adjacent to an ESA are not included within the ESA, and that existing residential building envelopes surrounded on at least three sides by an ESA are not affected by the ESA designation.

Guideline 10): *Residential sites and institutional areas* within or adjacent to an ESA are subject to the following boundary considerations:

- Conditions:
- a) Existing residential building envelopes and institutional building envelopes surrounded on at least three sides by an ESA or forming "islands" within an ESA are not affected by the ESA designation. Building envelopes and access routes of existing structures within the ESA (Open Space) designation must be determined on a site specific basis.
  - b) Existing residential building sites adjacent to an ESA are not included within the ESA.

Diagrams:



*Figure 1 – Guideline 10) from the 1997 City of London Guideline Documents for Environmentally Significant Area Identification, Evaluation, and Boundary Delineation.*

Further, the Meadowlily Woods ESA CMP states, in direct reference to 65-85 Meadowlily Road South, that, “*although these properties are located within the [initially proposed] ESA boundary, in keeping with Guideline 10, the existing building envelopes are not affected by the protective designation.*” Considering this, revisions to the recommended mapping were brought to the Council meeting that removed portions of 65-85 Meadowlily Rd S and the Other Lands from the ESA delineation.

Although approved, these amendments were not enacted and The London Plan maps were left unrevised, due to subsequent appeals through the Ontario Land Tribunal.

### ***Meadowlily Woods Environmentally Significant Area Appeal (129 Meadowlily Road South)***

An appeal of OPA 726 (1989 Official Plan mapping update), Z.-1-202885 (Zoning By-law mapping update), and LPA 27 (London Plan text amendment adding the Meadowlily Woods ESA CMP as a listed guideline document) was submitted by the Owner of 129 Meadowlily Road South (OLT-22-002252).

Subsequent to The London Plan’s maps coming into force on a City-wide basis (May, 2022), a further amendment related to the Meadowlily Woods ESA CMP was brought to Council for approval – this time amending The London Plan maps to match the linework that had been approved by Council on October 27, 2020. Unfortunately, this amendment was brought forward reflecting the incorrect mapping of the ESA boundary, and included 65-85 Meadowlily Rd S, the two properties that had been removed from the 1989 Official Plan amendment, OPA 726. Council adopted this linework for The London Plan as OPA 129 on November 26, 2024, which was subsequently appealed by the owner of 129 Meadowlily Road South on December 4, 2024.

Given that the 1989 Official Plan had been repealed, the appellant proceeded with an appeal of OPA 129 and withdrew the appeal of the earlier mapping. The OLT then considered the mapping enacted by OPA 129 (inclusive of 65-85 Meadowlily Road South)

and issued a decision modifying the boundary in the vicinity of the appellant's lands. The resulting Tribunal-approved official plan amendment in force-and-effect does not reflect Council's intent in 2020, which was to approve a modified ESA boundary that did not include 65-85 Meadowlily Road South. The appeal was entirely unrelated to the inclusion of 65-85 Meadowlily Road South, and this amendment being proposed does not conflict with the decision of the Tribunal or the issues that were under appeal.

Amendment to the 1989 Official Plan, **OPA 726** (2020). 65-85 Meadowlily Road South and Other Lands are not included as per the Council-approved linework from October 27, 2020.

Amendment to The London Plan, **OPA 129** (2024), to reflect the Council-approved linework from October 27, 2020 in the new Official Plan (The London Plan). 65-85 Meadowlily Road South and Other Lands are incorrectly included and have been subsequently carried through incorrectly.

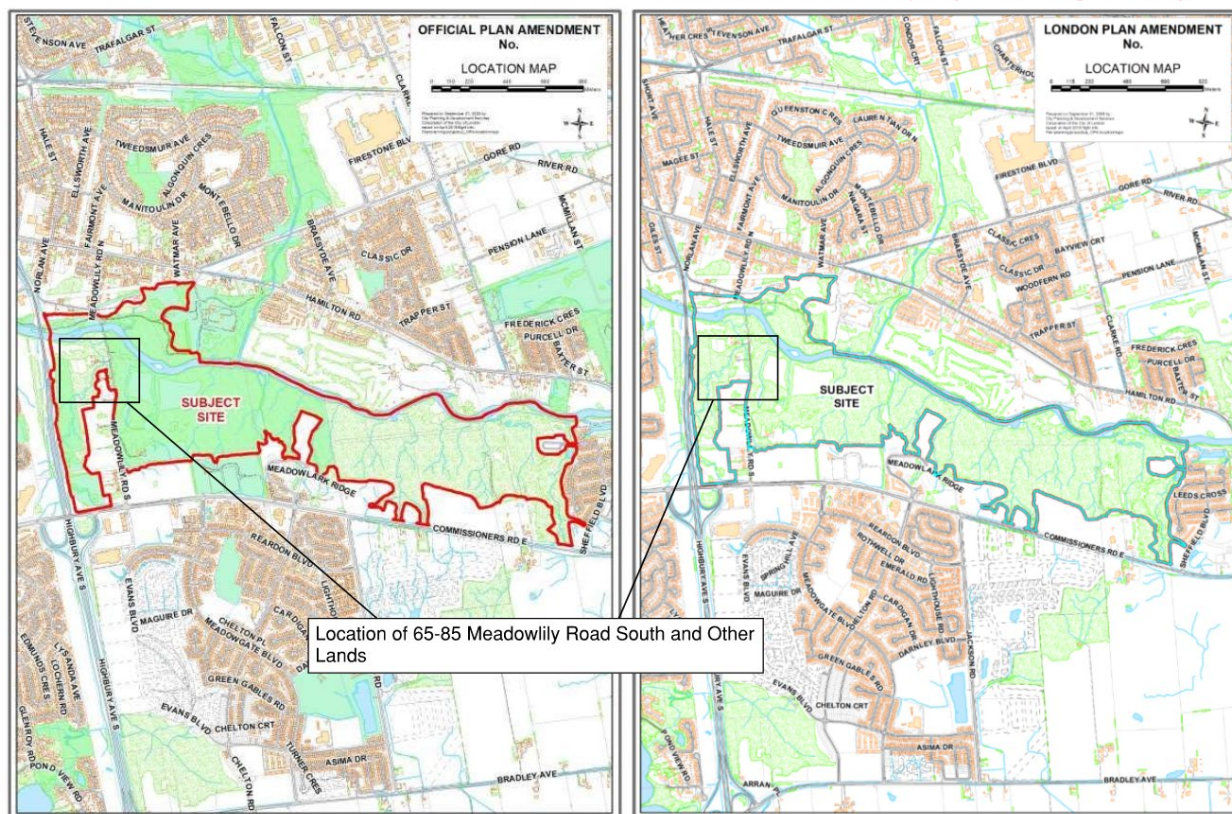


Figure 2 – Official Plan Amendment Location Maps, showing the initial proposed ESA boundary (left) and the revised and approved boundary (right), that removed the building envelopes located on 65-85 Meadowlily Road South and a portion of the adjacent lands to the south (the Other Lands).

### 1.3 Property Description and Location

The subject lands are made up of 65 and 85 Meadowlily Road South and a portion of the adjacent City-owned lands (the Other Lands). These adjacent lands are currently a part of the City-owned ecological buffer surrounding the residential development at 101 Meadowlily Road South and connects to the Highbury Woods. 85 Meadowlily Road South has an existing single-detached dwelling with an accessory building and private driveway access onto Meadowlily Road South. 85 Meadowlily Road South is partially vacant, with an exposed foundation from a previously demolished single detached building. The north, west, and east sides of 85 Meadowlily Road South are covered with woodlands, part of the greater Meadowlily Woods ESA woodland feature.

#### Site Statistics:

- Current Land Use: Vacant, Residential, Ecological Buffer, Environmentally Significant Area (Meadowlily Woods)
- Area: 2.33 hectares (5.75 acres)
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

### Surrounding Land Uses:

- North: Meadowlily Farm, Meadowlily Woods ESA and recreational trail
- East: Meadowlily Woods ESA and recreational trail
- South: Residential
- West: Meadowlily Woods ESA (Highbury Woods)

### Existing Planning Information:

- The London Plan Place Type: Green Space Place Type
- Existing Zoning: Holding Urban Reserve Zone (h-1\*UR1) and Open Space (OS5) Zone

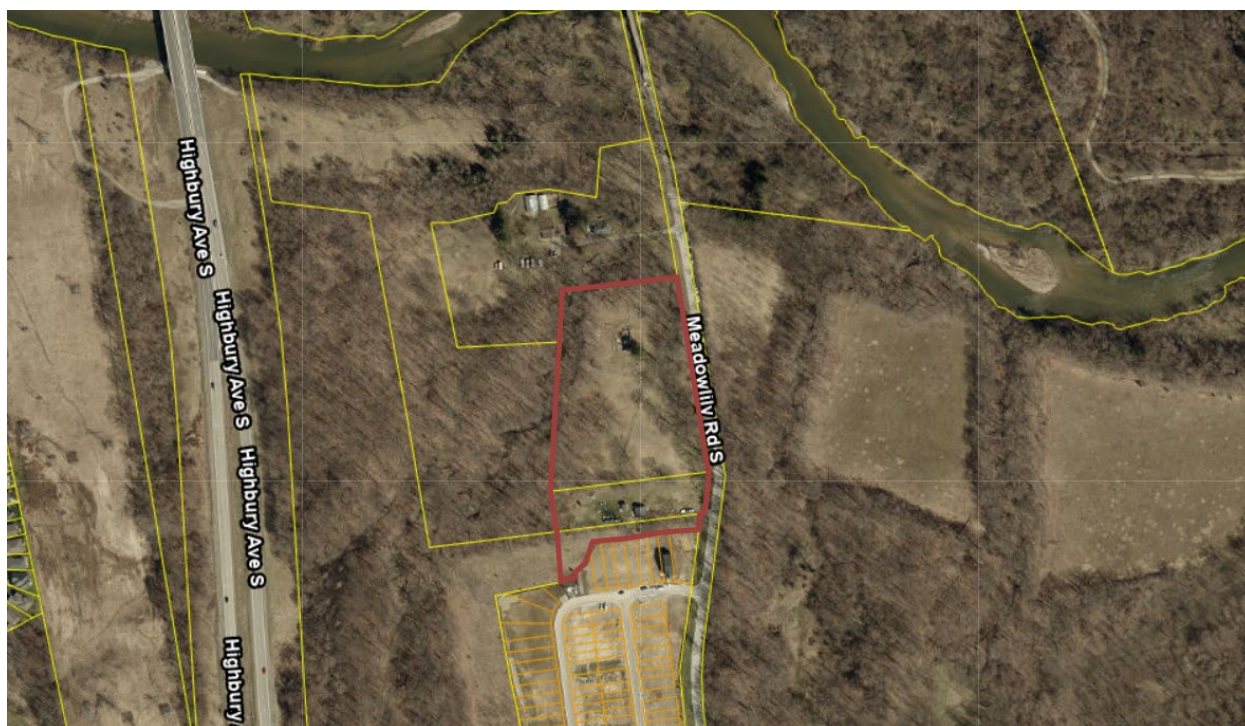


Figure 3 – Aerial view of 65-85 Meadowlily Road South and the Other Lands.

## 2.0 Discussion and Considerations

### 2.1 Requested Amendments

The proposal is intended to resolve mapping errors and establish the Environmentally Significant Area (ESA) boundary as approved by Council through amendments to Map 1 – Place Types and Map 5 – Natural Heritage of The London Plan.

#### Map 1 – Place Types

85 Meadowlily Road South and the portion of 65 Meadowlily Road South identified as residential in the Meadowlily Woods ESA CMP are proposed to be amended from the Green Space Place Type to the Neighbourhoods Place Type on Map 1 of The London Plan. This amendment will reflect the Map 1 amendments to The London Plan approved at the October 26, 2020, Council meeting in association with the Meadowlily Woods ESA CMP.

The adjacent City-owned lands (the Other Lands) are proposed to remain within the Green Space Place Type, based on a separate *Planning Act* application and recently OLT Decision at 129 Meadowlily Road South.

#### Map 5 – Natural Heritage

85 Meadowlily Road South, the Other Lands, and the portion of 65 Meadowlily Road South identified as residential in the Meadowlily Woods ESA CMP are proposed to be removed from the Environmentally Significant Areas on Map 5 of The London Plan. This amendment will reflect the Map 5 amendments to The London Plan approved at the

October 26, 2020, Council meeting in association with the Meadowlily Woods ESA CMP and will bring The London Plan into conformity with the ESA boundary established through the Meadowlily Woods ESA CMP.

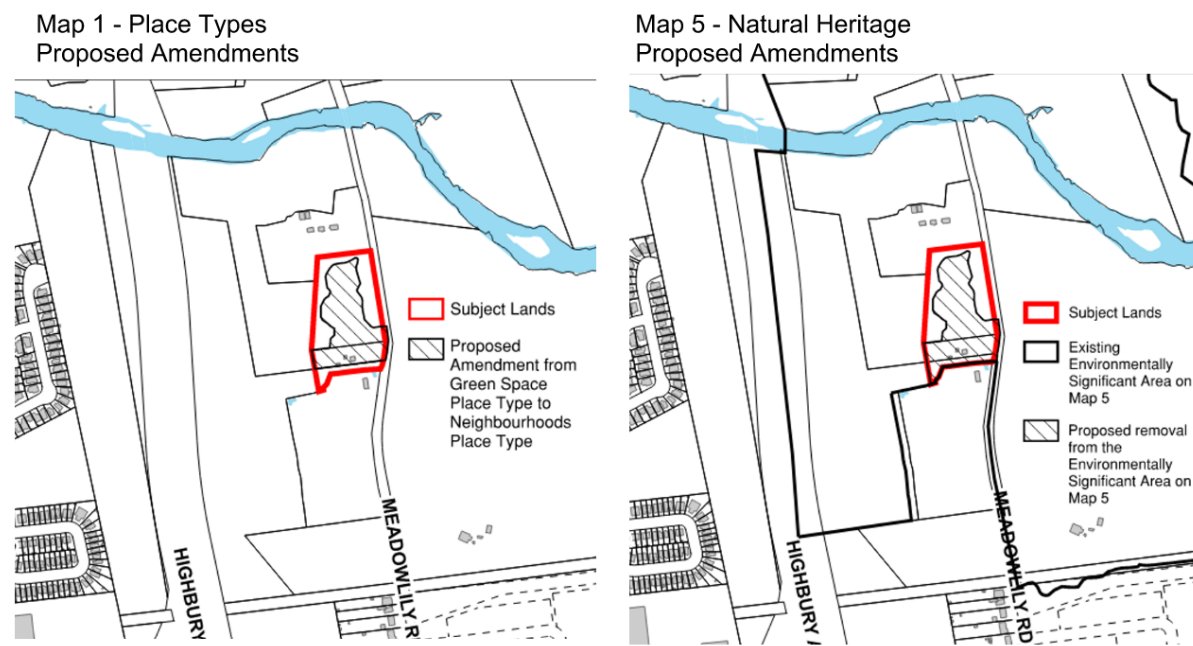


Figure 4 – Proposed amendments to Map 1 (left) and Map 5 (right) of The London Plan.

## 2.2 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review.

There were no key issues identified by staff or agencies.

Internal and agency comments are included in Appendix “B” of this report.

## 2.3 Public Engagement

On March 9, 2026, Notice of Application was sent to 15 property owners and residents in the surrounding area. Notice of Application was also published on the [City of London website](#). A “Planning Application” sign was also placed on the site.

There were no responses received during the public consultation period.

The public notice, as circulated, is included in Appendix “C” of this report.

## 2.4 Policy Context

### ***The Planning Act and the Provincial Planning Statement, 2024***

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024* (PPS). The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the PPS.

The PPS directs natural features and areas to be protected for the long term (s. 4.1.1). Additionally, the PPS requires that “the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features” (s. 4.1.2).

It is staff’s opinion that the application is consistent with the PPS 2024 and ensures conformity with the PPS 2024 and The London Plan by addressing mapping errors related to natural heritage feature protection.

### ***The London Plan, 2016***

The Environmental Policies of The London Plan provide direction for the identification, enhancement, and management of our Natural Heritage System (LP 1293\_1). These policies also establish requirements for identification, delineation, protection, and impact mitigation for natural heritage features and areas of the Natural Heritage System (LP 1303). Environmentally Significant Areas (ESAs) are delineated through the application of the Environmental Management Guidelines (EMGs) and provincial guidelines (LP 1367\_). Evaluation of the Meadowlily Woods ESA boundary was undertaken through the Meadowlily Woods ESA Conservation Master Plan (Phase 1) and utilized the legacy guideline document predating the EMGs.

Due to mapping errors, the Meadowlily Woods ESA CMP is not currently consistent with The London Plan. As such, it is staff's opinion that the proposed amendments will ensure consistency of the Meadowlily Woods ESA CMP with The London Plan.

### ***Environmental Management Guidelines, 2025***

The Environmental Management Guidelines provide technical guidance in implementing the environmental policies of The London Plan. The EMGs provide an overarching framework, criteria and technical guidance for implementing environmental policies and include the current criteria and guidelines for delineation of ESA boundaries.

At the time of the Meadowlily Woods ESA CMP, the City of London EMGs had not yet been initiated, and the delineation of the Meadowlily Woods ESA was instead guided by the City of London Guideline Documents for Environmentally Significant Areas Identification, Evaluation and Boundary Delineation (1997). The proposed amendments are in keeping with the Council approved evaluation of the Meadowlily Woods ESA and the EMGs 2025 equivalent of the day.

## **3.0 Financial Impact/Considerations**

None.

## **4.0 Key Issues and Considerations**

### **4.1 Land Use**

The proposed amendments to Map 1 – Place Types, will change a portion of the subject site from the Green Space Place Type to the Neighbourhoods Place Type, reflecting the Council approved Meadowlily Woods ESA boundary and associated amendments. As a portion of the lands are incorrectly mapped as being within the ESA, these lands are also incorrectly shown as being within the Green Space Place Type. The Council approved amendments in October 2020, included the proposed delineation of the Green Space and Neighbourhoods Place Types.

The proposed change to Neighbourhoods Place Type also aligns with the current on site zoning, which includes the Open Space (OS5) Zone and a Holding Urban Reserve (h-1\*UR1) Zone. The proposed Neighbourhoods Place Type will align with the Urban Reserve Zone, which was applied as part of the October 2020 Meadowlily Woods ESA amendments and is intended for undeveloped areas within the City of London.

### **4.2 Natural Heritage**

The proposed amendments to Map 5 – Natural Heritage, will remove a portion of the subject site from the Environmentally Significant Area delineation, reflecting the Council approved Meadowlily Woods ESA boundary and associated amendments.

The proposed amendments did not involve an evaluation of the Meadowlily Woods ESA boundary and is based on the previously completed and Council-approved boundary evaluation through the Meadowlily Woods ESA CMP.

## **Conclusion**

Amendments to Map 1 – Place Types and Map 5 – Natural Heritage of The London Plan have been requested to resolve mapping errors and bring the Council-approved Meadowlily Woods ESA CMP into conformity with the municipal planning framework.

The recommended actions are consistent with the PPS 2024, conforms to The London Plan and the approved Meadowlily Woods CMP and ensures the accurate identification of features on The London Plan mapping.

**Prepared by:** Raven Bolivar, BSc.  
Planner, Environmental Planning

**Reviewed by:** Emily Williamson, MSc., RPP  
Manager, Environmental Planning

Kevin Edwards, MCIP, RPP  
Manager, Community Planning

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

**Submitted by:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Housing and Community Growth

Appendix A: Official Plan Amendment  
Appendix B: Internal and Agency Comments  
Appendix C: Public Engagement

Copy:  
Aynsley Hovius, Senior Legal Council, Legal Services  
Catherine Matton, Manager, Current Planning  
Travis Macbeth, Manager, Planning Policy (Growth Management)  
Huyen Le, Economic Research Analyst

## Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)  
2026

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

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 65-85 Meadowlily Road South and Other Lands.

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

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

PASSED in Open Council on April 28, 2026 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 28, 2026  
Second Reading – April 28, 2026  
Third Reading – April 28, 2026

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

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To change the Place Type of certain lands described herein from Green Space Place Type to Neighbourhoods Place Type on Schedule “1”, Map 1 – Place Type, to The London Plan for the City of London.
2. To change the delineation of the Environmentally Significant Area (ESA) natural heritage area described herein on Schedule “2”, Map 5 – Natural Heritage, to The London Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 65-85 Meadowlily Road South and Other Lands in the City of London.

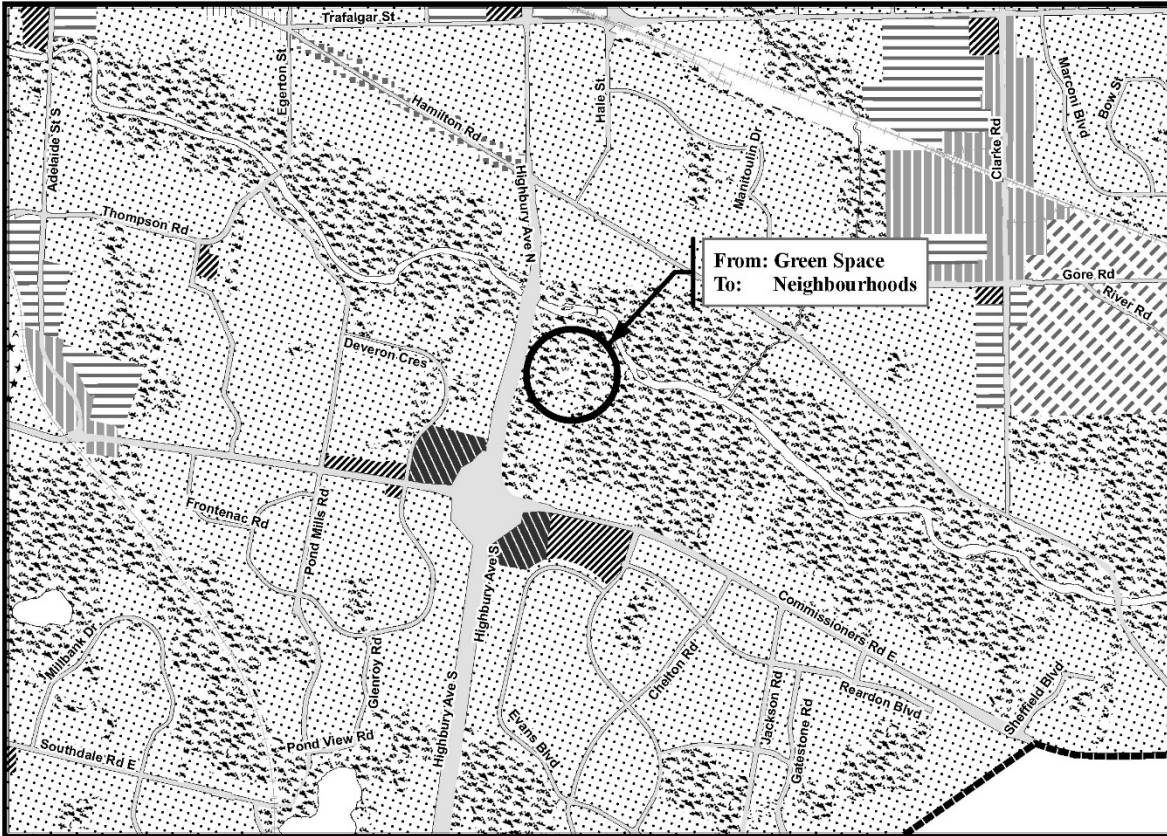
**C. BASIS OF THE AMENDMENT**

To address and resolve mapping errors related to the Meadowlily Woods Environmentally Significant Area Conservation Master Plan within Map 1 – Place Types and Map 5 – Natural Heritage of the The London Plan and in conformity with the Council-approved Meadowlily Woods ESA boundary.

**D. THE AMENDMENT**

The London Plan for the City of London is hereby amended as follows:

1. Map 1 – Place Types, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the Place Type of a portion of those lands located at 65-85 Meadowlily Road South and Other Lands in the City of London, as indicated on “Schedule 1” attached hereto, from Green Space Place Type to Neighbourhoods Place Type.
2. Map 5 – Natural Heritage, to the Official Plan, The London Plan, for the City of London Planning Area is amended by changing the delineation of the Meadowlily Woods Environmentally Significant Area (ESA) natural heritage area on a portion of those lands located at 65-85 Meadowlily Road South and Other Lands in the City of London, as identified on “Schedule 2” attached hereto.

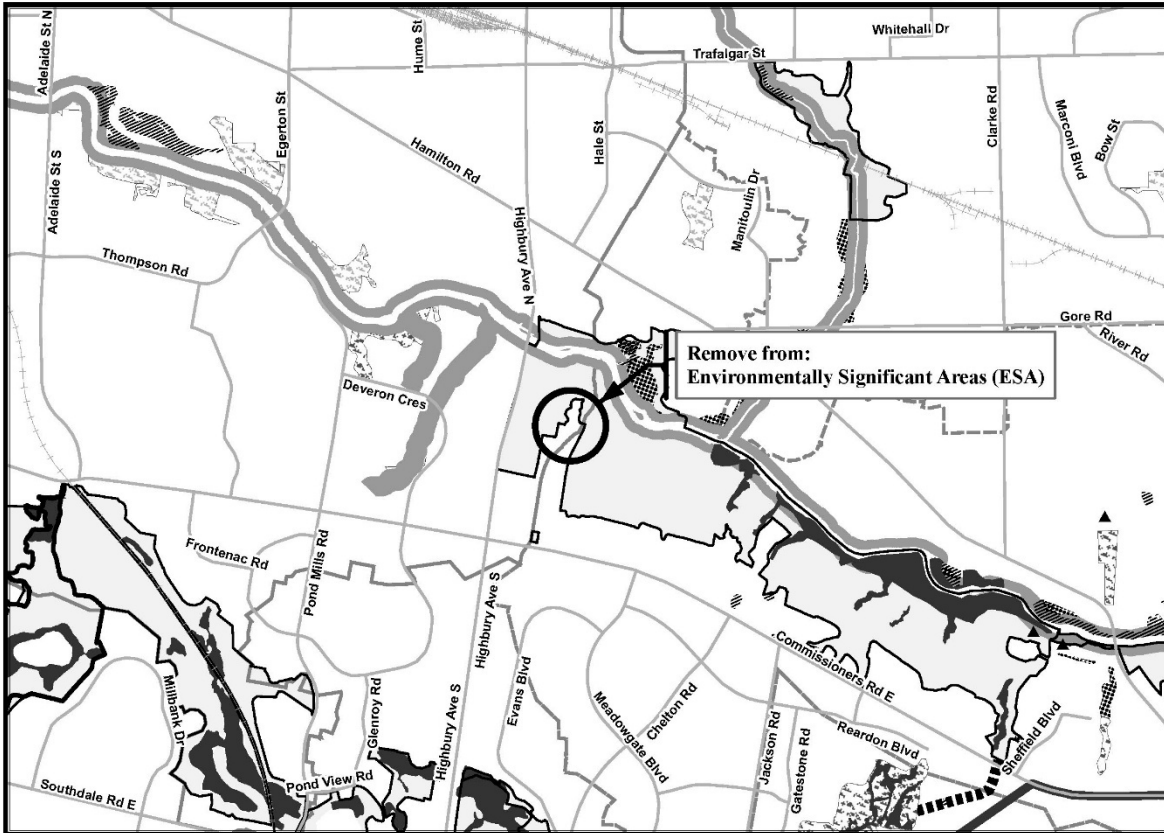


**Legend**

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

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

<p align="center"><b>SCHEDULE #</b> <b>TO</b></p> <p><b>OFFICIAL AMENDMENT NO.</b> _____</p> <p align="center">PREPARED BY: Planning &amp; Development</p>	<p align="center">                   Scale 1:30,000                    Metres             </p>	<p><b>FILE NUMBER:</b> O-26023</p> <p><b>PLANNER:</b> RB</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 3/24/2026</p>
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**NATURAL HERITAGE SYSTEM**

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

**Base Map Features**

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

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

<p><b>SCHEDULE #</b> <b>TO</b> <b>OFFICIAL AMENDMENT NO. _____</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p><b>FILE NUMBER:</b> O-26023</p> <p><b>PLANNER:</b> RB</p> <p><b>TECHNICIAN:</b> RC</p> <p><b>DATE:</b> 3/24/2026</p>
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## **Appendix B – Internal and Agency Comments**

### **INTERNAL**

#### Heritage

There are no heritage comments on this application.

#### Water Engineering

Water Engineering has no comment on the official plan amendment for the site.

#### Sewer Engineering

Sewer Engineering has no comment on this Application as it does not pertain to our service area.

### **EXTERNAL**

#### London Hydro

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

#### Upper Thames River Conservation Authority (UTRCA)

UTRCA Letter is attached.

*"Inspiring a Healthy Environment"*

March 18, 2026

City of London – Planning and Development  
300 Dufferin Avenue, PO Box 5035  
London, ON, N6A 4L9

**Attention: Raven Bolivar** (sent via e-mail)

**RE: UTRCA Comments**  
**Application for Official Plan Amendment File No. O-26023**  
**Applicant: City of London**  
**65 to 85 Meadowlily Road South, London**

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard to its Mandatory Programs and Services as defined by Ontario Regulation 686/21, including acting on behalf of the Province regarding natural hazards identified in Chapter 5 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our Board approved policies.

**RECOMMENDATION**

The UTRCA has no objections to the proposed application for Official Plan Amendment. We remind the applicant that a Section 28 permit application is required prior to any activities within the regulated area. Please refer to the comments provided below to support this recommendation.

**BACKGROUND & PROPOSAL**

The purpose of the proposed Official Plan Amendment is to change the Place Type on a portion of the property from the Green Space Place Type to the Neighbourhoods Place Type on Map 1 of the London Plan (Place Types) and remove a portion of the property from the Environmentally Significant Area on Map 5 of the London Plan (Natural Heritage).

The proposed amendments will address previous mapping errors and bring The London Plan into conformity with the Council adopted Meadowlily Woods Environmentally Significant Area Conservation Master Plan (LP 1719\_10).

**DOCUMENTS REVIEWED**

The following documents were received and reviewed as part of the circulation:

- *Notice of Planning Application and Public Meeting for O-26023.*

**COMMENTS**

The UTRCA has no objections to the proposed application for Official Plan Amendment.

We remind the applicant that an additional Section 28 permit application and further technical study will be required prior to any development activity upon the subject lands within the regulated area and may be subject to additional application fees to be determined upon review of an application submission.

We further note that additional comments may be provided under separate cover from the UTRCA's Lands, Facilities and Conservation Areas Division related to the proposed amendments.

**SECTION 28 REGULATION (O. Reg. 41/24) - Conservation Authorities Act**

Portions of the subject lands are regulated under Ontario Regulation 41/24 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires proponents to obtain a permit from the UTRCA prior to undertaking any prohibited activities in the regulated area. We have included a copy of UTRCA's current Regulated Areas Mapping in Appendix A for reference.

Thank you for the opportunity to comment. Please contact the undersigned if there are any questions.

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Aisling Laverty  
Land Use Planner II

cc.: City of London – Emily Williamson, Catherine Maton

## Appendix C – Public Engagement

On March 9, 2026, Notice of Application was sent to 15 property owners and residents in the surrounding area.



### Official Plan Amendment

## 65-85 Meadowlily Road South and Other Lands



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

#### What is Proposed?

Official Plan amendments to allow:

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

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

## LEARN MORE & PROVIDE INPUT

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

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

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

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

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

For more information and/or to provide comments:

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

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

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

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

Date of Notice: March 9, 2026

## Application Details

### Requested Amendment to The London Plan

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

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

### Notification of Council Decision

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

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

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

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

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

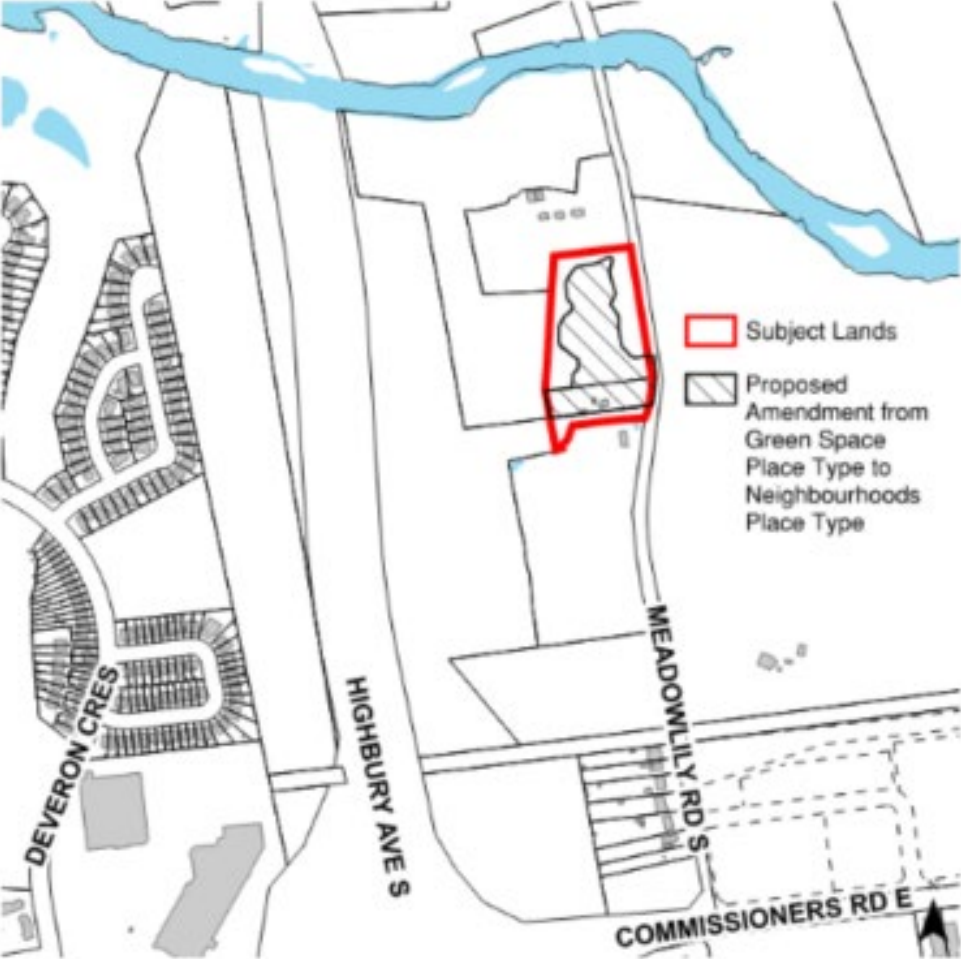
### Notice of Collection of Personal Information

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

### Accessibility

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**Proposed Official Plan Amendments – Map 1**



Proposed amendments to Map 1 of The London Plan.

## Proposed Official Plan Amendments – Map 5



Proposed amendments to Map 5 of The London Plan.