

Bill No. 161
2026

By-law No. C.P.-1512()-___

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to Kelly Stanton Environmentally Significant Area.

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

1. Amendment No. ___ 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 FOR THE CITY OF LONDON**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add the Kelly Stanton Environmentally Significant Area Conservation Master Plan as a Natural Heritage System guideline document to Section 1719 of The Official Plan for the City of London.
2. To change the Place Type of certain lands described herein from Neighbourhoods Place Type to Green Space Place Type on Schedule “1”, Map 1 – Place Type, to The Official Plan for the City of London.
3. To change the delineation of the Environmentally Significant Area (ESA) natural heritage area described herein on Schedule “2”, Map 5 – Natural Heritage, to The Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands of the Kelly Stanton Environmentally Significant Area in the City of London.
2. The area is generally located south of south of Gainsborough Road, west of Hyde Park Road, north of Oxford Street West.

C. BASIS OF THE AMENDMENT

Amend delineation of the Environmentally Significant Area natural heritage area in conformity with the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I. Amended delineation and addition of the Conservation Master Plan as a guideline document to The Official Plan is consistent with the Provincial Planning Statement and in conformity with The Official Plan, including but not limited to the Key Directions and Environmental Policies.

D. THE AMENDMENT

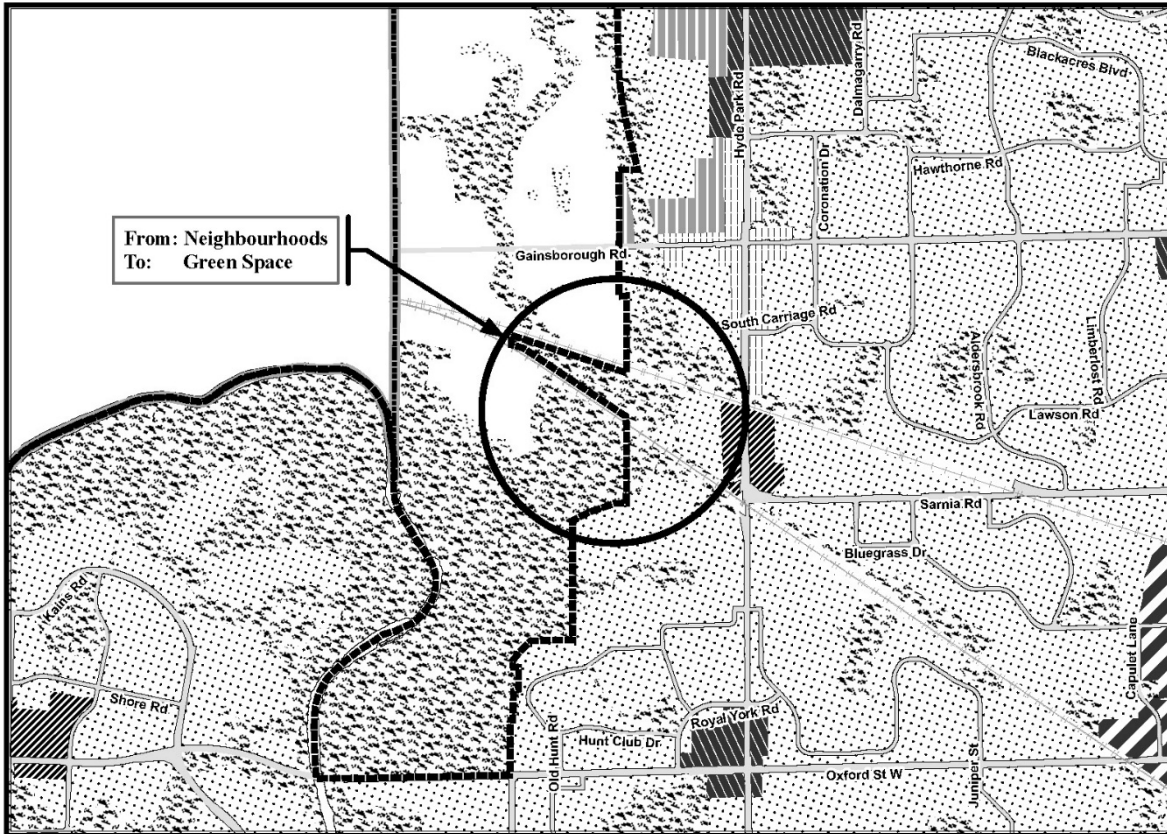
The Official Plan for the City of London is hereby amended as follows:

1. The Our Tools part of the Official Plan, The London Plan, for the City of London is amended by adding the following to Policy 1719:

1719_15 Kelly Stanton Environmentally Significant Area Conservation Master Plan
2. 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 1176 and 1282 Hyde Park Road; 1417, 1413, 1409, 1403, 1393, 1383, 1375, 1367, 1359, 1353, 1347, 1341, 1333, 1327, 1323, 1319, 1315, 1311, 1305, and 1299 Staffordshire Road; and 1223, 1229, 1233, 1237 Staffordshire Place in the City of London, as indicated on “Schedule 1” attached hereto, from Neighbourhoods Place Type to Green Space Place Type.
3. 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 “Kelly Stanton” Environmentally Significant Area (ESA) natural heritage area, as identified on “Schedule 2” attached hereto.

“Schedule 1”

AMENDMENT NO:



Legend

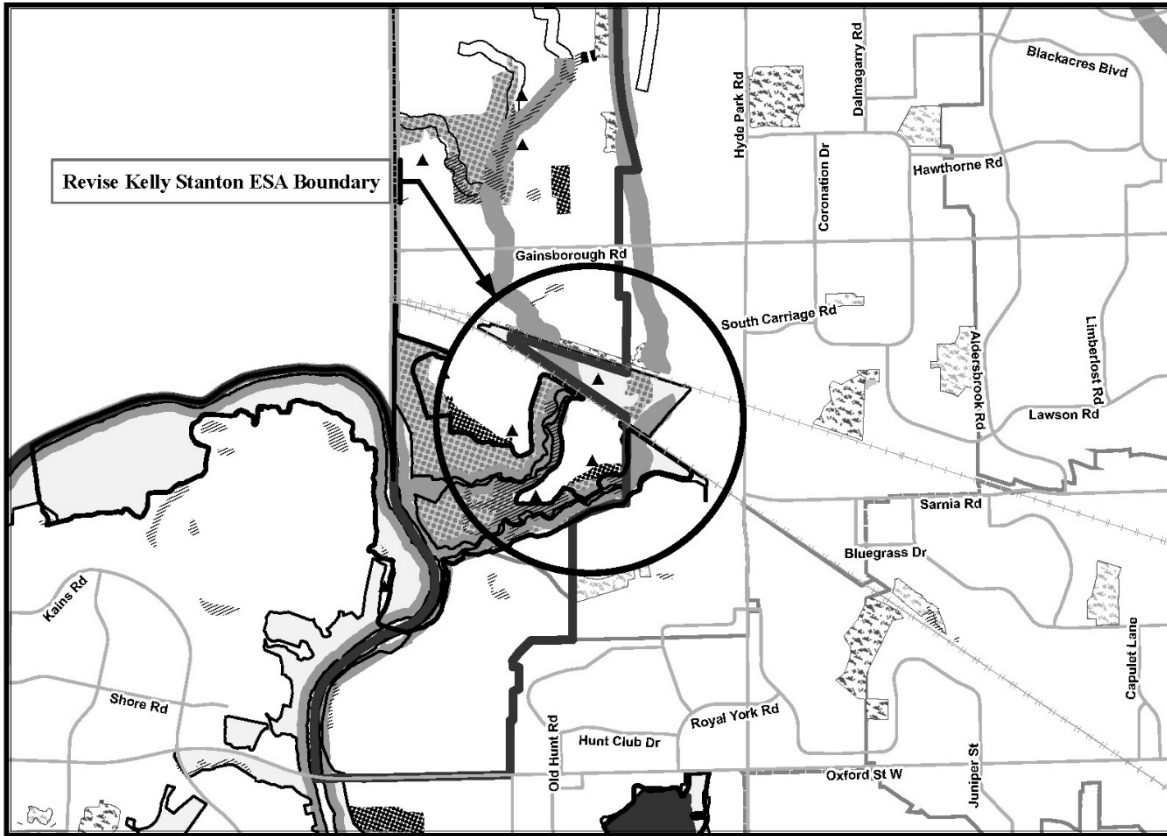
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|--|------------------------|--|--------------------------|--|---|
| | Downtown | | Neighbourhoods | | Green Space |
| | Transit Village | | Future Community Growth | | Environmental Review |
| | Shopping Area | | Heavy Industrial | | Farmland |
| | 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>SCHEDULE # TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 600 900 1200 1500 Meters</p>	<p>FILE NUMBER: O-26013</p> <p>PLANNER: KL</p> <p>TECHNICIAN: RC</p> <p>DATE: 3/3/2026</p>
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“Schedule 2”

AMENDMENT NO:

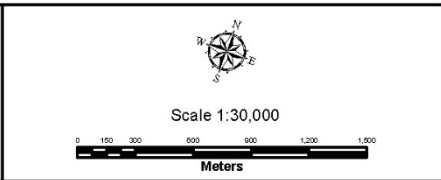


NATURAL HERITAGE SYSTEM		Base Map Features
Provincially Significant Wetlands	Areas of Natural and Scientific Interest	Railways
Wetlands	Environmentally Significant Areas (ESA)	Water Courses/Ponds
Unevaluated Wetlands	Potential ESAs	Streets (see Map 3)
Significant Woodlands	Upland Corridors	Conservation Authority Boundary
Woodlands	Potential Naturalization Areas	Subwatershed Boundary
Significant Valley Lands	Unevaluated Vegetation Patches	
Valley Lands		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.

SCHEDULE #
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: O-26013
PLANNER: KL
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