

Bill No. 162
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 Kilally Meadows 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 amend Section 1719_9 of The London Plan for the City of London, to identify the Kilally Meadows Environmentally Significant Area Conservation Master Plan as a Natural Heritage System guideline document to The London Plan.
2. 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.
3. 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 London Plan for the City of London.
4. 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

1. This Amendment applies to lands of the Kilally Meadows Environmentally Significant Area in the City of London.
2. The area is generally located south of Fanshawe Park Road East, east of Adelaide Street North, north of Kipps Lane, and west of Highbury Avenue North.

C. BASIS OF THE AMENDMENT

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

D. THE AMENDMENT

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

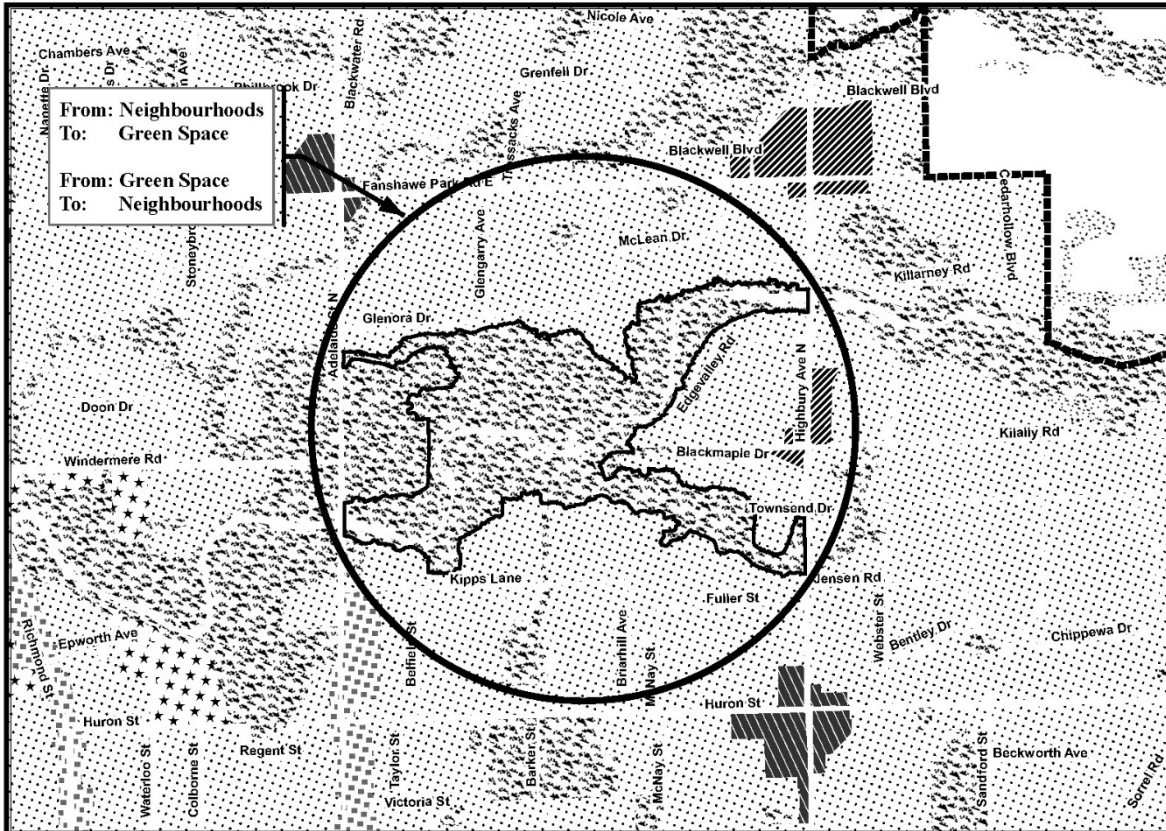
1. Policy 1719_9 of the Official Plan, The London Plan, for the City of London is amended by deleting the existing subsection 9 and replacing with the following:

1719_9 Kilally Meadows 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 1400 Adelaide Street North, 0 Fanshawe Park Road East, rear-0 Kipps Lane, 1341 and 1347 Rideau Place, N/S-0 Ridgeview Court, and SW/S-0 Wakefield Crescent in the City of London, as indicated on “Schedule 1” attached hereto, from Green Space Place Type to Neighbourhoods Place Type.

3. 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 112 and 114 Arbour Glen Crescent; 15, 19, and 23 Bayside Court; 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, and 45 Benson Crescent; 931, 945, 957, 969, 981, 997, 1013, 1027, 1041, 1049, and 1057 Blackmaple Court; 1567, 1571, 1575, 1577, 1581, 1585, 1591, 1597, 1603, 1607, 1611, 1613, 1617, 1623, 1629, 1635, 1641, 1647, 1653, 1659, 1665, 1671, 1677, 1681, and 1687 Blackmaple Crescent; 1513, 1517, 1521, and 1525 Blackmaple Place; 430, 434, 438, 440, 458, 460, 462, 466, 468, 470, and 474 Briarhill Avenue; 1 to 8 Briarhill Place; 2 to 118 and 61 to 182 Bridal Path; 35, 39, 43, 47, 51, 55, 59, 71, 75, 79, 83, 87, 91, 95, 99, 103, 107, 111, and 115 Cobblestone Road; 1191, 1199, 1205, and 1233 Crosscreek Crescent; 1 to 73 Country Lane; 99 Edgevalley Road; 1361, 1365, 1369, 1375, 1379, 1385, 1391, 1395, 1399, 1403, 1407, 1411, and 1417 Erindale Crescent; 578, 581, 584, 588, 589, and 593 Forest Creek Place; 1176, 1180, 1184, 1192, 1196, 1200, 1204, 1208, 1212, 1216, 1220, 1224, 1228, 1232, 1236, 1240, 1244, 1248, 1252, 1256, 1260, 1264, 1268, 1272, 1276, 1282, 1286, 1290, 1294, 1300, 1304, 1310, 1314, and 1440 Glenora Drive; 24, 28, 32, 36, 40, 44, 48, 52, 62, 66, 70, 74, and 78 Glenview Crescent; 89, 93, 105, 111, 117, 123, 127, 137, 143, 147, 151, 155, and 159 Greyrock Crescent; 60, 61, 65, 69, 73, 77, 81, and 85 Greyrock Crescent; 0 and 1697 Highbury Avenue North; 99, 101, 103, 105, 107, 109, and 111 Killarney Place; 756, 758, 848 to 852, 854 to 870, 880, 882, and 978 to 986 Kipps Lane; 417, 421, 425, 427, 431, 433, 435, 437, 439, 443, 447, 449, 453, and 455 Magnolia Crescent; 25 McClean Drive; 3-1367, 5-1367, 7-1367, and 11-1367 Ridout Court; 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1-1367, 9-1367, 1373, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1393, 1397, 1401, 1405, and 1411 Rideau Gate; 1319, 1325, 1333, 1341, and 1347 Rideau Place; 503, 505, 507, and 509 Regal Court; 443, 449, 451, 453, 455, 457, 461, 465, 469, 471, 475, 477, 481, 485, 489, 493, and 495 Regal Drive; 371, 375, 379, 383, 387, and 391 Ridgeview Court; 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, and 687 Ridgeview Drive; 1037, 1043, 1051, 1057, 1105, 1113, 1121, 1131, 1139, 1171, and 1179 Staghorn Crescent; 79, 83, 87, and 91 Sweetbriar Court; and 53, 59, 63, 69, 75, 81, 87, 93, 99, 105, 109, 115, 119, and 123 Wakefield Crescent in the City of London, as indicated on “Schedule 1” attached hereto, from Neighbourhoods Place Type to Green Space Place Type.
4. 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 “Kilally Meadows” Environmentally Significant Area (ESA) natural heritage area, as identified on “Schedule 2” attached hereto.

“Schedule 1”

AMENDMENT NO:



Legend

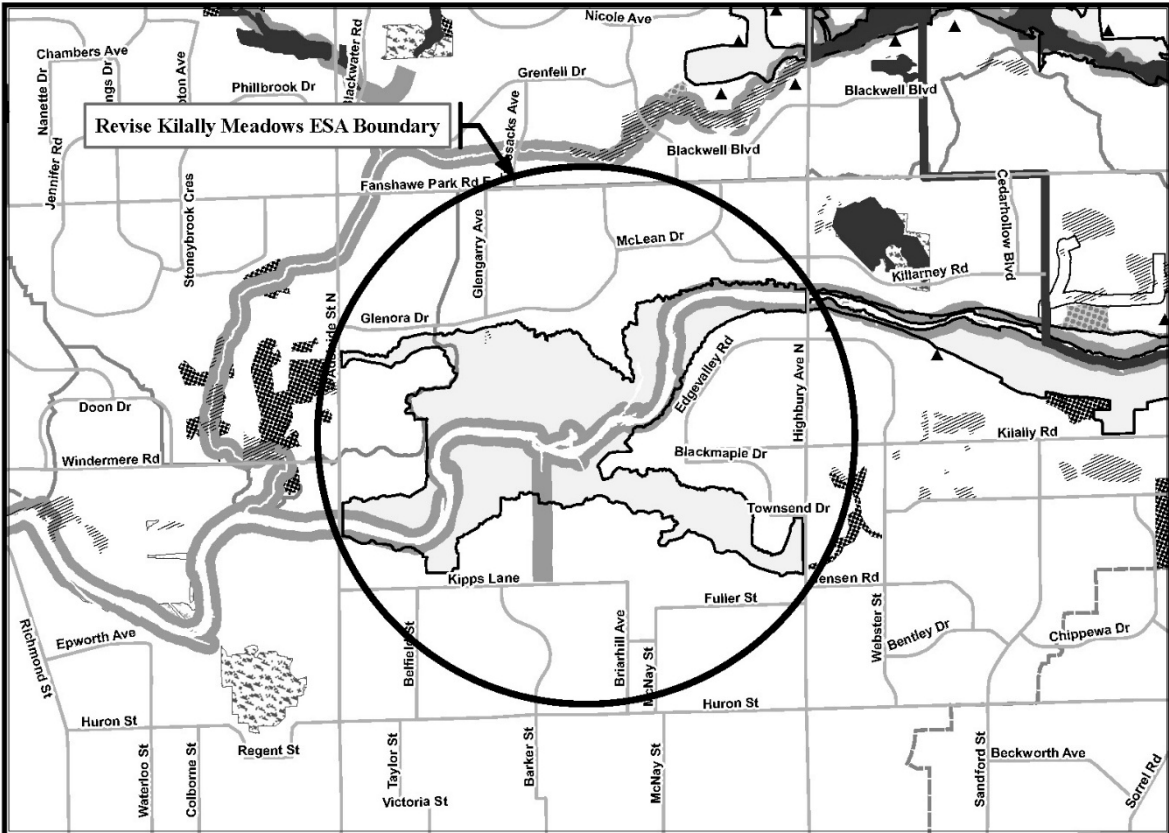
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|------------------------|--------------------------|---|
| Downtown | Neighbourhoods | Green Space |
| Transit Village | Future Community Growth | Environmental Review |
| Shopping Area | Heavy Industrial | Farmland |
| Rapid Transit Corridor | Light 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-26012</p> <p>PLANNER: LB</p> <p>TECHNICIAN: RC</p> <p>DATE: 3/3/2026</p>
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“Schedule 2”

AMENDMENT NO:

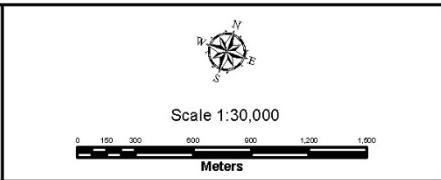


NATURAL HERITAGE SYSTEM		Base Map Features	
Provincially Significant Wetlands	Areas of Natural and Scientific Interest	Railways	Water Courses/Ponds
Wetlands	Environmentally Significant Areas (ESA)	Streets (see Map 3)	Conservation Authority Boundary
Unevaluated Wetlands	Potential ESAs	Subwatershed Boundary	
Significant Woodlands	Upland Corridors	Subject to Site Specific Appeals (LPAT Appeal PL170100)	
Woodlands	Potential Naturalization Areas		
Significant Valley Lands	Unevaluated Vegetation Patches		
Valley Lands			

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



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