

Bill No. 282
2014

By-law No. C.P.1284(____) - _____

A by-law to amend the Official Plan for the City of London, 1989, relating to the Community Improvement Plan for Industrial Land Uses.

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

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.

2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on June 10, 2014.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – June 10, 2014
Second Reading – June 10, 2014
Third Reading – June 10, 2014

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 Chapter 14 of the Official Plan for the City of London to add Industrial Area to the list of areas that are eligible for community improvement, and to include the provision of new programs and policies for industrial properties for the purpose of carrying out community improvement.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

This amendment has been prepared to address city-wide community improvement objectives related to industrial land uses, including economic revitalization and sustainable development objectives, and environmental, social and community economic development objectives. The Industrial Land Development Strategy and the 2014 Development Charges Study, and their recommendations serve as the basis for adding Industrial Area to the list of areas that are eligible for community improvement, and the inclusion of the provision for new programs and policies for industrial properties. The proposed Official Plan Amendment implements the recommendations contained in the Industrial Land Development Strategy and 2014 Development Charges Study to achieve city-wide community improvement objectives related to industrial land uses.

D. THE AMENDMENT

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

1. Section 14.2.2 iii) of the Official Plan for the City of London is amended by adding the following:

_) Citywide Industrial Area

All lands within the City, including lands outside the Urban Growth Boundary, are an eligible industrial area for community improvement.

2. Section 14.2.2 iii) of the Official Plan for the City of London is amended by deleting the following subsection:

b) Special Study Area

An older industrial area extending south from Dundas Street to the C.N.R. rail lines east of Egerton Street where several industries have initiated a request for municipal attention to the improvement of municipal services in the area.

and re-numbering subsequent subsections of Section 14.2.2 iii) accordingly.

3. Section 14.2.3 – Phasing of the Official Plan for the City of London is amended by adding the following:

Consideration _) Land deemed by Council to be worthy of consideration to promote environmental, social and community economic development.

4. Section 14.3.3 - Industrial of the Official Plan for the City of London is amended by deleting it in its entirety and replacing it with the following:

Council may encourage development, redevelopment, rehabilitation and/or adaptive reuse of properties or buildings for industrial uses in conformity with a community improvement plan through the provision of financial incentives, land acquisition, or other programs and policies to encourage industrial development in designated Community Improvement Project Areas.

The purposes of Industrial Land Community Improvement include:

- Development and Redevelopment city-wide;
- Support sustainable development objectives and environmental, social, and community economic development objectives; and
- Support economic development objectives of the City's Industrial Land Development Strategy.

5. Section 14.3.4 - Other Implementation Measures of the Official Plan for the City of London is amended by adding the following:

Programs and Policies _) the adoption of new programs or policies as methods of assisting in the implementation of community improvement.