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TO:	CHAIR AND MEMBERS STRATEGIC PRIORITIES & POLICY COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	<i>THE LONDON PLAN</i> A NEW OFFICIAL PLAN FOR THE CITY OF LONDON PUBLIC PARTICIPATION MEETING June 23, 2014 5:30 PM

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following action **BE TAKEN** with respect to the new Official Plan – *The London Plan*:

- a) The attached information report on the draft new Official Plan **BE RECEIVED** for information, noting that a review of the new Provincial Policy Statement, 2014 and a review of the draft new Official Plan with the new Provincial Policy Statement included in this report;
- b) A statutory public participation meeting **BE SCHEDULED** before the Planning and Environment Committee meeting at its meeting on September 9, 2014 to consider an Official Plan amendment to the London Psychiatric Hospital (LPH) Secondary Plan and the Southwest Area Secondary Plan (SWAP) to include policies from the current Official Plan in those Secondary Plans; and,
- c) The statutory public participation meeting for *The London Plan* **BE SCHEDULED** before the Planning and Environment Committee for a future meeting to receive comments and feedback from the public regarding the new Official Plan, and for consideration of the approval of *The London Plan* as the Official Plan for the City of London.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 17, 2014 – Planning and Environment Committee, regarding the recommended expansion of the Urban Growth Boundary (UGB) to accommodate future industrial growth.

May 22, 2014 - Strategic Priorities and Policy Committee, launch of the new draft Official Plan for the City of London.

April 14, 2014 - Strategic Priorities and Policy Committee, update on *ReThink London* and an overview of the next steps for public review and engagement on the draft of the new Official Plan in advance of its final adoption by Municipal Council.

March 17, 2014 - Strategic Priorities and Policy Committee, Industrial Land Development Strategy - Expansion of the Urban Growth Boundary for Industrial Uses

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File No. O-7938
Planner: G. BARRETT

December 10, 2013 - Planning and Environment Committee - Expansion of the Urban Growth Boundary for non-industrial uses.

November 26, 2013 - Planning and Environment Committee, "Land Needs Background Study for the 2011 Official Plan Review" - Adoption of background document for the ReThink London Official Plan Review process.

November 18, 2013 - "Industrial Land Development Strategy 2013-2023," Strategic Priorities and Policy Committee.

October 8, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

August 26, 2013 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the information report on the public feedback to the *ReThink London* discussion papers.

July 23, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review – Requests for inclusion.

June 18, 2013 - Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

June 10, 2013 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the *ReThink London* process and the discussion papers related to the eight key directions.

April 23, 2013 - Planning and Environment Committee - O-8014: Industrial Lands Review Study - Urban Growth Boundary Review Public Participation Meeting

December 4, 2012 - Strategic Priorities and Policy Committee, O-8014: Industrial Lands Review Study

December 4, 2012 - Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the status of the *ReThink London* community engagement report.

October 15, 2012 - Planning and Environment Committee, City of London Growth Projections: 2011-2041.

June 18, 2012 - Planning and Environment Committee, "City of London Growth Projections: 2011-2041."

March 5, 2012 - Strategic Priorities and Policy Committee, "Status of the 2011 Industrial Land Development Strategy Update"

January 30, 2012 - Planning Report to Strategic Priorities and Policy Committee regarding the final Terms of Reference for the Official Plan Review.

PURPOSE

This information report provides an overview of the draft new Official Plan – *The London Plan* for the June 23, 2014 public participation meeting at Strategic Priorities and Policy Committee. The purpose of this public participation meeting is to receive initial comments and preliminary feedback from the public on *The London Plan*. A future statutory public participation meeting

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regarding the draft Plan has not yet been scheduled. This statutory public participation meeting will be held before the Planning and Environment Committee in accordance with both section 17 and 26 of the *Planning Act*, R.S.O. c.P.13.

The following report includes:

- an overview of the ten big moves of *The London Plan*
- a general comparison of the current Official Plan and the draft new Official Plan (*The London Plan*), including the identification of policies that are proposed to be carried forward in the new Plan
- a summary of the background studies that provided input into the draft new Official Plan
- a summary of on-going reviews that will provide further input into the draft new Official Plan
- an update of the public engagement process
- a review of the Provincial Policy Statement, 2014, and a summary of modifications proposed to the draft new Official Plan to ensure consistency with the recently revised Provincial Policy Statement

THE BIG MOVES OF *THE LONDON PLAN*

Overview:

ReThink London has been the largest community engagement program in the City's history. The ReThink London process was intended to gather extensive community input to guide and shape the City's new Official Plan. The result of ReThink London is *The London Plan*, a new Official Plan for the City of London - a plan that will shape how London will evolve, grow and prosper into the city Londoners envision by 2035 and beyond.

This process also represents a different approach to planning in London, introducing new ways to move, live, green, grow and prosper. The context for the preparation of the draft new Official Plan is much different in 2014 that it was in 1989 when the current Plan was first prepared. Significant economic and demographic changes require us to look at how we will plan for the next 20 years in a different way. These changes, the **10 Big Moves**, are summarized below:

The London Plan is about:

- 1. Shaping our City around rapid transit**
The Plan makes an explicit link between land use and transportation. It strategically directs the greatest heights and densities of development to those locations that will support rapid transit.
- 2. Growing inward and upward**
The London Plan creates different opportunities for sensitive intensification, makes wise use of our existing and planned infrastructure, and encourages cost-effective patterns of development city-wide.
- 3. Creating a cosmopolitan city – one that is culturally rich and diverse**
The London Plan creates a vibrant and attractive city that celebrates our culture and diversity, and its role in the local economy.
- 4. Planning for exceptional places and spaces**

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The London Plan sees our city as a mosaic of places that have a clear purpose and vision. The Plan focuses on places rather than land use.

5. **Giving real and attractive mobility choices – walking, cycling and transit**
The London Plan offers transportation choices, including transit, cycling, walking and the private automobile. It plans for development patterns to create attractive places that promote transit, cycling and walking.
6. **Regenerating our urban main streets**
The London Plan envisions the regeneration of our traditional Main Streets throughout our city. The important heritage elements of these streets are to be protected, while allowing for sensitive repurposing and infill. These streets will contribute significantly to our image and identity as a city and will support the regeneration and continued vitality of the neighbourhoods that surround them.
7. **Building strong and healthy neighbourhoods for everyone**
The London Plan establishes the primary importance of neighbourhoods and purposely plans for complete, connected, age-friendly, mixed-use, accessible and diverse neighbourhoods, affordable housing, well distributed health care, and safe places and spaces throughout.
8. **Building one of the greenest cities in all of Canada**
The London Plan seeks to create one of the greenest cities in Canada. The Plan will protect our natural heritage system, adapt to climate change and promote green development.
9. **Planning a smart city – connecting London to the world**
The London Plan plans for a city that uses new forms of information and communications technology (ICT) to promote economic development, civic innovation, and the sharing of data.
10. **Building a city that attracts talent and investment**
The London Plan emphasizes that the way we build our City will be a key driver in our future ability to attract and retain a top quality labour force, industry and investment. It plans for a city that encourages entrepreneurship and attracts business investment to the city, ultimately leading to a more prosperous place.

Comparison of the current Official Plan to *The London Plan*:

The following section highlights key changes in *The London Plan*.

The Structure of The London Plan

- The Plan is a reflection of the extensive public consultation process. The draft new Official Plan incorporates the vision of London in 20 years-Exciting, Exceptional, Connected, and weaves the themes of prosperity, sustainability and mobility through entire Plan.
- The Plan incorporates input from the many background studies, Plans and initiatives that have been completed by the City. These are listed in a separate section of this report.
- It is an accessible plan that tells a story that is written in more understandable language than traditional planning documents. Each Section of the Plan establishes a framework for decision-making to guide the future growth and development of the City, for example:
 - For the City Building policies – These polices answer the following questions: What is it? Why is it important to our future? What are we trying to achieve? How are we going to achieve this?
 - For the Place Type policies – These policies describe Our vision for the Place Type,

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the Role of the Place Type within the City Structure, and How will we realize our vision? It lists permitted uses, and applies certain intensity and form criteria, and includes evaluation criteria for Planning Applications.

- Included in some of the Place Type policies are special policies and some of the specific policies found in chapters of the current Official Plan that have been carried over into the new draft Official Plan. These are described on more detail.

The Content of The London Plan

This section of the report summarizes the Parts of *The London Plan*.

Our Strategy

- *The London Plan* has a Vision that is short, memorable and instructive of the future City that the Plan sets forth to create – *London 2035: Exciting, Exceptional, Connected*.
- *The London Plan* has eight key directions, which provide a strategic focus for the next 20 years and that clearly direct the City to where we want to be in the future.

City Structure Plan

- The Plan establishes a City Structure – this is the first time we have shown in an Official Plan how the City is structured at the macro level. The City Structure Plan builds upon both the natural and human environment - the Thames River, the railroads, the road network, the farmlands that surround urban London, and the creeks, streams, valleys and ravines found throughout the City.
 - Everything we do in the new Plan is aimed at building and growing in a way that supports the City Structure Plan.
 - The City Structure Plan is a composite of several systems or networks that work together to shape how our city operates. Each of these systems contributes to the orderly growth and development for the City, and identifies areas for conservation and preservation.
 - Other City studies and reviews that have recently been completed, such as the Transportation Master Plan and various infrastructure and servicing plans have all informed the development of the City Structure Plan, and the new Official Plan.
 - It shows the Urban Growth Boundary, which serves as a growth management planning tool by identifying the extent of our urban settlement area within which urban forms of development will be directed so that our larger rural area will be protected.
 - It guides where we will support the highest levels of development intensity, and where we will expect to find the broadest range of permitted uses. Directing these more intense forms of development and redevelopment will help us to grow in a cost efficient and orderly fashion, and identify where we should strategically expand our infrastructure to create growth opportunities.
 - It gives high level direction for rapid transit planning and the associated development that will be directed to rapid transit centres and corridors over the next 20 years.

City Building Policies

- The Plan brings all of the policies that are key City Building policies into one Section of the Plan. These policies include over-arching policies that will form the City of the future. References to certain implementing policies as set out in the current Official Plan have been brought into *The London Plan*. Also, the new policy framework in *The London Plan* has been enhanced to reflect changes in provincial legislation, incorporate recommendations of background studies completed by the City, and to establish a strategic direction and city building framework for the new Plan. The following chapters of *The London Plan* include many policies from the current Official Plan that have been enhanced with new policies to reflect the strategic directions of *The London Plan*.

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Growth Management

- City Design
- Natural Heritage
- Natural Hazards
- Natural Resources
- Parks and Recreation
- Public Facilities and Services
- Civic Infrastructure
- Homelessness Prevention and Housing
- Cultural Heritage.

For example, the Housing section of the current Official Plan has been modified in *The London Plan* to include a new set of policies on homelessness prevention, and the chapter has been renamed to Homelessness Prevention and Housing. This reflects the Homelessness Prevention and Housing Plan initiated by the City and adopted by Council in November 2013. Similarly, new policies for climate change have been incorporated in the Natural Hazards policies. Other example of changes from the current Official Plan to the new Plan can be summarized by the following:

- *The London Plan* is highly integrated e.g. civic infrastructure relates directly to mobility, parks and recreation, city design, public facilities, etc.,
 - An explicit policy direction that all public projects contribute to achieving the vision, values and priorities of the Plan.
 - New City Design policies recognize the importance of city design and placemaking features to create the City we all want to live in. City Design is a key component of the City’s economic development efforts to build an attractive city for businesses to invest in and to attract and retain talent.
 - New Mobility policies that connect “place” with mobility. The new Plan makes an explicit link and connection between land use and the street type. New street classifications set out the priorities for use and development by looking at every street cross-section in the context of a development zone, a pedestrian zone and a vehicular zone, all of which are tied with specific Place Types adjacent to the street.
- New Chapters to the Plan include City Building policies on the following:
 - Urban Forest
 - Urban Regeneration
 - Culturally Rich and Diverse City
 - Smart City
 - Food Systems.
 - For each City Building policy The London Plan explains:
 - What is it?
 - Why is it important to our future?
 - What are we trying to achieve?
 - How are we going to achieve this?

Place Types

- Place Types are also new in *The London Plan*, as compared to the current Plan. *The London Plan* is about building our city with “Places” that include land use, intensity of development and form of development rather than relying solely on land use policies. The Place Type policies set out the following:
 - A Vision for each place type,
 - What are we trying to achieve and why, and

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- Permitted land use, intensity and form.
- *The London Plan* emphasizes the importance of both Urban London and Rural London – separate Place Type policies have been established to recognize the value of our prime agricultural lands within the city boundary and the different issues that must be addressed for the rural part of London. The Waste Management Resource Recovery Area Place Type to recognize the existing City Landfill site is a new Place Type in the Rural London chapter of *The London Plan*.
- The Downtown, Rapid Transit Corridor and Transit Villages Place Types are key building blocks to the City Structure Plan. The Downtown will have the tallest buildings and the highest densities and mix of land uses. Second only to the Downtown in terms mix of uses and intensity of development that is permitted, Transit Villages are major mixed-use destinations with centrally located rapid transit stations. They are connected by rapid transit corridors to the Downtown and allow for opportunities for access to this rapid transit from all directions. The Urban Corridor Place Types provide additional opportunities for mixed use development along certain Civic Boulevards.
- The largest Place Type within Urban London is the Neighbourhood Place Type. The residential designations of the current Official Plan have been combined to become the new Neighbourhood Place Type. It integrates the low, medium and high density policies and explicitly directs the intensity of uses within the neighbourhood by street classification. It also provides opportunity for the integration or mix of small-scale commercial and office use at strategic locations in the neighbourhood, recognizing that the full range of uses will not necessarily be permitted on all sites within the Neighbourhood Place Type. The following mixed-use Place Types also allow for medium and high-rise residential development:
 - Downtown
 - Transit Villages
 - Rapid Transit Corridor and
 - Urban Corridor.

The specific policies on Near Campus Neighbourhoods and other neighbourhood-specific policies of the current Official Plan have been carried over into *The London Plan*.

- *The London Plan* recognizes some of the “High Density Residential” (HDR) areas that are designated in the current Official Plan, even where they are not within the targeted place types for high-rise form of development. Map 3 identifies these lands as Remnant High Density Residential Designations from 1989 Official Plan. It is important to recognize that Map 3 is an overlay on top of the Urban Place Types identified in Map 4. For these lands, the Place Type represents the long-term vision for each of these areas to 2035.
- The commercial designations have been narrowed from six (6) land use designations in the current Official Plan down to two (2) commercial Place Types, being Shopping Area and Main Street. The Place Type policies allow for re-purposing of existing commercial centres, which anticipates the longer term need to repurpose these centres. However, many of these mixed-use place types allow for commercial uses, including:
 - Downtown
 - Transit Villages
 - Rapid Transit Corridor
 - Urban Corridor and
 - Neighbourhood, which allows for mixed-use and stand-alone retail uses in certain locations.
- The Office Area and Office Residential designations of the current Official Plan have been incorporated under the new Place Type that is proposed to apply to those lands. Other land

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use designations that have been carried over from the current Official Plan to *The London Plan* include the following Place Types:

Current Official Plan Land Use Designations	<i>The London Plan</i> Place Types
Urban Reserve – Community Growth	Future Community Growth
Urban Reserve – Industrial Growth	Future Industrial Growth
General Industrial	Heavy Industrial
Light Industrial and Office Business Park	Light Industrial, which includes Innovation Parks
Light Industrial	Commercial Industrial
Regional Facility and Community Facility	Institutional
Open Space	Open Space – Urban London & Rural London
Environmental Review	Environmental Review
Agriculture	Farmland
Rural Settlement	Rural Neighbourhood

- The Place Type policies allow for greater flexibility than the current Official Plan but also provide a level of certainty for where development/redevelopment can occur. Other differences from the current Official Plan include the following:
 - Density is a tool that will be applied through the zoning by-law, but is not generally identified as a cap in the Place Type policies.
 - The Place Types allow for greater range and integration of uses and de-emphasizes the segregation of land uses.
 - *The London Plan* is less prescriptive and allows for greater flexibility in interpretation of the policy.
 - New implementation tools are possible, that are consistent with Provincial legislation.
 - Measures for evaluating planning applications are clearly defined, identifying those factors that are most important to successful planning, ensuring compatibility and fit within the context of adjacent properties and surrounding neighbourhood(s).

Specific Policy Areas

- Some of the specific policies in Sections 3, 4, 9 and 10 of the current Official Plan have been carried over into *The London Plan* where policy directions were established under the previous policy framework that remain relevant within the new Plan. These specific policies include the Near-Campus Neighbourhood, the Methadone policies, Urban Reserve policies, various Area Plans and Community Plans, Neighbourhood Plans, and site-specific and street specific policies. The list of specific policies that have been carried over is attached under Appendix 'A' to this report. The corresponding map, Map 8-Specific Policy Areas, is also included for reference, which has been modified for this report to incorporate additions and corrections from the draft version that is currently out on circulation for public review and comment.
- The majority of the specific policies (over 125 of them) have not been carried over from the current Official Plan to the new Plan, for reasons including but not limited to:
 - The property has been built out which satisfies the existing policy, or in a manner where some form of development has occurred on the site since the specific policy was established
 - The current policy meets the vision and intent of development contemplated for the lands/area through the proposed Place Type
 - Policies have been incorporated into the Place Type policies (e.g. segment policies along the Rapid Transit Corridor, or the new City Design policies) that capture the intent of the special policy in the current Official Plan
 - The current policy does not meet the vision intended for the proposed Place Type

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- The current policy is no longer relevant.
- Additions to Map 8 – Specific Policy Areas include the following:
 - London Psychiatric Hospital Lands Secondary Plan
 - Southwest Area Secondary Plan
 - River Bend Phase 1
 - 3924 Colonel Talbot Road
- Corrections to Map 8 – Specific Policy Areas include the following:
 - Duplicate No. 30 in list changed to No. 51
 - Street Policy Area shown on Crumlin Road was added to the list as No. 52
 - No. 28 in the list – spelling correction of Anne Street to Ann Street

Street Classifications

- The street classification system is a significant departure from the current Official Plan. The new street classifications are an integral component to creating the “places” in the new Plan. A comparative table is provided below which shows where some streets of the current Plan have been collapsed and some have been expanded upon.

Current Official Plan Road Classifications	<i>The London Plan Street Classifications</i>
<i>Freeway</i>	<i>Freeway</i>
<i>Expressway</i>	<i>Expressway</i>
<i>Arterial</i>	<i>Rapid Transit Boulevard</i>
	<i>Urban Thoroughfare</i>
	<i>Civic Boulevard</i>
	<i>Main Street</i>
<i>Primary Collector</i>	<i>Neighbourhood Connector</i>
<i>Secondary Collector</i>	
<i>Local</i>	<i>Neighbourhood Street</i>
<i>Window Street</i>	

Secondary Plan

- The chapter on Secondary Plans, as modified, is carried over from the current Official Plan. Two adopted Secondary Plans – London Psychiatric Hospital Lands and Southwest Area are recognized in this chapter, under separate cover, and constitute part of *The London Plan*. These secondary plan areas will also be shown on Map 8 – Specific Policy Areas.

Our Tools

- Our Tools moves most technical planning matters that are imbedded in the main policies of the current OP into a new Section of *The London Plan*. The intent is to separate out the “implementing” policies from the main planning policies so that they are clearly laid out in a way that is easy to follow and minimizes duplication. New bonusing provisions have been added to *The London Plan*.

The London Plan does the following for:

Jobs and the economy

- Creating a city that attracts talent and investment,
- Providing for new opportunities for development,
- Allowing for flexibility:

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- to encourage a broader range of permitted uses,
- density caps removed in new Place Types, which allows for greater development opportunity without a need for an amendment to the Plan,
- Establishing certainty, but still allows for opportunities for new and different ways to grow,
- Fostering small business opportunities through regeneration and repurposing of our established commercial areas as an attractive place to work and invest,
- Promoting innovation in our industrial areas,
- Investing in smart infrastructure, which will give London a competitive advantage,
- Creating “Green Jobs”,
- Strengthening our local food system to foster London’s a significant agri-business industry,
- Plans for affordable growth patterns, which helps to keep taxes low and attractive to investment.

Healthy City

- Establishing strong support for active forms of transportation,
- Reducing in air emissions,
- Promoting climate change mitigation and adaptation,
- Building efficient and safe civic infrastructure,
- Building strong neighbourhoods,
- Building quality housing,
- Planting, protecting and maintaining the urban forest,
- Enhancing environmental quality by protecting and preserving our natural heritage,
- Developing food systems,
- Providing universal accessibility.

Transportation

- Incorporating mobility as a common thread throughout the Plan,
- Linking transportation to the planning of “place”,
- Establishing a major goal for viable rapid transit,
- Creating attractive cycling, walking and transit options,
- City-building to capitalize on high speed rail in future.

Homelessness Prevention and Housing

- Establishing homelessness prevention,
 - Assess risks, identify gaps, take actions to prevent and reduce homelessness,
- Setting affordable housing targets,
- Planning for urban regeneration to improve housing stock,
- Building strong neighbourhoods,
- Allowing for various forms of intensification to increase supply of low-cost housing,
 - Establishing bonusing policies to promote affordable housing,
- Providing opportunities for innovative housing programs.

Environment

- Building on success of existing policies,
- Establishing a City Structure Plan, which fosters big picture resiliency,
- Developing new Urban Forest policies,
- Developing new Green City policies, which promotes sustainability,
- Protecting farmland and food systems,
- Addressing climate change mitigation and adaptation,
- Reducing carbon footprint.

Older Urban Areas

- Supporting main streets,
- Establishing new Urban Regeneration policies,
- Promoting transit services support,

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- Providing intensification opportunities,
- Maintaining and enhancing heritage policies,
- Incorporating place-based policies,
- Providing housing opportunities.

Agriculture

- Establishing a new city structure plan, which creates distinct urban and rural areas,
- Maintaining and enhancing rural neighbourhood policies,
- Introducing new Food Systems policies and opportunities,
- Providing for efficient and effective Growth Management opportunities that will protect prime agriculture lands.

Culture

- Establishing a new Culturally Rich and Diverse City chapter,
- Promoting new opportunities to support cultural diversity,
- Identifying and promoting culture as an economic driver,
- Incorporating a chapter on Cultural Heritage,
- Establishing Downtown and main street policies,
- Establishing new urban regeneration policies,
- Creating great civic spaces.

Quality of Life

- Creating opportunities for great existing and new neighbourhoods,
- Revitalizing downtown and main streets,
- Creating better connected neighbourhoods and transportation choices,
- Incorporating parks and recreation policies to deliver quality spaces,
- Building public facilities and services,
- Creating opportunities to support city design for attractive places and spaces,
- Building and growing in a way that supports environmental health,
- Providing social opportunities,
- Building and growing in a way that supports affordability,
- Fostering safety and accessibility in the planning and design of our city.

BACKGROUND STUDIES AND INPUTS TO THE NEW OFFICIAL PLAN

The approved terms of reference outlined a number of studies that would be completed to support the policies in the new Official Plan, and the communication and community consultation strategy that would be used for *ReThink London*. The following section describes the background work that has been used to support the new Plan.

Land Needs Study for Non-industrial Lands/ Industrial Land Needs Study

The Land Needs Background Studies were undertaken as part of the Rethink process to ensure that there would be enough land available to meet the City’s land needs for the next 20 years. This process is an important piece of the Official Plan review process, because it is the basis for how we review our Urban Growth Boundary, and allows us to make sure that enough land for new residential development, commercial and office development, and institutional and industrial development is set aside within that boundary.

The review concluded that enough land would be available to meet the City’s 20 year needs for all land uses except industrial. The need for new industrial land, and where that land might be located is being undertaken on a parallel track with the *ReThink London* process.

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Other Background Studies

The proposed new Official Plan will also reflect the recommendations that have arisen from the many projects and planning initiatives from both within the City and from our community partner agencies. These are summarized below under the banner “Live, Grow, Green, Move and Prosper”, and were all developed with extensive public involvement and best practice reviews. Municipal Council’s approval of many of these studies became important inputs to *ReThink London* and they have been used as background documents to the new Official Plan. The various studies and reports that have provided input into the Official Plan document include the following:

<p>Live</p> <ul style="list-style-type: none"> • Age Friendly London, • Child & Youth Network, • Homelessness Prevention and Housing Plan, • Healthy City/Active London (MLHU), • London’s Food Charter, • London Strengthening, Neighbourhood Strategy, • Parks and Recreation Strategic Master Plan, • Thames Valley Corridor Plan, and • Health Impact Assessment. 	<p>Grow</p> <ul style="list-style-type: none"> • 20 Year Sewer System Plan, • BIGS Neighbourhood Study, • City of London Growth Plan, • Near Campus Neighbourhood Strategy, • Community Improvement Financial Incentives, • Development Charges Study, • Downtown Master Plan, Design Guidelines & Conservation District Plan, • Greenway WPCP Expansion, • Infill/Intensification Policies, • London Psychiatric Hospital Secondary Plan, • Placemaking Guidelines, • Secondary Dwelling Units, • SoHo Community Improvement Plan, • Southwest Area Secondary Plan, • Urban Design Guidelines, • McCormick Area Plan, • Meadowlily Secondary Plan, • West Woodfield HCD, • Old South/Wortley HCD, and • Petersville HCD
<p>Green</p> <ul style="list-style-type: none"> • Coves Subwatershed Plan, • Climate Change Adaptation Strategies, • Emerald Ash Borer Strategy, • Environmental Review Lands Study, • Green Bin and Modified Garbage Collection Pilot Project, • Integrated Energy Mapping for London, • London’s EnerGuide Partnership, • Pollution Prevention Control Plan, • Community Energy Action Plan, • Drinking Water Source Protection, • Thames River Clear Water Revival, • Urban Forest Strategy, • Water Efficiency Plan, and • W12A Landfill Area Study 	<p>Move</p> <ul style="list-style-type: none"> • London 2030 Transportation Master Plan (Smart Moves), • Business TravelWise Program, • LTC Long Term Transit Growth Plan, • Middlesex-London in Motion, • Bicycle Master Plan, and • Municipal Class Environmental Assessment for Veterans Memorial Parkway, and other major road networks in the City.

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Prosper

- Industrial Land Development Strategy,
- Pathway to Prosperity,
- Commercial Policy Review,
- Cultural Prosperity Plan,
- London Economic Development Corporation Strategic focus,
- Southwest Ontario Growth Plan,
- Market Demand/Economic Analysis,
- Cities of the Future (e.g. Creative Class),
- London’s Roundtable on the Environment and the Economy,
- London Medical Innovation and Commercialization Network

In a report to Strategic Priorities and Policy Committee (SPPC) on June 10, 2013, staff presented the key directions that emerged from the extensive community consultation and the vision for the new Official Plan – “*Our Future: Exciting, Exceptional and Connected London*”.

A discussion paper was prepared for each direction. The purpose of the discussion papers was to tie together what we heard from Londoners to the policy approach that would be taken in the new City Official Plan, and to ask Londoners if we are on track from their perspective.

- **Fostering A Prosperous City**
- **Connecting the Region**
- **Building a Mixed-Use, Compact City**
- **Providing Transportation Choices**
- **Building a Greener City**
- **Supporting a Culturally Rich and Diverse City**
- **Building Strong and Attractive Neighbourhoods**
- **Making Wise Planning Decisions, Careful Management**

Fostering A Prosperous City

At every session, in every discussion, and through the thousands of comments we received through our engagement process, the idea of prosperity was consistently raised - to create a Plan that will propel London towards prosperity. To create a city that builds on our existing strengths, addresses our weaknesses, and leads to a city that is tremendously prosperous.

Connecting the Region

During our conversations regarding ReThink London, we heard ideas and concerns about how Londoners would like to see us better connect to the region that surrounds us. This paper addresses why we need to connect with the region surrounding London and identify the benefits these connections will bring and to work with our partners in the County and surrounding Towns in order to become collectively stronger and smarter.

Building a Mixed-Use, Compact City

Over the past 40 years, we have been growing in a very spread-out pattern and we are consuming much more land than we ever dreamed we would need. We estimate that in the next 50 years our population will grow by more than 50%, with an additional 200,000 people calling London home. The decisions that we make and actions that we take now will have an impact on future generations of our families.

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We have heard much from Londoners about how they would like to see growth in the future. We have also heard from the London development community and they want to work with us to develop the London of the future.

Providing Transportation Choices

Transportation is a major component of our everyday lives and our economy. Ever increasing environmental concerns and increased gas prices are making choices in transportation, like walking, biking and transit more desirable. We know that the car remains the most common choice for many Londoners to travel. However, we heard from Londoners that they want alternatives to become more viable, convenient and affordable. Responding to trends in transportation choices is important in keeping London competitive – both to businesses and to attracting new residents. This paper links land use planning and transportation, the affect it has on the health and well-being of residents, as well as the economic benefits of a well-connected city.

Building a Greener City

As London is known as the “Forest City”, it is logical that we strive to be “green”. This paper sets the stage for London to build on its strengths to be a regional and provincial leader in environmental initiatives, stewardship and sustainable development. Doing our best to reduce and mitigate our impact on the environment and to develop local strategies for climate change adaptation sets the context and “lens” for this paper. Strengthening our valued urban forest by growing and protecting more trees while improving our level of forest monitoring and maintenance is also addressed. The broad goal is to build a resilient and greener City for our citizens, neighbourhoods, and community, now and for future generations.

Supporting a Culturally Rich and Diverse City

Recently there has been a significant focus on culture and diversity as an important driver of economic prosperity. This paper builds on the recent Cultural Prosperity Plan to describe how we can support cultural programming, leverage London’s cultural assets and better celebrate and promote culture. The majority of growth in Canada now comes from immigration – not natural increase. Many immigrants come to Canada with a wealth of knowledge, experience and skill. We explore the ways in which we can attract and welcome newcomers to London in the way we plan our cities and services.

This paper also explored the important role of our Downtown and our surrounding heritage neighbourhoods in promoting cultural activities in our City. Live/work opportunities, public art, and formal and informal performance venues are all described as part of our cultural infrastructure.

Building Strong and Attractive Neighbourhoods

Our neighbourhoods are the centre of our day-to-day activities, where people live, work, shop, play, and enjoy a high quality of life. They are an important part of London’s “prosperity offering”, helping us to attract newcomers and retain our valuable workforce. We heard Londoners tell us that they want their neighbourhoods to be safe, clean, well connected, walkable, beautiful, healthy, engaging, supportive of community gathering and interaction, interesting, diverse, and integrated with recreation and the natural environment. We also heard that some Londoner’s needs are shifting, and they want viable neighbourhood options that offer more urban experiences that are less reliant on the automobile.

This discussion paper is about developing complete and livable communities with a better mix of housing, jobs, gathering places, parks, shops and services in close proximity to one another. It also looks at complete communities as offering housing and service options to meet the needs of people in all stages of a person’s life and income level.

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Making Wise Planning Decisions, Careful Management

Through ReThink London, Londoners have been working hard to create a vision for our future and developing *The London Plan* that will propel our city towards that vision. It is important that there is a strong level of accountability to this plan in all of our decisions, the investments we make and our approach to planning applications. Wise planning decisions and the careful management of the outcomes of those decisions require consistency and flexibility as we drive toward our collective vision. In order to achieve this, it is important that we all understand the principles and processes that we will use to make these decisions.

In this paper, we focused on the process in which decisions are made and clearly state the planning principles that will be used as we undertake “city building” - one project at a time. This is critical to ensure buy-in, consistency and understanding as *The London Plan* is implemented over the next 20 years.

OTHER PROJECTS UNDERWAY

The conclusion of the following studies, review of provincial documents and completion of the ReThink London public engagement on the draft new Official Plan is an integral component of finalizing *The London Plan*:

Existing Secondary Plans:

Two separate City-initiated files (O-8364/London Psychiatric Hospital Lands and O-8370/Southwest Area) for amendments to the Secondary Plans have been opened and will be given public notice separate to, but concurrent with, the public notification review process on the draft new Official Plan. The statutory public participation meeting on the proposed recommended changes to the London Psychiatric Hospital and Southwest Area Secondary Plans is anticipated for the August 26, 2014 meeting of Planning and Environment Committee.

Industrial Land Development Study(ILDS)/Urban Growth Boundary – Industrial Lands:

The ILDS and review of the urban growth boundary is an assessment of industrial land supply, projected land need, and review of previous Official Plan amendments that have re-designated industrial lands to other land uses. The June 17, 2014 report on industrial lands, to Planning and Environment Committee, recommended expansion of the Urban Growth Boundary (UGB) to accommodate future industrial growth, which will result in changes to the UGB on several maps in *The London Plan*. A companion review is underway to consider the removal of approximately 120 hectares of industrial land that is currently within the UGB that is poorly located. These lands would be assigned a Future Community Growth Place Type.

Provincial Policy Statement, 2014

On February 24, 2014, the Province released the Provincial Policy Statement, 2014 (PPS). The PPS establishes the policy framework to provide direction for municipalities on planning matters related to land use planning and development that are of provincial interest. It contains policies for building strong communities, wise use and management of resources and protecting public health and safety. The Provincial Policy Statement is issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014. It replaces the previously issued Provincial Policy Statement, PPS, 2005. The PPS, 2014 has no transition period, meaning that as of April 30, 2014, all planning decisions on planning matters will need to be consistent with the new PPS, even if the process started under the previous PPS (PPS, 2005). To uphold

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provincial interests, municipalities are required to update their official plans to ensure the policies contained within their plans are consistent with the Provincial Policy Statement. With this in mind, *The London Plan* was prepared under the direction of the PPS, 2014 to ensure it is consistent with the policy framework that will be in place when the official plan is finalized.

The following sections provide an overview of the highlights of the new provincial policy statement, followed by the outcome of the PPS conformity review of *The London Plan*.

Highlights of Provincial Policy Statement, 2014

The PPS has been revised to include new policies and modifications to existing policies to reflect the current planning environment and challenges that lie ahead. Provided below are some of the significant changes to the policy document. Appendix 'B' provides more detailed summary of the key policy changes to the PPS.

- Encouragement of land use patterns which conserve biodiversity and consider the impacts of climate change.
- Supporting the long-term planning of employment area by permitting municipalities to plan beyond 20 years for the protection of employment areas provided lands are not designated beyond the 20 year planning period.
- Supporting and promoting the use of active transportation, transit supportive and freight supportive communities.
- Allowing municipalities to plan for infrastructure and public service facilities beyond the 20 year planning period.
- Flexibility for larger agriculture-related uses that serve farming community and allow for more on-farm diversified uses (e.g. agri-tourism)
- Strengthen the protection of corridors for goods movement and protect employment areas in close proximity to the corridors.
- Enhancing and supporting the role of rural areas in municipalities through new policies and definitions.
- Promoting green infrastructure and strengthen stormwater management requirements.
- Requiring the identification of natural heritage systems in southern Ontario.
- Supporting the conservation of mineral aggregate resources and comprehensive rehabilitation planning.
- Directing municipalities to recognize and coordinate with Aboriginal interests in planning matters and consider Aboriginal communities in conservation of cultural heritage and archaeological resources.
- Recognizing Ontario's diversity in the implementation of the PPS to ensure that it is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

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London Plan PPS Conformity Review

The London Plan has been reviewed with the PPS, 2014 to ensure it is consistent with the policies and direction of the policy document. Overall, the new Plan is largely in conformity with PPS, 2014 (See Appendix 'C'). It has been found that a significant number of the changes to the PPS have already incorporated into the draft London Plan as a result of the directions we have received from the public through the *ReThink London* engagement process. However, some areas have been identified within the draft of *The London Plan* that will require further attention and refinement to bring them into conformity with PPS.

The following topic areas require further review and possible refinements to *The London Plan*:

- Consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982
- Planning beyond 20 years for long-term protection of employment areas
- Explicit reference to not allow private communal sewage services and private communal water services
- Implementation consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*
- Possible need to change/add definitions in *The London Plan* to be consistent with the PPS.

Public Engagement on the draft Official Plan - The London Plan:

The June 23, 2014 public meeting is part of the public review process to provide an opportunity for members of Council to hear back from Londoners and stakeholders on the draft new Plan. The full consultation period will allow further opportunities for input and feedback through a variety of ways that is convenient for Londoners, especially because the Plan is a large document people will want to review it in different levels of detail and in different ways that suits them.

During this time, staff will continue to make refinements to the Plan prior to the final review and consideration by Council for approval.

It is the intent of civic administration to bring forward the final version of *The London Plan* to Planning and Environment Committee for consideration at a statutory public participation meeting. However, the timing for the submission of the final version of the new Official Plan will be determined by Council, and will be dependent on the nature of public input and preliminary feedback.

Since the May 22, 2014 report to SPPC, the ReThink London team will have attended several meetings and a couple of "Places and Spaces" events involving the following groups before the SPPC meeting on June 23, 2014:

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Presentations

- Launch of the draft new London Plan to Strategic Priorities and Policy Committee
- Advisory Committees of Council
- Internal Peer Training Session
- London Development Institute Executive
- London Home Builders' Executive
- London St. Thomas Real Estate Association Executive
- London Chamber of Commerce Executive
- London Area Planning Consultants
- Pillar Non-profit Network.

Places & Spaces

- Gathering on the Green in Old South where we spoke to **177 Londoners**. Of these people **106 were new participants** to ReThink London
- Dundas Street Festival where we spoke to **327 Londoners**. Of these people **241 were new participants** to ReThink London
- Kid's Expo
- Nuit Blanche
- Woodfield Street Fair
- Discover Argyle
- Bicycle Festival.



June 7, 2014 – Gathering on the Green in Old South

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June 14, 2014 – Dundas Street Festival



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Acknowledgements:

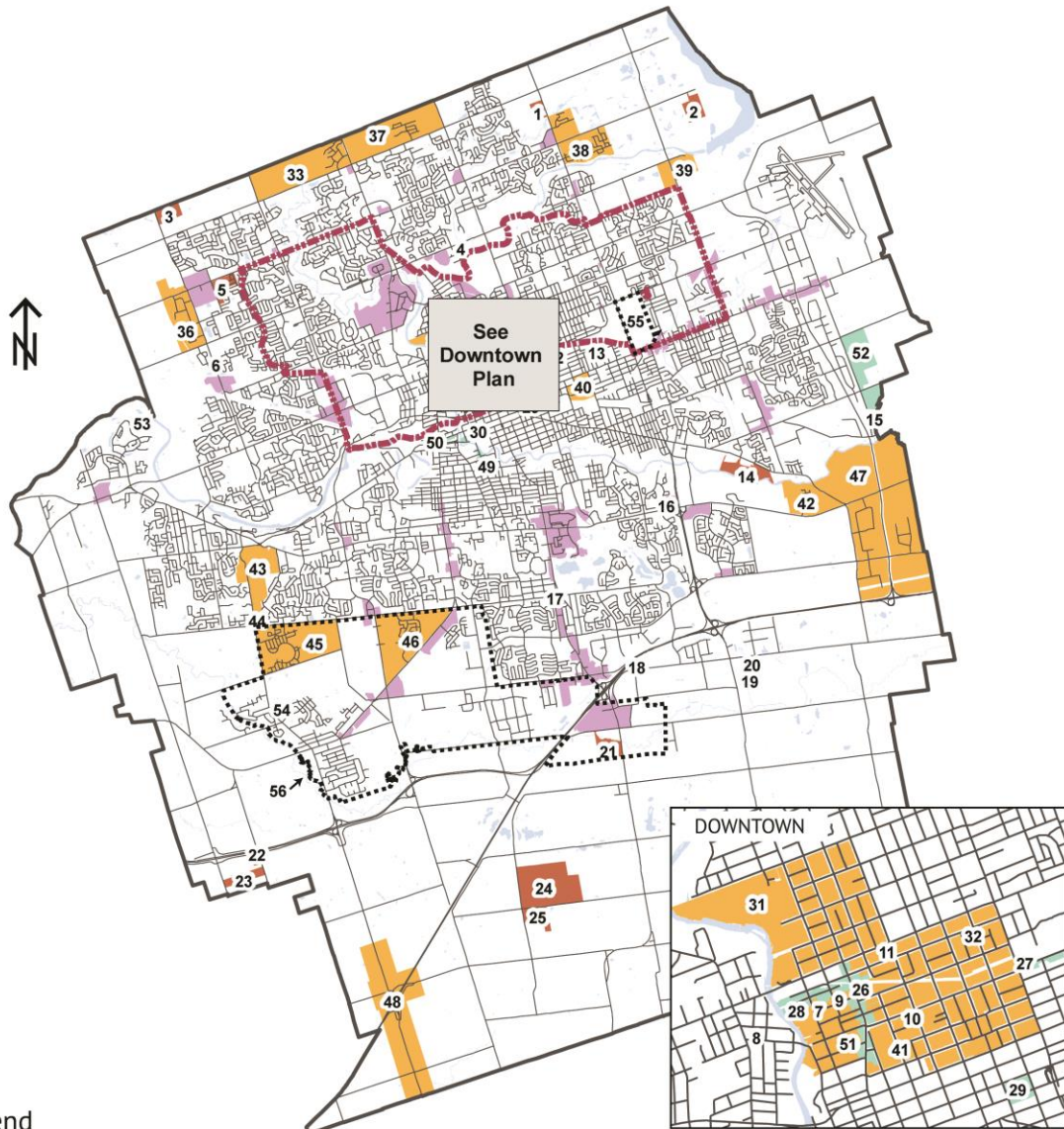
The process of preparing the draft new Official Plan has included valuable review, input, comment and submissions from across the Corporation. Staff from every Civic department, including Legal, Clerks, Finance, Development Services, Engineering and Environmental Services, and Neighbourhood, Fire and Children’s Services have contributed to the preparation of *The London Plan*. The staff of Planning Services would like to recognize and extend our appreciation for the valuable input by all of our City partners.

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June 16, 2014
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Appendix 'A'



Legend

- Near Campus Neighbourhood Area
- Secondary Plan Areas
- Lot Special Policy Areas
- Street Special Policy Areas
- Area Special Policy Areas
- Permitted Methadone Areas
- Water Bodies and Courses

Scale: Not to Scale

#	Policy Name				
1	2135 Highbury Ave N	15	151 Travelled Rd	29	York Street Corridor
2	2519 Fanshawe Park Rd E	16	1200 Commissioners Rd E	30	Horton St W Corridor
3	2701 Hyde Park Rd	17	827 Nadine Ave	31	St. George/Grosvenor Neighbourhood
4	651 Windermere Rd	18	920 Wilton Grove Rd	32	Piccadilly Area Neighbourhood
5	Fanshawe Park Rd West, Dalmagarry	19	1497 Wilton Grove Rd	33	Sunningdale North Planning Area
6	1351 Hyde Park Rd	20	1543 Wilton Grove Rd	34	
7	116, 128-130, 134 Mill St and 694 Talbot	21	4645 Wellington Rd	35	
8	75 Blackhans St	22	5067 Cook Rd	36	Hyde Park Rd
9	180 Mill St	23	5221 Cook Rd	37	Upland North Community Planning
10	585 Waterloo St	24	3502 Manning Drive	38	Kilally North Planning
11	Waterloo St	25	6100 White Oak Rd	39	Kilally and Clarke Road
12	809 Central Ave	26	Richmond St	40	Western Fairgrounds
13	1111 Elias Street	27	Central Ave	41	Woodfield Neighbourhood
14	1275 Hamilton Rd	28	Arin St	42	Old Victoria Community
				43	Byron Gravel Pit
				44	Byron Gravel Pit - Lands in vicinity
				45	North Talbot Community
				46	Botwick East Planning Area
				47	Airport Rd S Industrial Area
				48	Tempo Area
				49	Ridout Street
				50	Stanley Street
				51	Talbot Mixed Use Area
				52	Crumlin Sideroad
				53	River Bend Phase 1
				54	3924 Colonel Talbot Road
				55	London Psychiatric Hospital Secondary Plan
				56	Southwest Area Secondary Plan

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The London Plan - Current Policy Allowances

Mun. No.	Street Name/Topic	Map No.	Chapter	Section No.	Current Policy Allowance	Action	Cross Reference Guide	Policy Allowance in The London Plan
2135	Highbury Avenue North	1	10.1.3	lxxxv	In the designated Multi-Family Medium Density Residential located at 2135 Highbury Avenue North, notwithstanding the policies of Section 17.2.4., church, school and day care uses may be permitted on private temporary water and sewerage systems prior to full municipal services which will be utilized when made available.	Modify to conform	Our Tools	Allowance for private servicing within Urban Growth Boundary
2519	Fanshawe Park Road East	2	10.1.3	xcviii	In the Open Space designation at 2519 Fanshawe Park Road East, in addition to the uses permitted in the Open Space designation, the following policies apply: (a) A limited range of "dry" uses such as manufacturing and assembly activities within enclosed buildings; warehouse and wholesale establishments may be permitted subject to Policy 17.2 of this Plan; (b) A limited range of uses that compliment industrial uses in the area such as building or contracting establishments and support offices may also be permitted; (c) In addition to the uses permitted within the Open Space designation, a public and/or private training facility may also be	Allow	Urban London - Open Space Place Type	Additional permitted uses within the OS Place Type

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					permitted; (d) Existing uses will be recognized in the Zoning By-law. New uses will be considered on the basis of a site specific zoning by-law amendment application; (e) The maximum gross floor area permitted on the site is 5574 square metres (60,000 square feet); (Changed by OPA 317, approved on 04/04/19) (f) The types of uses shall be limited based on their impacts on the ground water recharge function of this area.			
2701	Hyde Park Road	3	10.1.3	lxi	In the Agriculture designation at 2701 Hyde Park Road located on the east side of Hyde Park Road, abutting the City boundary, one consent to sever the existing non-farm residential use from the larger agricultural parcel may be permitted.	Modify to conform	Farmland Place Type	Consideration to discontinue allowance deferred to 5-year update
651	Windermere Road	4	10.1.3	xcvi	In the Multi-Family, High Density Residential designation at 651 Windermere Road, a personal service establishment and medical/dental office are additional permitted uses subject to a gross floor area limitation of 500 m ² (5,382 s.f.).	Modify to conform	Neighbourhood Place Type	Allowance for specific non-residential uses and gross floor area

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	Southeast corner of Fanshawe Park Road West and Dalmagarry Road (Blocks 27-31 in draft plan 39T-02509)	5	3.5.21		New residential development adjacent to Fanshawe Park Road West and Dalmagarry Road. Refer to the balance of the policies in section 3.5.21 of the current Plan.	Modify to conform	Neighbourhood Place Type	Policies regarding residential development form, orientation and design; minimum density provisions, noise attenuation walls not permitted, compatibility with surrounding land uses, access management, and servicing capacity
1351 and 1357	Hyde Park Road	6	10.1.3	cxliv	In the Main Street Commercial Corridor designation applied to the west portion of 1351 and 1357 Hyde Park Road an automobile repair garage may also be permitted.	Modify to conform	Neighbourhood Place Type	Allowance to permit a non-residential use
	116, 128-130, 134 Mill Street, 694 Talbot Street	7	10.1.3	viii	In the Multi-Family, Medium Density Residential designation at 116, 128-130 and 134 Mill Street and 694 Talbot Street, in addition to the uses permitted under policy 3.5.1. v), a new office building in conjunction with the retained building at 116 Mill Street may be permitted, provided 116 Mill Street is rehabilitated and integrated with the new office building.	Modify to conform	Neighbourhood Place Type	Allowance for an office building in a site specific location

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75	Blackfriars Street	8	10.1.3	cxlviii	In the Low Density Residential designation at 75 Blackfriars Street, medium scale office uses, and a gymnasium as an accessory use to a permitted Office use, may be permitted within the existing building with a maximum total gross floor area of 2,555m ² for all Offices and Gymnasium uses and a maximum total gross floor area of 1,300m ² for all Medical/dental offices and Medical/dental laboratories.	Modify to conform	Neighbourhood Place Type	Allowance to permit a non-residential uses with specific gross floor area
180	Mill Street	9	10.1.3	cxlii	In the Multi-Family, High Density Residential designation at 180 Mill Street, commercial parking is permitted as a level in an underground structure, limited to 135 spaces total.	Modify to conform	Neighbourhood Place Type	HDR Overlay and specific allowance to an on-site parking structure
585	Waterloo Street	10	10.1.3	xx	In the Low Density Residential designation at 585 Waterloo Street, in addition to the uses permitted in the Low Density Residential designation, a small-scale office development will be permitted, provided it can be integrated with the surrounding residential area.	Modify to conform	Neighbourhood Place Type	Allowance to permit a non-residential use subject to certain criteria
	Waterloo Street	11	3.6.9	ii (17)	Office Conversions on Waterloo Street - west side south of Oxford Street and north of the laneway.	Allow	Neighbourhood Place Type	Allowance for office conversions in specific locations in the Neighbourhood Place Type

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809	Central Avenue	12	10.1.3	xxiv	In the Low Density Residential designation at 809 Central Avenue, in addition to the uses permitted in the Low Density Residential designation and the Policies for Specific Areas, Central Avenue, permitted uses shall include the following: building or contracting establishments; repair and rental establishments; printing establishments; and cabinet or furniture makers.	Modify to conform	Neighbourhood Place Type	Allowance to permit non-residential uses
1111	Elias Street	13	10.1.3	cxxxv	In the General Industrial designation at 1111 Elias Street non-industrial office space and accessory warehouse space may be permitted within the existing building resulting in a total maximum gross floor area of 2,130 m ² (22,927 sq.ft.) of non-industrial office use in association with no less than 560 m ² (6,000 sq.ft.) of warehouse use.	Allow	General Industrial Place Type	Allowance for non-industrial office space
1275	Hamilton Road, south side between Clarke Road and Pottersburg Creek	14	10.1.3	xvi	In the Open Space Designation at 1275 Hamilton Road, in addition to the uses permitted in the Open Space designation, a hotel in conjunction with indoor and outdoor recreational facilities may also be permitted.	Modify to conform	Urban London - Open Space Place Type	Additional permitted use in OS Place Type
151	Travelled Road	15	10.1.3	cx	In the Rural Settlement designation at 151 Travelled Road, severance or intensification may occur upon the lands in conformity with the Rural Settlement Policies of the Official Plan in accordance with the access standard described in the Ontario Ministry of Natural Resources, "Natural Hazards Training Manual Provincial Policy Statement - Public Health and Safety Policies 3.1" dated	Modify to conform	Rural Neighbourhood Place Type	Health and safety for access to property

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					January 1997, and where safe access to the property can be established.			
1200	Commissioners Road East, at Highbury Avenue	16	10.1.3	cxliv	In the Community Commercial Node designation at 1200 Commissioners Road East, additional office uses will be permitted up to an additional 2923 square metres, up to a maximum gross floor area (G.F.A) of 5,000 m ² (53,921 sq.ft.) provided that the additional office uses can be contained within the existing central building of the Pond Mills Square.	Modify to conform	Shopping Area Place Type	Specific allowances for office use
827	Nadine Avenue	17	10.1.3	xc	In the Multi-Family, Medium Density Residential Designation of lands located at 827 Nadine Avenue, a small scale, specialty retail store to a maximum floor area of 139.35 square metres (1,500 square feet) in an existing building may be permitted in addition to the uses permitted in the designation.	Modify to conform	Neighbourhood Place Type	Allowance for retail use subject to certain criteria
920	Wilton Grove Road	18	10.1.3	cxxxviii	In the Light Industrial designation at 920 Wilton Grove Road, the headquarter offices of a charitable organization may be permitted on the existing property. Such uses as training and conference facilities and public education programs associated with the charitable office uses, and assembly hall uses may also be permitted. The division of the land to permit the establishment of a separate charitable institution on the site shall be discouraged.	Allow	Light Industrial Place Type	Allowance for a specific office use and to discourage division of land

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1497 and 1543	Wilton Grove Road	19 & 20	10.1.3	xlili	In the Agriculture and Environmental Review designation located at 1497 Wilton Grove Road (Total area - 13 hectares) and the Agriculture designation located at 1543 Wilton Grove Road, in addition to the uses permitted in the Agriculture designation, a transport terminal, trucks sales and service establishment, and warehouse establishment may also be permitted.	Modify to conform	Farmland Place Type	Additional permitted uses within the Farmland Place Type
4645	Wellington Road South	21	10.1.3	cvi	In the Light Industrial designation located at 4645 Wellington Road South, in addition to uses permitted in the Light Industrial designation, a residential and other source recycling facility including wood recycling, a waste transfer station not including hazardous waste, an in-vessel composting facility and a channel composting facility are permitted.	Allow	Light Industrial Place Type	Allowance for specific waste recovery sources and type of facility permitted
5067 & 5221	Cook Road (5067), the northerly portion of 5221 Cook Road, Con Gore E Pt Lot 10 and Con Gore W Pt Lot 10	22 & 23	10.1.3	civ	In the Agriculture designation located at 5067 Cook Road, the northerly portion of 5221 Cook Road, Con Gore E Pt. Lot 10 and Con Gore W Pt Lot 10, in addition to the uses permitted in the Agriculture designation, a pollution control plan may also be permitted subject to the following provisos: i) the primary tanks at the facility shall be covered; ii) no incineration of biosolids shall occur at this site for a minimum of 20 years after start-up of the plant; and iii) any expansion of this facility beyond its initial 4MIGD capacity will be subject to an Environmental Assessment which includes a full public review.	Modify to conform	Farmland Place Type	Permit a City pollution control plant

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3502	Manning Drive, City Landfill Site	24	10.1.3	cxxxix	In the Agriculture designation located at 3502 Manning Drive, in addition to the uses permitted in the Agriculture designation, a municipal waste disposal facility may also be permitted. Also, the Agriculture designation on a portion of the site located at 3438 Manning Drive, in addition to the uses permitted in the Agriculture designation, a leachate pre-treatment/liquid waste facility may also be permitted.	Modify to conform	Waste Management and Resource Recovery Area Place Type	The continued operation and expansion of City Landfill
6100	White Oak Road	25	10.1.3	xciii	On those lands designated Open Space in Schedule "A", Land Use, to the Official Plan for the City of London, permitted uses are limited to a cemetery and agricultural uses. Structures related to the cemetery use such as a place of assembly, mausoleum, or crematorium is prohibited.	Modify to conform	Rural London - Open Space Place Type	Prohibit certain structures relating to a cemetery use

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	Richmond Street	26	4.4.1.13.1.	<p>Richmond Street, between the Downtown and Oxford Street, shall develop as a mixed-use area with retail stores, commercial recreation establishments, restaurants and personal services at street level. Mixed-use projects that include street level commercial uses appropriate to a pedestrian-oriented shopping area will be encouraged. This area is distinguished from the other Main Street Commercial Corridors with regard to the scale of new office and residential development that is permitted and that it acts as a gateway to the Downtown from the north.</p> <p>i) The maximum permitted height of new development shall be stepped down from the Downtown boundary at Kent Street to Central Avenue and then will be allowed to increase between Mill Street and Oxford Street. The Zoning By-law will specify height limits on a block- by-block basis in keeping with this policy.</p> <p>ii) Office uses within mixed-use buildings may be developed at a larger height and gross floor area than otherwise intended for the Main Street Commercial Corridor designation.</p> <p>(iii) Special urban design features will be encouraged at the interface with the Downtown at Kent Street.</p>	Modify to conform	Rapid Transit, & Neighbourhood Place Types	Segment specific policies along the Rapid Transit corridor and office uses in Neighbourhoods
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	Central Avenue	27	10.1.3	ii	In the Low Density Residential designation on the properties fronting onto Central Avenue, between Adelaide and Ontario Streets, a limited range of commercial uses which have a minimal impact on surrounding residential uses will be permitted. Permitted uses include low density residential uses; personal and business services; service and repair establishments; studios; small-scale offices; and provided 116 Mill Street is rehabilitated and integrated with the new office building.	Modify to conform	Neighbourhood Place Type	Allowance for limited range of non-residential uses
	Ann Street	28	10.1.3	ciii	An automobile sales and service establishment is permitted on the lands designated Multi-Family High Density Residential.	Modify to conform	Neighbourhood Place Type	HDR Overlay and specific allowance for a non-residential use
	York Street Corridor between Maitland Street and William Street	29	4.4.2.11.		In addition to the permitted uses described in Section 4.4.2.4 of this Plan, the lands located on the south side of York Street, between Maitland Street and William Street, may also permit small scale Service Office uses up to a maximum gross floor area of 2,000m ² .	Modify to conform	Commercial Industrial Place Type	Specific use and GFA

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	Horton Street Corridor west	30	4.4.2.11.		In addition to the permitted uses, the area bounded by Horton Street on the south, Richmond Street on the east, the Thames River on the west and the rail lines on the north, may also be developed for uses allowed in the Light Industrial designation, other than hotels and motels, as described in Section 7.3.1. and Section 7.3.2. To avoid land use compatibility and transportation problems, and to provide for a form of development that is appropriate for a Downtown fringe area, proposals for the development of new light industrial uses will require an amendment to the Zoning By-law. Zoning By-law amendments will be evaluated on the basis of a Planning Impact Analysis as described in Section 4.5.	Modify to conform	Light Industrial Place Type	Downtown fringe area allowing for development of new light industrial uses
	St. George/ Grosvenor Neighbourhood	31	3.5.3		Lands within the St. George/Grosvenor Neighbourhood, bounded by Waterloo Street on the east, Oxford Street on the south, the Thames River on the west, and Victoria Street on the north, will remain a predominantly low density, low-rise residential area despite continual redevelopment pressure for apartment buildings, expansions to existing hospitals, and office conversions. Refer to the balance of policies in section 3.5.3 of the current Plan.	Modify to conform	Neighbourhood Place Type	Residential density, mix of uses, residential character, and restrictions to location of office conversions

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	Piccadilly Area Neighbourhood	32	10.1.3	cxlvi	In all designations in the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway in the City of London, the expansion of private schools and the establishment of new private schools shall be permitted only on those properties that were zoned to permit private schools on the date of adoption of the Piccadilly Area Neighbourhood policy, and on 701/703 Waterloo Street, 719 Waterloo Street, 311 Oxford Street East and 711 Colborne Street, subject to an amendment to the Zoning By-law if necessary.	Allow	Neighbourhood Place Type	Specific allowances for expansion and establishment of new private schools
	Sunningdale North Planning Area	33	3.5.16		The following policy applies to lands within the Sunningdale North Area Plan, located generally north of Sunningdale Road West, west of Richmond Street, east of Wonderland Road North, and south of the municipal boundary. These policies are to be read in conjunction with the Sunningdale North Area Plan, which has been adopted by Council as a guideline document under Section 19.2. of this Plan. Refer to the balance of policies in section 3.5.16 of the current Plan.	Modify to conform	Neighbourhood Place Type	Special policies relating to an approved Area Study

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	Sunningdale North Planning Area	34	4.3.7.6.		The following policy applies to lands within the Sunningdale North Area Plan, located generally northwest of the intersection of Richmond Street and Sunningdale Road West. These policies are to be read in conjunction with Section 3.5.16. of this Plan, the Sunningdale North Area Plan which will be adopted as a guideline document under Section 19.2.2. of this Plan, and the associated Concept Plan for the Mixed Use Area which will be adopted as a guideline document under Section 19.2.2. of this Plan. Refer to the balance of policies in section 4.3.7.6. of the current Plan.	Modify to conform	Shopping Area Place Type	Special policies relating to an approved Area Study
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	Sunningdale North Planning Area - Medway Creek Corridor	35	10.1.3	cxiii	<p>This policy applies to any expansion of the existing golf course operation within the study of distances specified in Table 15.1. of this Plan, of the Medway Creek Significant Stream Corridor or lands adjacent to the Corridor that are designated Woodlands, Vegetation Patches Outside ESA's and Wetlands, or ESA on Schedule "B" of this Plan within the Sunningdale North Area Plan. Prior to such expansion, an EIS shall be prepared for the Medway Creek Significant Streams Corridor and related upland ecological system within the Area Plan. The recommendations of the EIS may include changes to the limits or interior characteristics of the Dry-Fresh Sugar Maple-White Ash Deciduous Forest and the Willow Mineral Deciduous Forest and the Willow Mineral Deciduous Swamp on the north and south ends of the Planning Area, identified as FOD5-8 and SWD4-1 in the Natural Heritage Study Addendum (Stantec Consulting Ltd., July, 2004) provided adequate compensation is provided, including the implementation of vegetation management practices and significant renaturalization, that will provide a net benefit to the riparian and terrestrial condition of the valley lands and associated upland woodlots to the satisfaction of the City of London and the Upper Thames River Conservation Authority.</p>	Modify to conform	City Building Policies on Natural Heritage	Determination of the width of Significant River, Stream and Ravine Corridors
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	Hyde Park	36	10.1.3	lxxii	In the Light Industrial designation on the west side of Hyde Park Road, between Gainsborough Road and Fanshawe Park Road West, it is expected over the long term that the existing industrial area and vacant lands will develop as a prestige industrial area with a higher degree of office-based light industrial uses with higher design standards.	Modify to conform	Commercial Industrial Place Type	Intent and purpose for industrial area to be developed with high level office-based uses and with a high design standard
	Upland North Community Planning Area	37	3.5.15		At the northern municipal boundary, between Richmond Street and Adelaide Street, an upland corridor will be established through the planning approvals process relating to applications for subdivision, severance, site plan and condominium. The width of this corridor will be variable, but in all cases will be adequate to meet the following functions: i) to serve as natural heritage corridor linking natural heritage features on both sides of the municipal boundary; ii) to allow for a landscaped recreational pathway facility with a minimum corridor width of 15 metres; iii) to help mitigate potential conflicts at the rural/urban interface. In determining the amount of land required south of the municipal boundary needed to meet these functions, consideration will be given to the Uplands North Area Plan, the securement of required easement agreements north of the municipal boundary along the Sun-Canadian Pipeline easement, and the extent to which such agreements may assist in fulfilling these functions.	Allow	Neighbourhood Place Type	Upland corridor to function as natural heritage corridor, recreational pathway, and as an urban/rural interface

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	Kilally North Planning Area	38	3.5.14		This applies to lands within the Kilally North Planning Area (bounded by Stoney Creek on the north, the urban growth boundary on the east, the Thames River on the south, the Highbury Avenue on the west) located in the City of London. Refer to the balance of policies in section 3.5.14 of the current Plan.	Modify to conform	City Building Policies on Natural Resources	Development of lands within the vicinity of the identified extractive industrial area or aggregate resource area
	Kilally Rd/ Clarke Road	39	9.4.6	iii	Within the Urban Reserve area bounded by the Thames River on the north, Fanshawe Conservation Area on the east and the former City boundary on the south, it is anticipated that the long-term land use for the area will be a mix of residential, commercial and open space. Future consideration will be given to amending the land use designations of this area to allow an appropriate mix of these uses.	Modify to conform	Future Growth - Community	Modify policy to reflect limits remnant future growth lands identified for possible future Neighbourhood Place Type

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	Western Fairgrounds	40	6.2.2	ii)	The Western Fair Association represents a unique Regional Facility that has served a support function for the agricultural industry, industrial community and the citizens of London and area for over 100 years. Recreational and entertainment uses relevant to the Western Fair Association's roots have long existed on the Fairgrounds and have expanded in range and size over time. It is expected that this entertainment component will continue to grow in a positive way to complement both the Fairgrounds and the Downtown Area. In addition to the range of uses permitted in the Regional Facilities designation, theatres, cinemas and places of entertainment that are consistent with the Western Fair Association's historic roots and long term Strategic Plans will be permitted at the Western Fairgrounds. Such uses will not detract from the ability of the Downtown Area to serve as a primary entertainment destination place.	Modify to conform	Open Space Place Type	Recreational and entertainment uses that do not detract from the ability of the Downtown to serve as the primary entertainment destination
	Woodfield Neighbourhood	41	3.5.4		The Woodfield Neighbourhood, which is approximately bounded by Richmond Street on the west, Dufferin Avenue and Queens Avenue on the south, Adelaide Street on the east and the C.P.R. tracks on the north, is characterized by predominantly low density residential development, with a mix of higher density residential and office conversions. Refer to the balance of policies in section 3.5.4 of the current Plan.	Modify to conform	Neighbourhood Place Types	Compatible infill and intensification with residential character of neighbourhood, density limits for residential development, and allowance for office uses, subject to scale and design

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	Old Victoria Community Planning Area	42	3.5.18		The following policies apply to land within the Old Victoria Area Plan, generally located between Commissioners Road to the south, the Thames River to the north and the former Old Victoria Road road allowance to the east. These policies are to be read in conjunction with the Old Victoria Area Plan, which has been adopted by Council as a guideline document under Section 19.2 of this Plan. Refer to the balance of the policies in section 3.5.18 of the current Plan.	Modify to conform	Neighbourhood Place Type	Special policies relating to an approved Area Study
	Byron Gravel Pits	43	9.4.6	ii	Within the Urban Reserve area east of North Street, south of Base Line and Commissioners Road, known as the Byron Gravel Pits, it is anticipated that the long-term land use of this area will be a mix of medium and high density housing types and recreational uses. Redevelopment of this area will be based on a comprehensive rehabilitation and development plan. Expansion of the existing licensed aggregate area and the realignment of North Street may be considered if it can be demonstrated that this will assist in the rehabilitation of the existing gravel pits and that compatibility with surrounding land uses can be achieved.	Allow	Future Growth - Community	Possible future Neighbourhood Place Type
	Lands in Vicinity of Byron Pits	44	3.5.6		The development of lands within the vicinity of the Extractive Industrial Area or Aggregate Resource Area, as shown on Schedule "B" for residential uses, shall have regard for the mitigation of the noise and dust impact of extraction operations on the proposed residential development. Refer to the balance of policies in section 3.5.6 of the current Plan.	Modify to conform	City Building Policies on Natural Resources	Development of lands within the vicinity of the identified extractive industrial area or aggregate resource area

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	North Talbot Community	45	3.5.11.		The following policy applies to lands bounded by Southdale Road to the north, Bostwick Road to the east, Pack Road to the south and Colonel Talbot Road to the west, in keeping with the North Talbot Area Plan, as adopted pursuant to Section 19.2.1. of the Official Plan, as a guideline document for the review of development applications. Refer to the balance of policies in section 3.5.11 of the current Plan.	Modify to conform	Neighbourhood Place Type	Special policies relating to an approved Area Study
	Bostwick East Area Plan	46	10.1.3	cxix	Refer to the policies in section 10.1.3 cxix of the current Plan. Current policy allowance regarding applications for (re)development approvals need to address access management on Wharncliffe Road S; ultimate servicing of development; Southdale Road W widening to provide additional capacity, or provide alternative access via the Bradley Avenue extension; urban design; Open Space land dedication to the City.	Modify to conform	Neighbourhood Place Type	Special policies relating to an approved Area Study

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	Bostwick East Area Plan	46	3.5.17		In the area bounded by Southdale Road W on the north, Wonderland Road S on the west, and Wharncliffe Road S on the east, design guidelines have been developed through the Area Plan process which encourage street-oriented development, discourage noise attenuation walls along arterial roads, promote a community focal point and encourage a high standard of design compatibility of medium density residential uses adjacent to existing residential lands on the north side of Southdale Road W, and between residential and institutional uses. New development and re-development should be designed and approved consistent with these design guidelines in the Bostwick East Area Plan. Refer to the balance of policies in section 3.5.17 of the current Plan.	Modify to conform	Neighbourhood Place Type	Special policies relating to an approved Area Study
	Airport Road South Industrial Area Plan	47	10.1.3	cviii	Location: The Airport Road South Planning Area is bounded by the Thames River (South Branch) to the north, the Highway 401 corridor to the south, the City of London / Municipality of Thames Centre boundary to the east and Old Victoria Road to the west. Vision: In the Airport Road South Planning Area it is expected that these lands will develop as a high quality, well designed prestige industrial / business park area with a high standard of building and site design that is sensitive to the natural environment and promotes economic growth and energy efficiency for the City. All development shall be in compliance with the City of London Urban Design Guidelines for the Airport Road South Planning Area. Refer to the balance of policies in section 10.1.3 cviii of the current Plan.	Allow	Light Industrial Place Type	Special policies relating to an approved Area Study

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	Tempo Area	48	10.1.3	xlii	In the Agriculture designation for lands fronting on the east and west sides of Colonel Talbot Road (Highway 4), north and south of Highway 401, between Lot 49 and the south half of Lot 58 to a depth of approximately 350 metres; the south side of Tempo Road; and the north and south sides of Glanworth Drive extending approximately 400 metres east of Highway 401 and 400 metres west of Colonel Talbot Road; in addition to the uses permitted in the Agriculture designation...Refer to the balance of policies in section 10.1.3 cviii of the current Plan.	Modify to conform	Farmland Place Type	Special policies relating to an approved Area Study
	Ridout Street	49	3.6.9	ii (13)	Office Conversions on Ridout Street – west side between the Thames River and Elmwood Avenue; east side between the Thames River and Grand Avenue.	Allow	Neighbourhood Place Type	Allowance for office conversions in specific locations in the Neighbourhood Place Type
	Stanley Street	50	3.6.9	ii (16)	Office Conversions on Stanley Street - south side between Wharncliffe Road North and the Thames River.	Allow	Neighbourhood Place Type	Allowance for office conversions in specific locations in the Neighbourhood Place Type

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	Talbot Mixed-Use Area	51	3.5.1		Within the area bounded by the Richmond Row Commercial District on the east, the Downtown on the south, the Thames River on the west and Ann Street on the north, referred to here as the Talbot Mixed-Use Area, it is anticipated that there will be proposals for the conversion of existing dwellings to commercial and office use and for the redevelopment of lands for multi-family residential uses. While portions of this area are appropriate for conversion and/or redevelopment, the scale and form of any redevelopment or change in land use shall not adversely impact the amenities and character of the surrounding area. Refer to the balance of policies in section 3.5.1 of the current Plan.	Modify to conform	Rapid Transit, & Neighbourhood Types	Residential density, mix of uses, cultural heritage, residential character
	East Side of Crumlin Road Area between Trafalgar Street and the CNR Tracks	52	10.1.3	cxxxi	In the Rural Settlement designation located along the east side of Crumlin Road between Trafalgar Street and the Canadian National Railway lands, and along Gore Road Between Crumlin Road and the Crumlin Drain/Waubano Creek, lot creation shall be considered, in addition to Policies 9.3.4 and 19.7 as well as any other applicable Policy. Refer to the balance of the policies in section 10.1.3 cxxxi of the current Plan.	Modify to conform	Rural Neighbourhood Place Type	Allowances relating to lot size and pattern, and compliance with provincial regulations

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	River Bend Phase 1 Lands	53	10.1.3	lxxxvi	Notwithstanding policies of the Low Density Residential designation to the contrary, apartment buildings may be permitted in the Low Density Residential designation within the River Bend Phase 1 lands. Apartment buildings: may not exceed 27 metres (88.5 ft.) in height; may only be located in an area central to the planned Phase 1 development; and, will be limited in the total number of units such that the overall density of the Phase 1 development does not exceed 30 units per hectare (12 units per acre) of the residentially designated land area.	Modify to conform	Neighbourhood Place Type	Allowance to permit a high rise building subject to certain intensity criteria
3924	Colonel Talbot Road	54	10.1.3	xcv	In the Urban Reserve - Community Growth designation at the north-easterly quadrant of the lands described as 3924 Colonel Talbot Road Pt. Lt. 73, in addition to the Agriculture permitted uses, a church use on a lot comprising approximately 12 hectares (30 acres), and on a private septic system may also be permitted until such time as municipal sanitary and storm water services are available to the subject property; at which time the church use will be required to connect to municipal services.	Modify to conform	Neighbourhood Place Type	Allowance for development on private services in the Urban Growth Boundary

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Appendix 'B'

Provincial Policy Statement, 2014: Key Changes by Policy Area

Policy Area	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014 (builds upon PPS, 2005) <small>Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.</small>
Healthy, Active Communities	<ul style="list-style-type: none"> Support healthy, active communities by promoting efficient development and land use patterns, improving accessibility, and planning public streets, spaces and facilities to be safe Support land use patterns/densities that promote compact form, minimize length/number of vehicle trips, and support transit and alternative transportation modes Promote a coordinated, integrated and comprehensive approach when dealing with planning matters within or across municipalities 	<ul style="list-style-type: none"> Promote the use of active transportation, transit and transit-supportive development, and provide for connectivity among transportation modes Policies 1.1.3.2, 1.2.1, 1.5.1, 1.6.7 Promote coordination between municipalities and other levels of government, agencies and boards (e.g., planning for trails, transit and infrastructure) Policy 1.2 Encourage coordination of emergency management with other planning considerations Policy 1.2.3 Encourage coordination and co-location of public facilities (e.g., schools, libraries and recreational facilities) accessible by active transportation and transit Policy 1.6.5 Recognize additional elements of healthy communities, such as community design and planning for all ages Policy 1.1.1 Recognize institutional uses (i.e., cemeteries, places of worship, and long-term care homes) as important elements of communities Policy 1.1.1
Northern and Rural Communities	<ul style="list-style-type: none"> Focus growth to settlement areas, but also permit some development in rural and unincorporated areas Provide for flexibility to reflect local characteristics (e.g., not specifying targets for intensification) 	<ul style="list-style-type: none"> Recognize the diversity of settlement areas and rural areas and that some municipalities are experiencing no growth or declining population Various preambles and policies in Section 1.0, such as 1.1.3.1, 1.1.4, 1.1.5 New section of rural policies to support healthy, integrated and viable rural areas Policy 1.1.4 Clarify the types of uses that may occur on rural lands Policy 1.1.5

Policy Area	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014 (builds upon PPS, 2005) <small>Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.</small>
		<ul style="list-style-type: none"> Clarify that the studies needed to support small settlement area expansions and employment area conversions may be less complex than those required for large projects Definition of 'Comprehensive Review', Policy 1.1.4.3 Clarify that municipalities can determine the appropriate locations for required intensification and redevelopment opportunities, and that locally determined intensification targets should be based on local conditions Policies 1.1.3.3, 1.1.3.5
Economy and Employment	<ul style="list-style-type: none"> Maintain diversified economic base, and range and choice of employment lands Preserve planned employment areas for current and future use 	<ul style="list-style-type: none"> Enhance the protection for major industries and facilities from new and incompatible uses that can impact their ability to continue or expand Policy 1.2.6 Strengthen the protection of corridors for goods movement and protect employment areas in close proximity to corridors and facilities for goods movement Policies 1.3.2.3, 1.6.8 Support long-term planning for employment areas Policy 1.3.2.4 Promote investment-ready communities, place-making and mixed-use areas to support economic development Policies 1.3.1, 1.7.1 Recognize the importance of communication infrastructure, energy infrastructure and goods movement as essential components of a strong economy Policy 1.7.1

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Policy Area	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014 (builds upon PPS, 2005) <small>Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.</small>
Infrastructure	<ul style="list-style-type: none"> Protect existing and future transportation corridors and do not allow incompatible uses within them Provide infrastructure in a coordinated, efficient and cost-effective manner to meet projected needs Sufficient land is to be made available to meet projected needs for a time horizon of up to 20 years, except where an alternate time period has been established by a provincial plan 	<ul style="list-style-type: none"> Strengthen the protection for provincially planned transportation corridors and promote land use compatibility for lands adjacent to planned and existing corridors Policy 1.6.8 Support the adaptive re-use of infrastructure and require consideration of life-cycle cost of infrastructure (e.g., through asset management planning) Policies 1.6.1, 1.6.3 Planning for infrastructure/public service facilities can extend beyond 20 years Policy 1.1.2
Servicing (Sewage and Water)	<ul style="list-style-type: none"> Private services allowed for development of five lots or less, where sewer and water services are not provided In rural areas, private services allowed for development of more than five lots 	<ul style="list-style-type: none"> Allow infill and minor "rounding out" in settlement areas on septic tanks and wells where sewer and water services are not provided (i.e., removes five lot limit for development on private servicing), and require development on private servicing to demonstrate it will not negatively impact surface and ground water Policy 1.6.6.4
Climate Change	<ul style="list-style-type: none"> In settlement areas, land use patterns are to be based on densities and a mix of land uses that minimize negative impacts to air quality and climate change Indirectly supports climate change by promoting compact built form, intensification, stormwater management, public transit and alternative transportation, and alternative/renewable energy 	<ul style="list-style-type: none"> Require the consideration of potential impacts of climate change (e.g., flooding due to severe weather) to support the reduction of greenhouse gas emissions and adaptation to climate change Policy 1.8 Encourage green infrastructure (e.g., permeable surfaces) and strengthen stormwater management requirements Policies 1.6.2, 1.6.6.7

Policy Area	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014 (builds upon PPS, 2005) <small>Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.</small>
Natural Heritage, Wetlands and Water	<ul style="list-style-type: none"> Maintain/restore diversity/connectivity of features, and long-term ecological function/biodiversity of natural heritage systems Protect significant woodlands and valleylands south and east of the Canadian Shield Protect provincially significant wetlands and significant coastal wetlands Protect, improve, restore sensitive surface and ground water features and hydrological functions 	<ul style="list-style-type: none"> Require identification of natural heritage systems in southern Ontario (Ecoregions 6E and 7E) Policy 2.1.3 Refine area of protection of significant woodlands and valleylands in southern Ontario on an ecoregion basis Policy 2.1.5 Protect all Great Lakes coastal wetlands in Ecoregions 5E, 6E and 7E that are not already protected as significant coastal wetlands Policies 2.1.4, 2.1.5 Require identification of shoreline areas and support consideration of cumulative impacts Policy 2.2.1 Ensure consideration of environmental lake capacity, where applicable Policy 2.2.1
Agriculture	<ul style="list-style-type: none"> Prime agricultural areas shall be protected for long-term use Agriculture-related uses to be small scale and directly related to the farm operation 	<ul style="list-style-type: none"> Require designation of prime agricultural areas, further protection of agriculture from impacts of non-farm development, and support agricultural uses in rural areas Policies 2.3, 1.1.4.1, 1.1.5.8 Permit more on-farm diversified uses (e.g., agritourism) and provide flexibility for larger agriculture-related uses (e.g., grain dryers) to service the broader farming community Policy 2.3.3.1, Definitions of 'On-farm Diversified Uses' and 'Agriculture-related Uses'

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Policy Area	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014 (builds upon PPS, 2005) <small>Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.</small>
Mineral Aggregate Resources	<ul style="list-style-type: none"> Protects some natural heritage features/areas from extraction while extraction in other features requires demonstration of no negative impact Permits extraction of mineral aggregate resources in prime agricultural areas as an interim use provided that rehabilitation will be carried out 	<ul style="list-style-type: none"> Require identification of mineral, petroleum, and mineral aggregate resources, where provincial information is available Policies 2.4.2, 2.5.1 Support the conservation of mineral aggregate resources, including through the use of accessory aggregate recycling facilities at extraction sites (e.g., pits and quarries), wherever feasible Policy 2.5.2.3 Strengthen requirements for rehabilitation of aggregate extraction sites in specialty crop areas and further limit extraction below the water table in specialty crop areas Policy 2.5.4.1 Promote comprehensive rehabilitation planning, and require mitigation of negative impacts wherever possible as part of progressive and final rehabilitation Policy 2.5.3.1, 2.5.3.2
Natural Hazards	<ul style="list-style-type: none"> Development shall be directed away from hazardous areas such as flood-prone areas and unstable slopes 	<ul style="list-style-type: none"> Require the consideration of the potential impacts of climate change (e.g., flooding due to severe weather) that may increase the risk associated with natural hazards Policy 3.1.3 Development shall generally be directed away from areas of high-to-extreme risk of wildland fire unless the risk is mitigated Policy 3.1.8
Aboriginal	<ul style="list-style-type: none"> No reference to Aboriginal interests 	<ul style="list-style-type: none"> Recognize Aboriginal interests in land use planning Vision Promote the conservation of cultural heritage and archaeological resources, including the use of archaeological management plans and cultural plans Policy 2.6.4

Policy Area	Provincial Policy Statement, 2005	Provincial Policy Statement, 2014 (builds upon PPS, 2005) <small>Note: The policies referenced below are not intended to be an exhaustive list. Only the most relevant policies are identified as examples.</small>
Integration and Implementation	<ul style="list-style-type: none"> PPS shall be read in its entirety and all relevant policies applied to each situation Implementation policies provide direction on the relationship with other legislation, regulations, policy and provincial plans 	<ul style="list-style-type: none"> Encourage coordination with Aboriginal communities Policy 1.2.2 Recognize that implementation of the PPS shall be consistent with the recognition and affirmation of existing Aboriginal and treaty rights in the <i>Constitution Act, 1982</i> Policy 4.3 Recognize Ontario's diversity through reference to the <i>Ontario Human Rights Code</i> and the <i>Canadian Charter of Rights and Freedoms</i> Policy 4.6 Provide more direction on how the policies should be applied and how the PPS works with provincial plans, other legislation, regulations, and policies Policies 4.10, 4.12 Promote coordinated, integrated planning processes (e.g., integrated approach to <i>Planning Act</i> and <i>Environmental Assessment Act</i> processes) Policy 4.11

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Appendix 'C'

Provincial Policy Statement (PPS) Comparison Review

Note: Strikethrough denotes deleted references in PPS and **Shading** is representative of new references in PPS

PPS 2005	PPS 2014	Comments/Implications to <i>The London Plan</i>	Identified Change to <i>The London Plan</i> to be consistent with PPS. <i>Note: Blank Cell = no change needed.</i>
<p>1.0 Building Strong Communities</p> <p>Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support strong, liveable and healthy communities, protect the environment and public health and safety, and facilitate economic growth.</p>	<p>1.0 Building Strong Healthy Communities</p> <p>Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities,</p>	<p>Policy 1.0 (PPS 2005) was revised.</p> <p><i>The London Plan is consistent with the PPS.</i></p>	

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	<p>protecting the environment and public health and safety, and facilitating economic growth.</p>		
<p>1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns</p> <p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p> <p>e) promoting cost-effective development standards to minimize land consumption and</p>	<p>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</p> <p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) avoiding development and land use patterns that would prevent the efficient</p>	<p>Possible need to change/add definition for long-term care homes.</p>	<p>Modify paragraph 381 - delete nursing homes and replace with long-term care homes.</p> <p>Modify paragraph 396 - delete nursing homes and replace with long-term care homes.</p>

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<p>servicing costs; f) improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society; and g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.</p>	<p>expansion of settlement areas in those areas which are adjacent or close to settlement areas; e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society; g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.</p>		
<p>1.1.2 Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for</p>	<p>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial</p>	<p>Policy 1.1.2 (PPS 2005) was revised. Add reference to “Plan for infrastructure and public service facilities beyond the 20 year period”.</p>	<p>Incorporate reference to new policy in the City Building policies on Growth Management.</p>

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<p>specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p>	<p>plan, that time frame may be used for municipalities within the area.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p> <p>Nothing in policy 1.1.2 limits the planning for infrastructure and public service facilities beyond a 20-year time horizon.</p>		
<p>1.1.3 Settlement Areas</p>	<p>1.1.3 Settlement Areas</p> <p>Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.</p> <p>The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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	efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.		
1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.	1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.	<i>The London Plan</i> is consistent with the PPS.	
1.1.3.2 Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8; and b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.	1.1.3.2 Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support active transportation; 5. are transit-supportive, where transit is planned, exists or may be developed; and 6. are freight-supportive; and b) a range of uses and opportunities for	Possible definition addition for reference to “freight-supportive”.	Modify the Mobility chapter to include “land use patterns will be freight-supportive.”

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	intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.		
<p>1.1.3.3 Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p> <p>Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p> <p>Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>	<i>The London Plan</i> is consistent with the PPS.	
<p>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.</p>	<p>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	Policy 1.1.3.4 was revised.	Add new PPS reference to Our Tools part of the Plan as part of the policy about zoning.

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<p>1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.</p>	<p>1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.</p>	<p>Policy 1.1.3.5 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.1.3.6 Planning authorities shall establish and implement phasing policies to ensure that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas.</p>	<p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>Policy 1.1.3.6 (PPS 2005) has been merged with Policy 1.1.3.8 (PPS 2005) to form new Policy 1.1.3.7.</p> <p>Policy 1.1.3.7 (PPS 2005) was renumbered to Policy 1.1.3.6.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.1.3.7 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:</p> <p>a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and</p>	<p>Policy 1.1.3.6 (PPS 2005) has been merged with Policy 1.1.3.8 (PPS 2005) to form new Policy 1.1.3.7. No change in content.</p> <p>Policy 1.1.3.7 (PPS 2005) was renumbered to Policy 1.1.3.6.</p>	

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	<p>b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.1.3.8 Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</p>	<p>1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</p> <ul style="list-style-type: none"> a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon; b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment; c) in prime agricultural areas: <ul style="list-style-type: none"> 1. the lands do not comprise specialty crop areas; 2. alternative locations have been evaluated, and 	<p>Policy 1.1.3.8 was revised.</p> <p>Policy 1.1.3.8 (PPS 2005) has been merged with Policy 1.1.3.6 (PPS 2005) to form new Policy 1.1.3.7.</p>	<p>Modify the City Building policies on Growth Management to add “are financially viable over their life cycle and protect the natural environment.”</p> <p>Modify the Rural London policies to add “alternative locations have been evaluated” in reference to expansion of a settlement boundary.</p> <p>Modify the Rural London policies to add “the new or expanding settlement area is in compliance with the minimum distance separation formulae.”</p>

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	<p>i. there are no reasonable alternatives which avoid prime agricultural areas; and</p> <p>ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</p> <p>d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and</p> <p>e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.</p> <p>In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.</p>		
<p>1.1.3.9 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:</p>		<p>Policy 1.1.3.9 (PPS 2005) was renumbered to Policy 1.1.3.8.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;</p> <p>b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;</p> <p>c) in prime agricultural areas:</p> <ol style="list-style-type: none"> 1. the lands do not comprise specialty crop areas; 2. there are no reasonable alternatives which avoid prime agricultural areas; and 3. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and <p>d) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.</p> <p>In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use</p>			
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and Management of Resources and Section 3: Protecting Public Health and Safety.			
<p>1.1.4 Rural Areas in Municipalities</p>	<p>1.1.4 Rural Areas in Municipalities</p> <p>Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.</p> <p>Ontario’s rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario’s natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.</p>	<p>Policy 1.1.4 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>1.1.4.1 In rural areas located in municipalities:</p> <p>a) permitted uses and activities shall relate to the management or use of resources; resource-based recreational activities, limited residential development and other rural land uses;</p> <p>b) development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure;</p> <p>c) new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae;</p> <p>d) development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;</p> <p>e) locally important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses;</p> <p>f) opportunities should be retained to locate new or expanding land uses that require separation from other uses; and</p> <p>g) recreational, tourism and other economic opportunities should be promoted.</p>	<p>1.1.4.1 Healthy, integrated and viable rural areas should be supported by:</p> <p>a) building upon rural character, and leveraging rural amenities and assets;</p> <p>b) promoting regeneration, including the redevelopment of brownfield sites;</p> <p>c) accommodating an appropriate range and mix of housing in rural settlement areas;</p> <p>d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;</p> <p>e) using rural infrastructure and public service facilities efficiently;</p> <p>f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;</p> <p>g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;</p> <p>h) conserving biodiversity and considering the ecological benefits provided by nature; and</p>	<p>Policy 1.1.4.1 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
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	i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.		
	1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.	<i>The London Plan</i> is consistent with the PPS.	
	1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.	<i>The London Plan</i> is consistent with the PPS.	
	1.1.4.4 Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.	<i>The London Plan</i> is consistent with the PPS.	
<p>1.1.5 Rural Areas in Territory Without Municipal Organization</p> <p>1.1.5.1 In rural areas located in territory without municipal organization, the focus of development activity shall be activities and land uses related to the management or use of</p>	<p>1.1.5 Rural Lands in Municipalities</p> <p>1.1.5.1 When directing development on rural lands, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and</p>	Policy 1.1.5.1 – N/A to <i>The London Plan</i> .	

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resources and resource-based recreational activities.	Management of Resources and Section 3: Protecting Public Health and Safety.		
1.1.5.2 The establishment of new permanent townsites shall not be permitted.	1.1.5.2 On rural lands located in municipalities, permitted uses are: a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) limited residential development; d) home occupations and home industries; e) cemeteries; and f) other rural land uses.	<i>The London Plan</i> is consistent with the PPS.	
1.1.5.3 In areas adjacent to and surrounding municipalities, only development that is related to the management or use of resources and resource-based recreational activity shall be permitted unless: a) the area forms part of a planning area; and b) it has been determined, as part of a comprehensive review, that the impacts of growth will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the Province.	1.1.5.3 Recreational, tourism and other economic opportunities should be promoted.	Policy 1.1.4.1 g) (PPS 2005) was renumbered to Policy 1.1.5.3. <i>The London Plan</i> is consistent with the PPS.	

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	1.1.5.4 Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.	Policy 1.1.4.1 d) (PPS 2005) was renumbered to Policy 1.1.5.4 <i>The London Plan</i> is consistent with the PPS.	
	1.1.5.5 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.	Policy 1.1.4.1 b) (PPS 2005) was renumbered to Policy 1.1.5.5 <i>The London Plan</i> is consistent with the PPS.	
	1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses.	Policy 1.1.4.1 f) (PPS 2005) was renumbered to Policy 1.1.5.6 <i>The London Plan</i> is consistent with the PPS.	
	1.1.5.7 Opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.	Policy 1.1.4.1 e) (PPS 2005) was renumbered to Policy 1.1.5.7 and revised. <i>The London Plan</i> is consistent with the PPS.	
	1.1.5.8 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.	Policy 1.1.5.8 <i>The London Plan</i> is consistent with the PPS.	

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	<p>1.1.5.9 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</p>	<p>Policy 1.1.4.1 c) (PPS 2005) was renumbered to Policy 1.1.5.9</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>1.1.6 Territory Without Municipal Organization</p> <p>1.1.6.1 On rural lands located in territory without municipal organization, the focus of development activity shall be related to the sustainable management or use of resources and resource-based recreational uses (including recreational dwellings).</p>	<p>Policy 1.1.6.1 – N/A to London Plan</p>	
	<p>1.1.6.2 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.</p>	<p>Policy 1.1.6.2 – N/A to London Plan</p>	
	<p>1.1.6.3 The establishment of new permanent townsites shall not be permitted.</p>	<p>Policy 1.1.5.2 (PPS 2005) was renumbered to Policy 1.1.6.3</p> <p>N/A to London Plan</p>	
	<p>1.1.6.4 In areas adjacent to and surrounding municipalities, only development that is related to the sustainable management or use of resources and resource-based</p>	<p>Policy 1.1.5.3 (PPS 2005) was renumbered to Policy 1.1.6.4 – N/A to London Plan</p>	

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	<p>recreational uses (including recreational dwellings) shall be permitted. Other uses may only be permitted if:</p> <p>a) the area forms part of a planning area; b) the necessary infrastructure and public service facilities are planned or available to support the development and are financially viable over their life cycle; and c) it has been determined, as part of a comprehensive review, that the impacts of development will not place an undue strain on the public service facilities and infrastructure provided by adjacent municipalities, regions and/or the Province.</p>		
<p>1.2 Coordination</p> <p>1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:</p> <p>a) managing and/or promoting growth and development; b) managing natural heritage, water,</p>	<p>1.2 Coordination</p> <p>1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:</p> <p>a) managing and/or promoting growth and development;</p>	<p>Policy 1.2.1 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	<p>Modify the Our Tools part of the Plan (paragraph 1301) to include explicit reference to Ontario Housing Policy Statement.</p>

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<p>agricultural, mineral, and cultural heritage and archaeological resources; c) infrastructure, public service facilities and waste management systems; d) ecosystem, shoreline and watershed related issues; e) natural and human-made hazards; and f) population, housing and employment projections, based on regional market areas-</p>	<p>b) economic development strategies; c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources; d) infrastructure, electricity generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems; e) ecosystem, shoreline, watershed, and Great Lakes related issues; f) natural and human-made hazards; g) population, housing and employment projections, based on regional market areas; and h) addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement.</p>		
<p>1.2.2 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:</p> <p>a) identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier</p>	<p>1.2.2 Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.</p>	<p>Policy 1.2.2 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>municipalities shall be based on and reflect provincial plans where these exist; b) identify areas where growth will be directed, including the identification of nodes and the corridors linking these nodes; c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.9; d) where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.9; and e) identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.</p>			
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<p>1.2.3 Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.2 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.</p>	<p>1.2.3 Planning authorities should coordinate emergency management and other economic, environmental and social planning considerations to support efficient and resilient communities.</p>	<p>Policy 1.2.3 (PPS 2005) was renumbered to Policy 1.2.5</p> <p><i>The London Plan</i> is consistent with the PPS</p>	
	<p>1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:</p> <ul style="list-style-type: none"> a) identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist; b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes; c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement 	<p>Policy 1.2.4 – N/A to London Plan</p>	

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	<p>areas is permitted in accordance with policy 1.1.3.8;</p> <p>d) where transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8; and</p> <p>e) identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.</p>		
	<p>1.2.5 Where there is no upper-tier municipality, planning authorities shall ensure that policy 1.2.4 is addressed as part of the planning process, and should coordinate these matters with adjacent planning authorities.</p>	<p>Policy 1.2.3 (PPS 2005) was renumbered to Policy 1.2.5</p> <p>Policy 1.2.5 – N/A to London Plan</p>	
	<p>1.2.6 Land Use Compatibility</p> <p>1.2.6.1 Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to</p>	<p>Policy 1.7.1 e) (PPS 2005) was renumbered to Policy 1.2.6</p> <p>Policy is addressed by <i>The London Plan</i> under a variety of policies – including City Building policies on Natural Resources and Civic Infrastructure, Place Type policies including Industrial, Waste</p>	

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	<p>public health and safety, and to ensure the long-term viability of major facilities.</p>	<p>Management Resource Recovery Area, and under Our Tools part of the Plan (paragraphs 1459 to 1465, inclusive).</p>	
<p>1.3 Employment Areas</p> <p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>e) planning for, protecting and preserving employment areas for current and future uses; and</p> <p>d) ensuring the necessary infrastructure is provided to support current and projected needs.</p>	<p>1.3 Employment</p> <p>1.3.1 Planning authorities shall promote economic development and competitiveness by:</p> <p>a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;</p> <p>b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;</p> <p>c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and</p> <p>d) ensuring the necessary infrastructure is provided to support current and projected needs.</p>	<p>Policy 1.3.1 c) (PPS 2005) has been deleted and replaced with new Policy 1.3.1 c)</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>1.3.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p>	<p>1.3.2 Employment Areas</p> <p>1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.</p>	<p>Policy 1.3.1 c) (PPS 2005) has been merged with Policy 1.3.1 d) (PPS 2005) to form new Policy 1.3.2.1.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>1.3.2.2 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.</p>	<p>Policy 1.3.2 (PPS 2005) was renumbered to Policy 1.3.2.2.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>1.3.2.3 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>1.3.2.4 Planning authorities may plan beyond 20 years for the long-term protection of employment areas provided lands are not designated beyond the planning horizon</p>		<p>Modify the Industrial Place Type policies, paragraph 1121, to include the protection of employment areas beyond 20 years.</p>

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	identified in policy 1.1.2.		
<p>1.4 Housing</p> <p>1.4.1 To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area identified in policy 1.4.3, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<p>1.4 Housing</p> <p>1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.4.2 Where planning is conducted by an upper-tier municipality:</p>	<p>1.4.2 Where planning is conducted by an upper-tier municipality:</p>	<p>Policy 1.4.2 – no change from PPS 2005</p> <p><i>The London Plan</i> is consistent with the</p>	

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<p>a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.</p>	<p>a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.</p>	<p>PPS.</p>	
<p>1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities; b) permitting and facilitating: 1. all forms of housing required to meet the</p>	<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities; b) permitting and facilitating: 1. all forms of housing required to meet the</p>	<p>Policy 1.4.3 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>social, health and well-being requirements of current and future residents, including special needs requirements; and</p> <p>2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;</p> <p>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and</p> <p>e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>	<p>social, health and well-being requirements of current and future residents, including special needs requirements; and</p> <p>2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;</p> <p>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and</p> <p>e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>		
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<p>1.5 Public Spaces, Parks and Open Space</p> <p>1.5.1 Healthy, active communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;</p> <p>b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails and, where practical, water-based resources;</p> <p>c) providing opportunities for public access to shorelines; and</p> <p>d) considering the impacts of planning decisions on provincial parks, conservation reserves and conservation areas.</p>	<p>1.5 Public Spaces, Recreation, Parks, Trails and Open Space</p> <p>1.5.1 Healthy, active communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;</p> <p>b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</p> <p>c) providing opportunities for public access to shorelines; and</p> <p>d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.</p>	<p>Policy 1.5 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
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<p>1.6 Infrastructure and Public Service Facilities</p> <p>1.6.1 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs.</p> <p>Planning for infrastructure and public service facilities shall be integrated with planning for growth so that these are available to meet current and projected needs.</p>	<p>1.6 Infrastructure and Public Service Facilities</p> <p>1.6.1 Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.</p> <p>Planning for infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be coordinated and integrated with land use planning so that they are:</p> <ul style="list-style-type: none"> a) financially viable over their life cycle, which may be demonstrated through asset management planning; and b) available to meet current and projected needs. 	<p>Policy 1.6 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.6.2 The use of existing infrastructure and public service facilities should be optimized; wherever feasible, before consideration is given to developing new infrastructure and public service facilities.</p>	<p>1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.</p>	<p>Policy 1.6.2 was revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>1.6.3 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services.</p> <p>Where feasible, public service facilities should be co-located to promote cost-effectiveness and facilitate service integration.</p>	<p>1.6.3 Before consideration is given to developing new infrastructure and public service facilities:</p> <p>a) the use of existing infrastructure and public service facilities should be optimized; and</p> <p>b) opportunities for adaptive re-use should be considered, wherever feasible.</p>	<p>Part of Policy 1.6.2 (PPS 2005) formed basis for Policy 1.6.3 – reference to opportunities for adaptive re-use has been added.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>1.6.4 Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services.</p>	<p>Part of Policy 1.6.3 (PPS 2005) was renumbered to Policy 1.6.4.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>1.6.5 Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.</p>	<p>Part of Policy 1.6.3 (PPS 2005) formed basis for Policy 1.6.5 – reference to community hubs and access to active to transit and active transportation has been added.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.6.4 Sewage and Water</p>	<p>1.6.6 Sewage, Water and Stormwater</p>	<p>Policy 1.6.6 has revised Policy 1.6.4 (PPS 2005)</p>	<p>May consider including explicit reference to the terms “optimization”</p>

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<p>1.6.4.1 Planning for sewage and water services shall:</p> <p>a) direct and accommodate expected growth in a manner that promotes the efficient use of existing:</p> <ol style="list-style-type: none"> 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available; <p>b) ensure that these systems are provided in a manner that:</p> <ol style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is financially viable and complies with all regulatory requirements; and 3. protects human health and the natural environment; <p>c) promote water conservation and water use efficiency;</p> <p>d) integrate servicing and land use considerations at all stages of the planning process; and</p> <p>e) subject to the hierarchy of services provided in policies 1.6.4.2, 1.6.4.3 and 1.6.4.4, allow lot creation only if there is</p>	<p>1.6.6.1 Planning for sewage and water services shall:</p> <p>a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:</p> <ol style="list-style-type: none"> 1. municipal sewage services and municipal water services; and 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available; <p>b) ensure that these systems are provided in a manner that:</p> <ol style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is feasible, financially viable and complies with all regulatory requirements; and 3. protects human health and the natural environment; <p>c) promote water conservation and water use efficiency;</p> <p>d) integrate servicing and land use considerations at all stages of the planning process; and</p> <p>e) be in accordance with the servicing</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	<p>and “feasible” under City Building policies on Civic Infrastructure.</p>
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<p>confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.</p>	<p>hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.</p>		
<p>1.6.4.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.</p>	<p>1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.</p>		
<p>1.6.4.3 Municipalities may choose to use private communal sewage services and private communal water services, and where policy 1.6.4.4 permits, individual on-site sewage services and individual on-site water services, where:</p>	<p>1.6.6.3 Where municipal sewage services and municipal water services are not provided, municipalities may allow the use of private communal sewage services and private communal water services.</p>	<p>Policy 1.6.6.3 has revised Policy 1.6.4.3 (PPS 2005)</p> <p><i>The London Plan</i> clearly sets out a servicing hierarchy priority, including individual private servicing. As part of</p>	<p>May consider modifying the City Building policies on Civic Infrastructure and the Rural London servicing policies to explicitly state that private communal sewage services and private communal water services are not allowed.</p>

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<p>a) municipal sewage services and municipal water services are not provided; and b) the municipality has established policies to ensure that the services to be provided satisfy the criteria set out in policy 1.6.4.1.</p>		<p>the servicing priorities, the use of private communal sewage services and private communal water services is not included in the list of viable servicing arrangements.</p>	
<p>1.6.4.4 Individual on-site sewage services and individual on-site water services shall be used for a new development of five or less lots or private residences where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided and where site conditions are suitable for the long-term provision of such services. Despite this, individual on-site sewage services and individual on-site water services may be used to service more than five lots or private residences in rural areas provided these services are solely for those uses permitted by policy 1.1.4.1(a) and site conditions are suitable for the long-term provision of such services.</p>	<p>1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.</p>	<p>Policy 1.6.4.4 (PPS 2005) has been deleted and replaced with new Policy 1.6.6.4</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.6.4.5 Partial services shall only be permitted in the following circumstances: a) where they are necessary to address failed</p>	<p>1.6.6.5 Partial services shall only be permitted in the following circumstances: a) where they are necessary to address failed</p>	<p>Policy 1.6.6.5 has revised Policy 1.6.4.5 (PPS 2005)</p> <p><i>The London Plan</i> is consistent with the</p>	

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<p>individual on-site sewage services and individual on-site water services in existing development; and b) within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that:</p> <p>1. the development is within the reserve sewage system capacity and reserve water system capacity; and 2. site conditions are suitable for the long-term provision of such services.</p>	<p>individual on-site sewage services and individual on-site water services in existing development; or b) within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p>	<p>PPS.</p>	
	<p>1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5 planning authorities may allow lot creation only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.</p>	<p>Policy 1.6.4.1 e) (PPS 2005) has been renumbered</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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	<p>1.6.6.7 Planning for stormwater management shall:</p> <ul style="list-style-type: none"> a) minimize, or, where possible, prevent increases in contaminant loads; b) minimize changes in water balance and erosion; c) not increase risks to human health and safety and property damage; d) maximize the extent and function of vegetative and pervious surfaces; and e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development. 	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.6.5 Transportation Systems</p> <p>1.6.5.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</p>	<p>1.6.7 Transportation Systems</p> <p>1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.</p>	<p>Policy 1.6.5 (PPS 2005) has been renumbered Policy 1.6.7</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.6.5.2 Efficient use shall be made of existing and planned infrastructure.</p>	<p>1.6.7.2 Efficient use shall be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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	feasible.		
1.6.5.3 Connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	1.6.7.3 As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	<i>The London Plan</i> is consistent with the PPS	
1.6.5.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.	1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	<i>The London Plan</i> is consistent with the PPS	
1.6.5.5 Transportation and land use considerations shall be integrated at all stages of the planning process.	1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.	Policy 1.6.5.5 (PPS 2005) has been renumbered Policy 1.6.7.5 <i>The London Plan</i> is consistent with the PPS	
1.6.6 Transportation and Infrastructure	1.6.8 Transportation and Infrastructure	Policy has been revised.	

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Corridors	Corridors		
1.6.6.1 Planning authorities shall plan for and protect corridors and rights-of-way for transportation, transit and infrastructure facilities to meet current and projected needs.	1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.	<i>The London Plan is consistent with the PPS.</i>	
1.6.6.2 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.	1.6.8.2 Major goods movement facilities and corridors shall be protected for the long term.	<i>The London Plan is consistent with the PPS.</i>	
1.6.6.3 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.	1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize	Policy has been revised. <i>The London Plan is consistent with the PPS</i>	

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	negative impacts on and from the corridor and transportation facilities.		
1.6.6.4 When planning for corridors and rights-of-way for significant transportation and infrastructure facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.	1.6.8.4 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.	Policy 1.6.6.3 (PPS 2005) has been renumbered Policy 1.6.8.4 <i>The London Plan</i> is consistent with the PPS.	
	1.6.8.5 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and infrastructure facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.	Policy 1.6.6.4 (PPS 2005) has been renumbered Policy 1.6.8.5 <i>The London Plan</i> is consistent with the PPS.	
1.6.7 Airports 1.6.7.1 Planning for land uses in the vicinity of airports shall be undertaken so that: a) the long-term operation and economic role of airports is protected; and b) airports and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse	1.6.9 Airports, Rail and Marine Facilities 1.6.9.1 Planning for land uses in the vicinity of airports, rail facilities and marine facilities shall be undertaken so that: a) their long-term operation and economic role is protected; and b) airports, rail facilities and marine facilities and sensitive land uses are appropriately	Policy 1.6.7.1 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the PPS.	

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<p>effects from odour, noise and other contaminants.</p>	<p>designed, buffered and/or separated from each other, in accordance with policy 1.2.6.</p>		
<p>1.6.7.2 Airports shall be protected from incompatible land uses and development by:</p> <p>a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP, as set out on maps (as revised from time to time) that have been reviewed by Transport Canada;</p> <p>b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and</p> <p>c) discouraging land uses which may cause a potential aviation safety hazard.</p>	<p>1.6.9.2 Airports shall be protected from incompatible land uses and development by:</p> <p>a) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP;</p> <p>b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and</p> <p>c) discouraging land uses which may cause a potential aviation safety hazard.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>1.6.8 Waste Management</p> <p>1.6.8.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and</p>	<p>1.6.10 Waste Management</p> <p>1.6.10.1 Waste management systems need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>promote reduction, reuse and recycling objectives.</p> <p>Waste management systems shall be located and designed in accordance with provincial legislation and standards.</p>	<p>promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.</p> <p>Waste management systems shall be located and designed in accordance with provincial legislation and standards.</p>		
	<p>1.6.11 Energy Supply</p> <p>1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, to accommodate current and projected needs.</p>	<p><i>The London Plan is consistent with the PPS.</i></p>	
	<p>1.6.11.2 Planning authorities should promote renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements.</p>	<p><i>The London Plan is consistent with the PPS.</i></p>	
<p>1.7 Long-Term Economic Prosperity</p> <p>1.7.1 Long-term economic prosperity should</p>	<p>1.7 Long-Term Economic Prosperity</p> <p>1.7.1 Long-term economic prosperity should</p>	<p><i>The London Plan is consistent with the PPS.</i></p>	

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<p>be supported by:</p> <ul style="list-style-type: none"> a) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; b) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; c) promoting the redevelopment of brownfield sites; d) providing for an efficient, cost-effective, reliable multi-modal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs; e) planning so that major facilities (such as airports, transportation/transit/rail infrastructure and corridors, intermodal facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries and resource extraction activities) and sensitive land uses are appropriately designed, buffered and/or separated from each other to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety; f) providing opportunities for sustainable tourism development; 	<p>be supported by:</p> <ul style="list-style-type: none"> a) promoting opportunities for economic development and community investment-readiness; b) optimizing the long-term availability and use of land, resources, infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities; c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets; d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; e) promoting the redevelopment of brownfield sites; f) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people; g) providing opportunities for sustainable 		
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<p>g) promoting the sustainability of the agri-food sector by protecting agricultural resources and minimizing land use conflicts; and h) providing opportunities for increased energy generation, supply and conservation, including alternative energy systems and renewable energy systems.</p>	<p>tourism development; h) providing opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts; i) promoting energy conservation and providing opportunities for development of renewable energy systems and alternative energy systems, including district energy; j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and k) encouraging efficient and coordinated communications and telecommunications infrastructure.</p>		
<p>1.8 Energy and Air Quality</p> <p>1.8.1 Planning authorities shall support energy efficiency and improved air quality through land use and development patterns which:</p> <p>a) promote compact form and a structure of nodes and corridors; b) promote the use of public transit and other alternative transportation modes in and</p>	<p>1.8 Energy Conservation, Air Quality and Climate Change</p> <p>1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:</p> <p>a) promote compact form and a structure of</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>between residential, employment (including commercial, industrial and institutional uses) and other areas where these exist or are to be developed;</p> <p>c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by public transit where this exists or is to be developed, or designing these to facilitate the establishment of public transit in the future;</p> <p>d) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and</p> <p>e) promote design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation-</p>	<p>nodes and corridors;</p> <p>b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;</p> <p>c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;</p> <p>d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;</p> <p>e) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;</p> <p>f) promote design and orientation which:</p> <ol style="list-style-type: none"> 1. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and 2. maximizes opportunities for the use of renewable energy systems and alternative energy systems; and <p>g) maximize vegetation within settlement areas, where feasible.</p>		
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1.8.2 Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs and the use of renewable energy systems and alternative energy systems, where feasible.		Policy 1.8.2 (PPS 2005) has been renumbered and revised to Policy 1.6.11.1 <i>The London Plan</i> is consistent with the PPS.	
1.8.3 Alternative energy systems and renewable energy systems shall be permitted in settlement areas, rural areas and prime agricultural areas in accordance with provincial and federal requirements. In rural areas and prime agricultural areas, these systems should be designed and constructed to minimize impacts on agricultural operations.		Policy 1.8.3 (PPS 2005) has been renumbered and revised to Policy 1.6.11.2 <i>The London Plan</i> is consistent with the PPS.	
2.0 Wise Use and Management of Resources Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Accordingly:	2.0 Wise Use and Management of Resources Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. Accordingly:	<i>The London Plan</i> is consistent with the PPS.	

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<p>2.1 Natural Heritage</p> <p>2.1.1 Natural features and areas shall be protected for the long term.</p>	<p>2.1 Natural Heritage</p> <p>2.1.1 Natural features and areas shall be protected for the long term.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.1.2 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.</p>	<p>2.1.2 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.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.1.3 Development and site alteration shall not be permitted in:</p> <p>a) significant habitat of endangered species and threatened species; b) significant wetlands in Ecoregions 5E, 6E and 7E1; and c) significant coastal wetlands.</p>	<p>2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.1.4 Development and site alteration shall not be permitted in:</p> <p>a) significant wetlands in the Canadian Shield</p>	<p>2.1.4 Development and site alteration shall not be permitted in:</p> <p>a) significant wetlands in Ecoregions 5E, 6E</p>	<p>Policy 2.1.3 (PPS 2005) has been renumbered and revised to Policy 2.1.4.</p>	

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<p>north of Ecoregions 5E, 6E and 7E1; b) significant woodlands south and east of the Canadian Shield² ; c) significant valleylands south and east of the Canadian Shield²; d) significant wildlife habitat; and e) significant areas of natural and scientific interest</p> <p>unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>	<p>and 7E1; and b) significant coastal wetlands.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.1.5 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p>	<p>2.1.5 Development and site alteration shall not be permitted in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹; c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹; d) significant wildlife habitat; e) significant areas of natural and scientific interest; and f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b)</p>	<p>Policy 2.1.4 (PPS 2005) has been renumbered and revised to Policy 2.1.5.</p> <p>Applicable policies are addressed by <i>The London Plan</i>. <i>The London Plan</i> is consistent with the PPS.</p>	

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	unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.		
2.1.6 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.	2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	Policy 2.1.5 (PPS 2005) has been renumbered to Policy 2.1.6. <i>The London Plan</i> is consistent with the PPS.	
2.1.7 Nothing in policy 2.1 is intended to limit the ability of existing agricultural uses to continue.	2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.	Policy 2.1.3 a) (PPS 2005) has been deleted and replaced with Policy 2.1.7. <i>The London Plan</i> is consistent with the PPS.	

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	<p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.</p>	<p>Policy 2.1.6 (PPS 2005) has been renumbered to Policy 2.1.8.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.</p>	<p>Policy 2.1.7 (PPS 2005) has been renumbered and revised to Policy 2.1.9.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.2 Water</p> <p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <p>a) using the watershed as the ecologically meaningful scale for planning;</p> <p>b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;</p> <p>c) identifying surface water features, ground</p>	<p>2.2 Water</p> <p>2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:</p> <p>a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;</p> <p>b) minimizing potential negative impacts,</p>	<p>Policy 2.2.1 (PPS 2005) has been revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>water features, hydrologic functions and natural heritage features and areas which are necessary for the ecological and hydrological integrity of the watershed;</p> <p>d) implementing necessary restrictions on development and site alteration to:</p> <ol style="list-style-type: none"> 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions; <p>e) maintaining linkages and related functions among surface water features, ground water features, hydrologic functions and natural heritage features and areas;</p> <p>f) promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality; and</p> <p>g) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</p>	<p>including cross-jurisdictional and cross-watershed impacts;</p> <p>c) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;</p> <p>d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;</p> <p>e) implementing necessary restrictions on development and site alteration to:</p> <ol style="list-style-type: none"> 1. protect all municipal drinking water supplies and designated vulnerable areas; and 2. protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions; <p>f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;</p> <p>g) ensuring consideration of environmental lake capacity, where applicable; and</p>		
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	<p>h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</p>		
<p>2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</p> <p>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</p>	<p>2.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.</p> <p>Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.3 Agriculture</p> <p>2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.</p> <p>Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2 and 3</p>	<p>2.3 Agriculture</p> <p>2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.</p> <p>Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by</p>	<p>Policy 2.3.1 (PPS 2005) has been revised.</p> <p>Applicable policies are addressed by <i>The London Plan</i>.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>soils, in this order of priority.</p>	<p>Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.</p>		
<p>2.3.2 Planning authorities shall designate specialty crop areas in accordance with evaluation procedures established by the Province, as amended from time to time.</p>	<p>2.3.2 Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time.</p>	<p>Policy 2.3.3.1 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.3.3 Permitted Uses</p> <p>2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, secondary uses and agriculture-related uses.</p> <p>Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.</p>	<p>2.3.3 Permitted Uses</p> <p>2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.</p> <p>Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.</p>	<p>Policy 2.3.3.1 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the PPS.</p>	

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<p>2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.</p>	<p>2.3.3.2 In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.</p>	<p><i>The London Plan</i> is consistent with the PPS..</p>	
<p>2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.</p>	<p>2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.3.4 Lot Creation and Lot Adjustments</p> <p>2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:</p> <p>a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;</p> <p>b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;</p> <p>c) a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential</p>	<p>2.3.4 Lot Creation and Lot Adjustments</p> <p>2.3.4.1 Lot creation in prime agricultural areas is discouraged and may only be permitted for:</p> <p>a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;</p> <p>b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;</p> <p>c) a residence surplus to a farming operation</p>	<p>Policy 2.3.4.1 (PPS 2005) has been revised .</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p> dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.</p>	<p>as a result of farm consolidation, provided that:</p> <ol style="list-style-type: none"> 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and 2. the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and <p>d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.</p>		
<p>2.3.5 Removal of Land from Prime Agricultural Areas</p> <p>2.3.5.1 Planning authorities may only exclude land from prime agricultural areas for:</p> <ul style="list-style-type: none"> a. expansions of or identification of settlement areas in accordance with policy 1.1.3.9; b. extraction of minerals, petroleum resources and mineral aggregate resources, in accordance 	<p>2.3.5 Removal of Land from Prime Agricultural Areas</p> <p>2.3.5.1 Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>with policies 2.4 and 2.5; and c. limited non-residential uses, provided that: 1. the land does not comprise a specialty crop area; 2. there is a demonstrated need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; 3. there are no reasonable alternative locations which avoid prime agricultural areas; and 4. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.</p>			
<p>2.3.5.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the extent feasible.</p>	<p>2.3.6 Non-Agricultural Uses in Prime Agricultural Areas 2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for: a) extraction of minerals, petroleum resources and mineral aggregate resources, in accordance with policies 2.4 and 2.5; or b) limited non-residential uses, provided that all of the following are demonstrated: 1. the land does not comprise a specialty crop area; 2. the proposed use complies with the</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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	<p>minimum distance separation formulae; 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and 4. alternative locations have been evaluated, and i. there are no reasonable alternative locations which avoid prime agricultural areas; and ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.</p>		
	<p>2.3.6.2 Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.</p>	<p>Policy 2.3.2.2 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.4 Minerals and Petroleum 2.4.1 Minerals and petroleum resources shall be protected for long-term use.</p>	<p>2.4 Minerals and Petroleum 2.4.1 Minerals and petroleum resources shall be protected for long-term use.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.4.2 Protection of Long-Term Resource Supply 2.4.2.1 Mineral mining operations and</p>	<p>2.4.2 Protection of Long-Term Resource Supply 2.4.2.1 Mineral mining operations and</p>	<p>Policy 2.4.2.1 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the</p>	

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<p>petroleum resource operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.</p>	<p>petroleum resource operations shall be identified and protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.</p>	<p>PPS.</p>	
<p>2.4.2.2 In areas adjacent to or in known mineral deposits or known petroleum resources; and in significant areas of mineral potential and significant areas of petroleum potential, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:</p> <p>a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.</p>	<p>2.4.2.2 Known mineral deposits, known petroleum resources and significant areas of mineral potential shall be identified and development and activities in these resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:</p> <p>a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.</p>	<p>Policy 2.4.2.2 (PPS 2005) has been revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.4.3 Rehabilitation</p> <p>2.4.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have</p>	<p>2.4.3 Rehabilitation</p> <p>2.4.3.1 Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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ceased. Progressive rehabilitation should be undertaken wherever feasible.	ceased. Progressive rehabilitation should be undertaken wherever feasible.		
<p>2.4.4 Extraction in Prime Agricultural Areas</p> <p>2.4.4.1 Extraction of minerals and petroleum resources is permitted in prime agricultural areas, provided that the site is rehabilitated.</p>	<p>2.4.4 Extraction in Prime Agricultural Areas</p> <p>2.4.4.1 Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.</p>	<p>Policy 2.4.4.1 (PPS 2005) has been revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.5 Mineral Aggregate Resources</p> <p>2.5.1 Mineral aggregate resources shall be protected for long-term use.</p>	<p>2.5 Mineral Aggregate Resources</p> <p>2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified</p>	<p>Policy 2.5.1 (PPS 2005) has been revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.5.2 Protection of Long-Term Resource Supply</p> <p>2.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.</p> <p>Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or</p>	<p>2.5.2 Protection of Long-Term Resource Supply</p> <p>2.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.</p> <p>Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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licensing for extraction of mineral aggregate resources locally or elsewhere.	required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.		
2.5.2.2 Extraction shall be undertaken in a manner which minimizes social and environmental impacts.	2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.	Policy 2.5.2.2 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the PPS.	
2.5.2.3 The conservation of mineral aggregate resources should be promoted by making provision for the recovery of these resources, wherever feasible	2.5.2.3 Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.	Policy 2.5.2.3 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the PPS.	
2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy	2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation	<i>The London Plan</i> is consistent with the PPS.	

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<p>2.5.2.5 continues to apply.</p>	<p>ceases to exist, policy 2.5.2.5 continues to apply.</p>		
<p>2.5.2.5 In areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.</p>	<p>2.5.2.5 In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if: a) resource use would not be feasible; or b) the proposed land use or development serves a greater long-term public interest; and c) issues of public health, public safety and environmental impact are addressed.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.5.3 Rehabilitation 2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</p>	<p>2.5.3 Rehabilitation 2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</p>	<p>Policy 2.5.3.1 (PPS 2005) has been revised. <i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.5.3.2 In parts of the Province not designated under the Aggregate Resources Act,</p>	<p>2.5.3.2 Comprehensive rehabilitation planning is encouraged where there is a</p>	<p>Policy 2.5.3.1 (PPS 2005) has been revised.</p>	

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rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.	concentration of mineral aggregate operations.	<i>The London Plan</i> is consistent with the PPS.	
	2.5.3.3 In parts of the Province not designated under the Aggregate Resources Act, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.	Policy 2.5.3.2 (PPS 2005) has been renumbered to Policy 2.5.3.3. <i>The London Plan</i> is consistent with the PPS.	

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<p>2.5.4 Extraction in Prime Agricultural Areas</p> <p>2.5.4.1 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.</p> <p>On these prime agricultural lands, complete agricultural rehabilitation is not required if:</p> <p>a) there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; b) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in</p>	<p>2.5.4 Extraction in Prime Agricultural Areas</p> <p>2.5.4.1 In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that the site will be rehabilitated back to an agricultural condition.</p> <p>Complete rehabilitation to an agricultural condition is not required if:</p> <p>a) outside of a specialty crop area, there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; b) in a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; c) other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land</p>	<p>Policy 2.5.4.1 (PPS 2005) has been revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
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<p>this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3; and c) agricultural rehabilitation in remaining areas is maximized.</p>	<p>Inventory Class 4 through 7 lands, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2 and 3 lands; and d) agricultural rehabilitation in remaining areas is maximized.</p>		
<p>2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants</p> <p>2.5.5.1 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.</p>	<p>2.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants</p> <p>2.5.5.1 Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.6 Cultural Heritage and Archaeology</p>	<p>2.6 Cultural Heritage and Archaeology</p> <p>2.6.1 Significant built heritage resources and</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p>	<p>significant cultural heritage landscapes shall be conserved.</p>		
<p>2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.</p>	<p>2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</p>	<p>Policy 2.6.2 (PPS 2005) has been revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p> <p>Mitigative measures and/or alternative development approaches may be required in</p>	<p>2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p>	<p>Policy 2.6.3 (PPS 2005) has been revised.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.</p>			
	<p>2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>3.0 Protecting Public Health and Safety</p> <p>Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage.</p> <p>Accordingly:</p>	<p>3.0 Protecting Public Health and Safety</p> <p>Ontario's long-term prosperity, environmental health and social well-being depend on reducing the potential for public cost or risk to Ontario's residents from natural or human-made hazards. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p> <p>Accordingly:</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>3.1 Natural Hazards</p> <p>3.1.1 Development shall generally be directed to areas outside of:</p> <p>a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;</p> <p>b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p> <p>c) hazardous sites.</p>	<p>3.1 Natural Hazards</p> <p>3.1.1 Development shall generally be directed to areas outside of:</p> <p>a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;</p> <p>b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and</p> <p>c) hazardous sites.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>3.1.2 Development and site alteration shall not be permitted within:</p> <p>a) the dynamic beach hazard;</p> <p>b) defined portions of the one hundred year flood level along connecting channels (the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers);</p> <p>c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that</p>	<p>3.1.2 Development and site alteration shall not be permitted within:</p> <p>a) the dynamic beach hazard;</p> <p>b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);</p> <p>c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>the site has safe access appropriate for the nature of the development and the natural hazard; and d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.</p>	<p>demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.</p>		
<p>3.1.3 Despite policy 3.1.2, development and site alteration may be permitted in certain areas identified in policy 3.1.2:</p> <p>a) in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the site-specific policies or boundaries applying to a Special Policy Area, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</p>	<p>3.1.3 Planning authorities shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>3.1.4 Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:</p> <p>a) an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;</p> <p>b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and</p> <p>c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.</p>	<p>3.1.4 Despite policy 3.1.2, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:</p> <p>a) in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications; or</p> <p>b) where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</p>	<p><i>The London Plan is consistent with the PPS.</i></p>	
<p>3.1.5 Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the</p>	<p>3.1.5 Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:</p> <p>a) an institutional use including hospitals,</p>	<p><i>The London Plan is consistent with the PPS.</i></p>	

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<p>flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.</p>	<p>long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools; b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.</p>		
<p>3.1.6 Further to policy 3.1.5, and except as prohibited in policies 3.1.2 and 3.1.4, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor so as to be managed or mitigated in accordance with provincial standards, as determined by the demonstration and achievement of all of the following:</p> <p>a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; c) new hazards are not created and existing</p>	<p>3.1.6 Where the two zone concept for flood plains is applied, development and site alteration may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Minister of Natural Resources.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>hazards are not aggravated; and d) no adverse environmental impacts will result.</p>			
	<p>3.1.7 Further to policy 3.1.6, and except as prohibited in policies 3.1.2 and 3.1.5, development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:</p> <ul style="list-style-type: none"> a) development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards; b) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; c) new hazards are not created and existing hazards are not aggravated; and d) no adverse environmental impacts will result. 	<p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>3.1.8 Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.</p>	<p>Not applicable to <i>The London Plan</i>.</p>	

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	Development may however be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.		
<p>3.2 Human-Made Hazards</p> <p>3.2.1 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.</p>	<p>3.2 Human-Made Hazards</p> <p>3.2.1 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.</p>	<i>The London Plan</i> is consistent with the PPS.	
<p>3.2.2 Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.</p>	<p>3.2.2 Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.</p>	<i>The London Plan</i> is consistent with the PPS.	
<p>4.0 Implementation and Interpretation</p> <p>4.1 This Provincial Policy Statement applies to</p>	<p>4.0 Implementation and Interpretation</p> <p>4.1 This Provincial Policy Statement applies to all decisions in respect of the exercise of</p>	<i>The London Plan</i> is consistent with the PPS.	

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<p>all applications, matters or proceedings commenced on or after March 1, 2005.</p>	<p>any authority that affects a planning matter made on or after April</p>		
<p>4.2 In accordance with Section 3 of the Planning Act, as amended by the Strong Communities (Planning Amendment) Act, 2004, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement.</p> <p>Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.</p>	<p>4.2 In accordance with section 3 of the Planning Act, a decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, “shall be consistent with” this Provincial Policy Statement.</p> <p>Comments, submissions or advice that affect a planning matter that are provided by the council of a municipality, a local board, a planning board, a minister or ministry, board, commission or agency of the government “shall be consistent with” this Provincial Policy Statement.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>4.3 This Provincial Policy Statement shall be read in its entirety and all relevant policies are</p>	<p>4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent</p>	<p>Policy 4.3 (PPS 2005) has been renumbered to Policy 4.4.</p>	<p>Modify The London Plan to incorporate reference to the</p>

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<p>to be applied to each situation.</p>	<p>with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.</p>	<p>New Policy 4.3 is not addressed by <i>The London Plan</i>.</p>	<p>recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.</p>
<p>4.4 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.</p>	<p>4.4 This Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.</p>	<p>Policy 4.4 (PPS 2005) has been renumbered to Policy 4.5.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>4.5 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. Municipal Official plans shall identify provincial interests and set out appropriate land use designations and policies.</p> <p>Municipal Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Municipal Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.</p>	<p>4.5 In implementing the Provincial Policy Statement, the Minister of Municipal Affairs and Housing may take into account other considerations when making decisions to support strong communities, a clean and healthy environment and the economic vitality of the Province.</p>	<p>Policy 4.5 (PPS 2005) has been revised and renumbered to Policy 4.7.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of a municipal official plan.</p>			
<p>4.6 The policies of this Provincial Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision- makers from going beyond the minimum standards established in specific policies unless doing so would conflict with any policy of this Provincial Policy Statement.</p>	<p>4.6 This Provincial Policy Statement shall be implemented in a manner that is consistent with the Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.</p>	<p>Policy 4.6 (PPS 2005) has been revised and renumbered to Policy 4.9.</p> <p>Policy 4.6 is not addressed by <i>The London Plan</i>.</p>	<p>Modify The London Plan to incorporate reference that is consistent with the Ontario <i>Human Rights Code</i> and the <i>Canadian Charter of Rights and Freedoms</i>.</p>
<p>4.7 A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to Planning Act applications. In some cases, a Planning Act proposal may also require approval under other legislation or regulation.</p>	<p>4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.</p> <p>Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features</p>	<p>Policy 4.7 (PPS 2005) has been revised and renumbered to Policy 4.10.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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	<p>and other resources, evaluation may be required.</p> <p>Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.</p> <p>In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.</p>		
<p>4.8 In addition to land use approvals under the Planning Act, infrastructure may also require approval under other legislation and regulations, including the Environmental Assessment Act; the Canadian Environmental Assessment Act, 1992; the Environmental Protection Act; the Ontario Energy Board Act, 1998; the Ontario Water Resources Act; the</p>	<p>4.8 Zoning and development permit by-laws are important for implementation of this Provincial Policy Statement. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and this Provincial Policy Statement.</p>	<p>Policy 4.8 (PPS 2005) has been revised and renumbered to Policy 4.11.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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<p>Conservation Authorities Act; the Ontario Heritage Act; and the Safe Drinking Water Act, 2002. An environmental assessment process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation.</p>			
	<p>4.9 The policies of this Provincial Statement represent minimum standards. This Provincial Policy Statement does not prevent planning authorities and decision- makers from going beyond the minimum standards established in specific policies unless doing so would conflict with any policy of this Provincial Policy Statement.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>4.9 Provincial plans shall take precedence over policies in this Provincial Policy Statement to the extent of any conflict. Examples of these are plans created under the Niagara Escarpment Planning and Development Act and the Oak Ridges Moraine Conservation Act,</p>	<p>4.10 A wide range of legislation, regulations, policies, and plans may apply to decisions with respect to Planning Act applications. In some cases, a Planning Act proposal may also require approval under other legislation or regulation, and policies and plans issued under other legislation may also apply.</p>	<p>Policy 4.9 (PPS 2005) has been revised and renumbered to Policy 4.12.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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2001.			
<p>4.10 The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.</p>	<p>4.11 In addition to land use approvals under the Planning Act, infrastructure may also require approval under other legislation and regulations. An environmental assessment process may be applied to new infrastructure and modifications to existing infrastructure under applicable legislation.</p> <p>There may be circumstances where land use approvals under the Planning Act may be integrated with approvals under other legislation, for example, integrating the planning processes and approvals under the Environmental Assessment Act and the Planning Act, provided the intent and requirements of both Acts are met.</p>	<p>Policy 4.10 (PPS 2005) has been renumbered to Policy 4.14.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	
<p>4.11 Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans</p>	<p>4.12 Provincial plans shall be read in conjunction with this Provincial Policy Statement and take precedence over policies in this Provincial Policy Statement to the extent of any conflict, except where legislation establishing provincial plans provides otherwise. Examples of these are plans created under the Niagara Escarpment Planning and Development Act, the Ontario</p>	<p>Policy 4.11 (PPS 2005) has been renumbered to Policy 4.15.</p> <p><i>The London Plan</i> is consistent with the PPS.</p>	

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	<p>Planning and Development Act, 1994, the Oak Ridges Moraine Conservation Act, 2001, the Greenbelt Act, 2005 and the Places to Grow Act, 2005.</p>		
	<p>4.13 Within the Great Lakes - St. Lawrence River Basin, there may be circumstances where planning authorities should consider agreements related to the protection or restoration of the Great Lakes - St. Lawrence River Basin. Examples of these agreements include Great Lakes agreements between Ontario and Canada, between Ontario, Quebec and the Great Lakes States of the United States of America, and between Canada and the United States of America.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>4.14 The Province, in consultation with municipalities, other public bodies and stakeholders shall identify performance indicators for measuring the effectiveness of some or all of the policies. The Province shall monitor their implementation, including reviewing performance indicators concurrent with any review of this Provincial Policy Statement.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	
	<p>4.15 Municipalities are encouraged to establish performance indicators to monitor the implementation of the policies in their official plans.</p>	<p><i>The London Plan</i> is consistent with the PPS.</p>	

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