

Bill No. 128  
2015

By-law No. C.P.-1284(\_\_\_\_)-\_\_

A by-law to amend the Official Plan for the City of London, 1989, relating to lands south and east of the "Forest City Industrial Park", including lands south of Wilton Grove Road and east and west of the Highbury Avenue interchange, and south of Highway 401 east of Cheese Factory Road.

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

1. Amendment No. \_\_\_\_\_ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on March 31, 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 31, 2015  
Second Reading – March 31, 2015  
Third Reading – March 31, 2015

**AMENDMENT NO. \_\_\_\_\_**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is:

1. To amend Schedule “A” – Land Use of the Official Plan, attached as Schedule 1, to add additional land within the Urban Growth Boundary (UGB) for future industrial uses; and
2. To amend Schedule “A” – Land Use of the Official Plan, to change the designation of the subject lands identified for inclusion in the Urban Growth Boundary as amended by clause 1) above from “Agriculture” designation to “Urban Reserve-Industrial Growth” designation, as identified in Schedule 1.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands south and east of the “Forest City Industrial Park”, including lands south of Wilton Grove Road and east and west of the Highbury Avenue interchange, and south of Highway 401 east of Cheese Factory Road, as identified in Schedule 1.

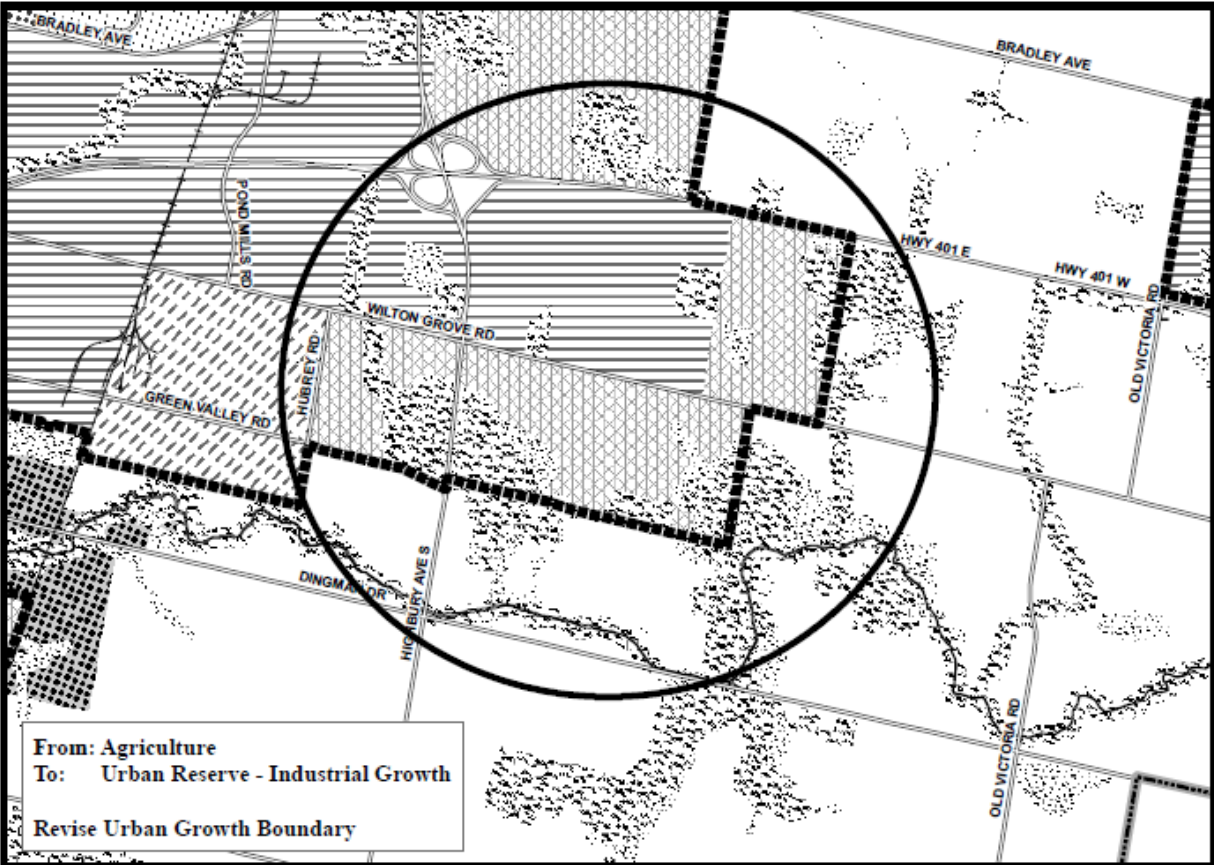
**C. BASIS OF THE AMENDMENT**

Based on a comprehensive review, including an assessment of industrial land supply, projected land need, and Official Plan amendments that have re-designated industrial lands to other land uses, an expansion of the Urban Growth Boundary to accommodate future industrial growth is warranted. Proposed locations for expansion of the UGB to accommodate future industrial development are based on an evaluation of criteria that includes, but is not limited to, parcel sizes, locations, servicing, environmental and other constraints as well as market demands from target industrial sectors.

**D. THE AMENDMENT**

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

1. Schedule “A” - Land Use, to the Official Plan for the City of London Planning Area is amended by adding additional lands located south and east of the “Forest City Industrial Park” within the Urban Growth Boundary (UGB) for future industrial uses, as identified in attached Schedule 1; and
2. Schedule “A” - Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands identified for inclusion in the Urban Growth Boundary in clause 1), above, located generally south and east of the “Forest City Industrial Park”, including lands south of Wilton Grove Road and east and west of the Highbury Avenue interchange and south of Highway 401 east of Cheese Factory Road in the City of London, as indicated on “Schedule 1” attached hereto, from “Agriculture” designation to “Urban Reserve – Industrial Growth” designation.



**Legend**

- |  |                                   |
|--|-----------------------------------|
| Downtown                                 | Office Business Park              |
| Enclosed Regional Commercial Node        | General Industrial                |
| New Format Regional Commercial Node      | Light Industrial                  |
| Community Commercial Node                | Regional Facility                 |
| Neighbourhood Commercial Node            | Community Facility                |
| Main Street Commercial Corridor          | Open Space                        |
| Auto-Oriented Commercial Corridor        | Urban Reserve - Community Growth  |
| Multi-Family, High Density Residential   | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement                  |
| Low Density Residential                  | Environmental Review              |
| Office Area                              | Agriculture                       |
| Office/Residential                       | Urban Growth Boundary             |

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

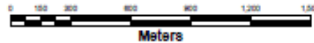
**SCHEDULE 1  
TO  
OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-8014

PLANNER: TM

TECHNICIAN: MB

DATE: 2015/03/08