

Bill No. 286
2015

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 3100 Colonel Talbot 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 September 1, 2015.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - September 1, 2015
Second Reading - September 1, 2015
Third Reading - September 1, 2015

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 3.6.5 vi) of the Official Plan for the City of London to identify the southwest portion of the lands at 3100 Colonel Talbot Road as a location where new convenience commercial uses are permitted. And to include a special policy to allow for convenience commercial in the Low Density Residential Designation in the Talbot North Community special area policy (Section 3.5.11 of the City of London Official Plan).

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at the southwest portion of 3100 Colonel Talbot Road in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the policies of the Provincial Policy Statement (2014) and the Official Plan criteria related to the evaluation of applications requesting convenience commercial uses in a Low Density Residential Designation.

The amendment to the Official Plan will allow for the development of a vacant site within a developing neighbourhood that will provide and function as a neighbourhood node.

D. THE AMENDMENT

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

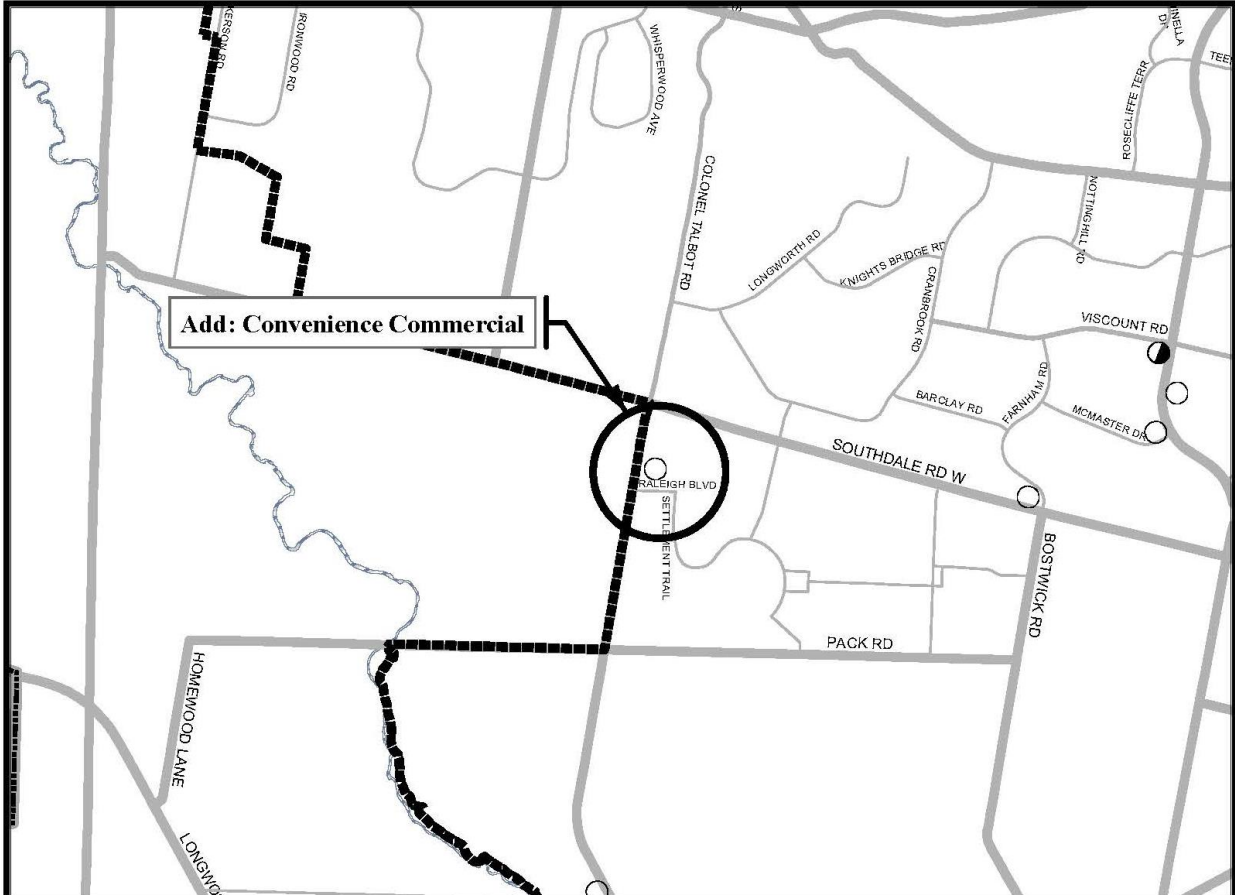
1. By adding the following sentence to Section 3.6.5 vi) – Locations of Convenience Commercial and Service Station Uses – in the location specified:

“Northeast corner of Colonel Talbot Road and Raleigh Boulevard – convenience commercial uses.”

2. Appendix “1” – Convenience Commercial and Service Stations – to the City of London Official Plan is amended by identifying those lands located at the northeast corner of Colonel Talbot Road and Raleigh Boulevard in the City of London, as indicated on "Schedule 1" attached hereto, as Convenience Commercial

3. By adding the following sentence to the end of the third paragraph of Section 3.5.11 (North Talbot Community):







“Within the Low Density Residential designation, those sites located within the North Talbot Community that are identified in Section 3.6.5 of the Official Plan may permit convenience commercial uses.”



Legend

-  Convenience Commercial
-  Convenience Commercial and Service Station
-  Service Station
-  Urban Growth Boundary

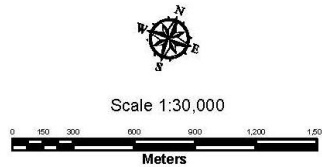
Base Map Features

- Streets (refer to Schedule C)
-  Secondary Collectors
 -  Primary Collectors
 -  Arterials
 -  Freeways/Expressways
 -  Railways
 -  Rivers/Streams

This is an excerpt from the Planning Division's working consolidation of Appendix 1 to the City of London Official Plan, with added notations.

**SCHEDULE 1
TO
OFFICIAL PLAN
AMENDMENT NO. _____**

PREPARED BY: Graphics and Information Services



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