

Bill No. 357  
2015

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 2605-2651 Tokala Trail.

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 October 27, 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 27, 2015  
Second Reading - October 27, 2015  
Third Reading - October 27, 2015

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

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to change the designation of certain lands described herein from Multi-Family, Medium Density Residential to Office area on Schedule "A", Land Use, to the Official Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to a portion of lands located at 2605-2651 Tokala Trail in the City of London as shown on the attached map.

**C. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with the *Provincial Policy Statement, 2014*, the policies of the Official Plan, and the intent of the Fox Hollow Community Plan by facilitating a form of development that reduces the necessity for the installation of noise attenuation walls along arterial roads.

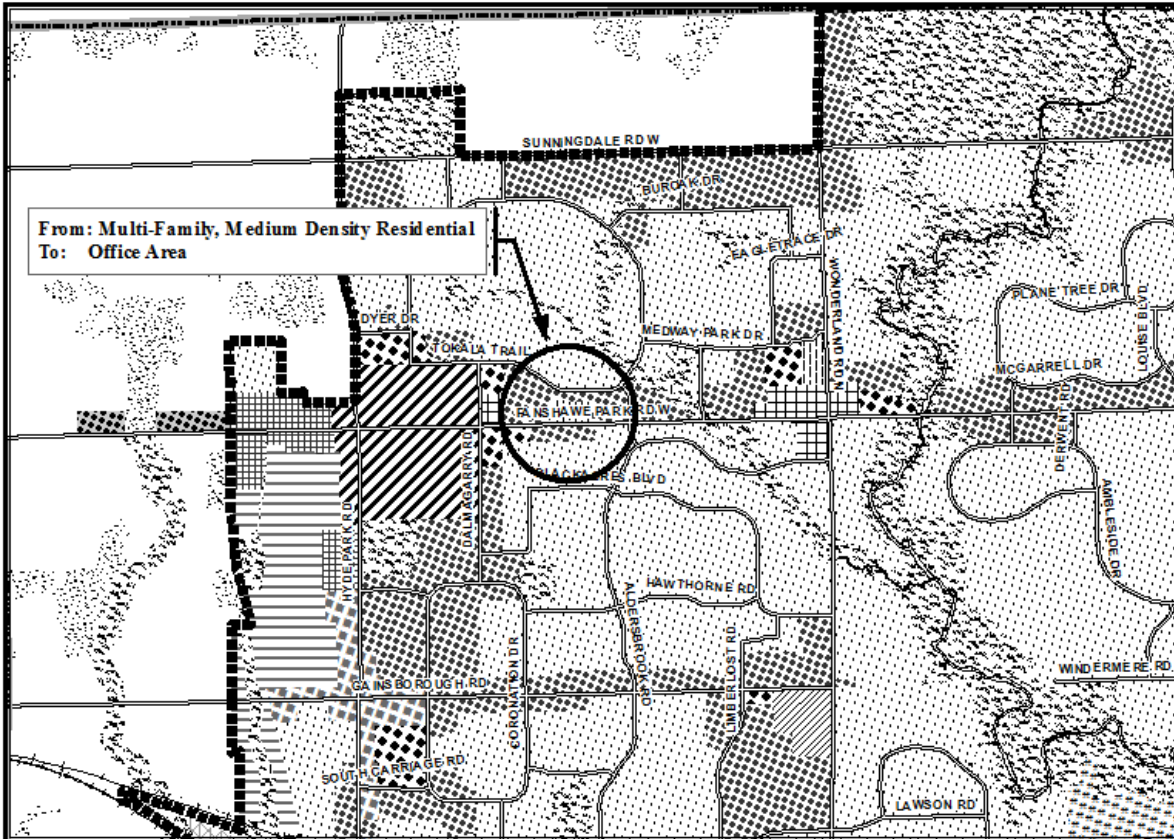
The recommended amendment will facilitate a form of development that is comparable to the form of development permitted by the current zoning and will facilitate the development of low density residential development along Tokala Trail in a form which is consistent and compatible to the existing residential development

The recommendation to permit only medical/dental office uses will not compete with the Downtown for general office space

**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 changing the designation of a portion of those lands located at 2605-2651 Tokala Trail in the City of London, as indicated on "Schedule 1" attached hereto from Multi-Family, Medium Density Residential to Office Area



From: Multi-Family, Medium Density Residential  
To: Office Area

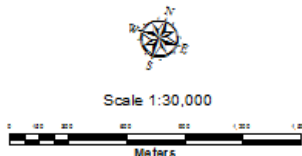
**Legend**

- |   |                                   |
|---|-----------------------------------|
| Downtown                                      | Office/Residential                |
| Wonderland Road Community Enterprise Corridor | 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                       |
|   | 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



FILE NUMBER: OZ-8511

PLANNER: EL

TECHNICIAN: TT

DATE: 2015/09/23

