

Bill No. 172
2016

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 276 Highbury Avenue North, 281 & 285 Short Avenue and 1325 Trafalgar Street.

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 May 3, 2016.

Matt Brown
Mayor

Catharine Saunders
City Clerk

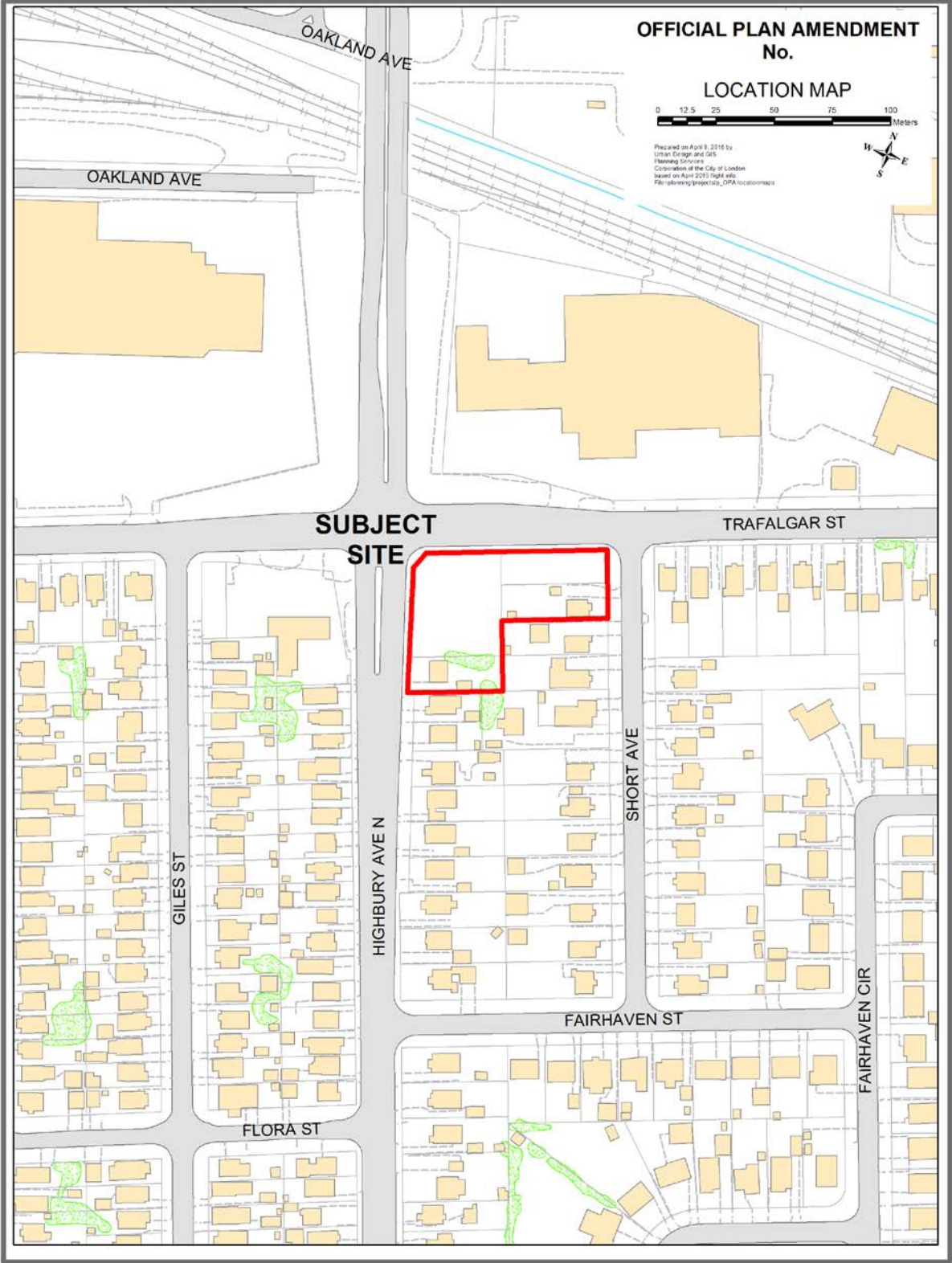
First Reading – May 3, 2016
Second Reading - May 3, 2016
Third Reading - May 3, 2016

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on April 8, 2016 by
Urban Design and GIS
Planning Services
Corporation of the City of London
Based on April 2015 flight data.
File: planning/inspectors_OPA_locationmaps



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 Low Density Residential to Neighbourhood Commercial Node on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 276 Highbury Avenue North, 281 & 285 Short Avenue and 1325 Trafalgar Street in the City of London.

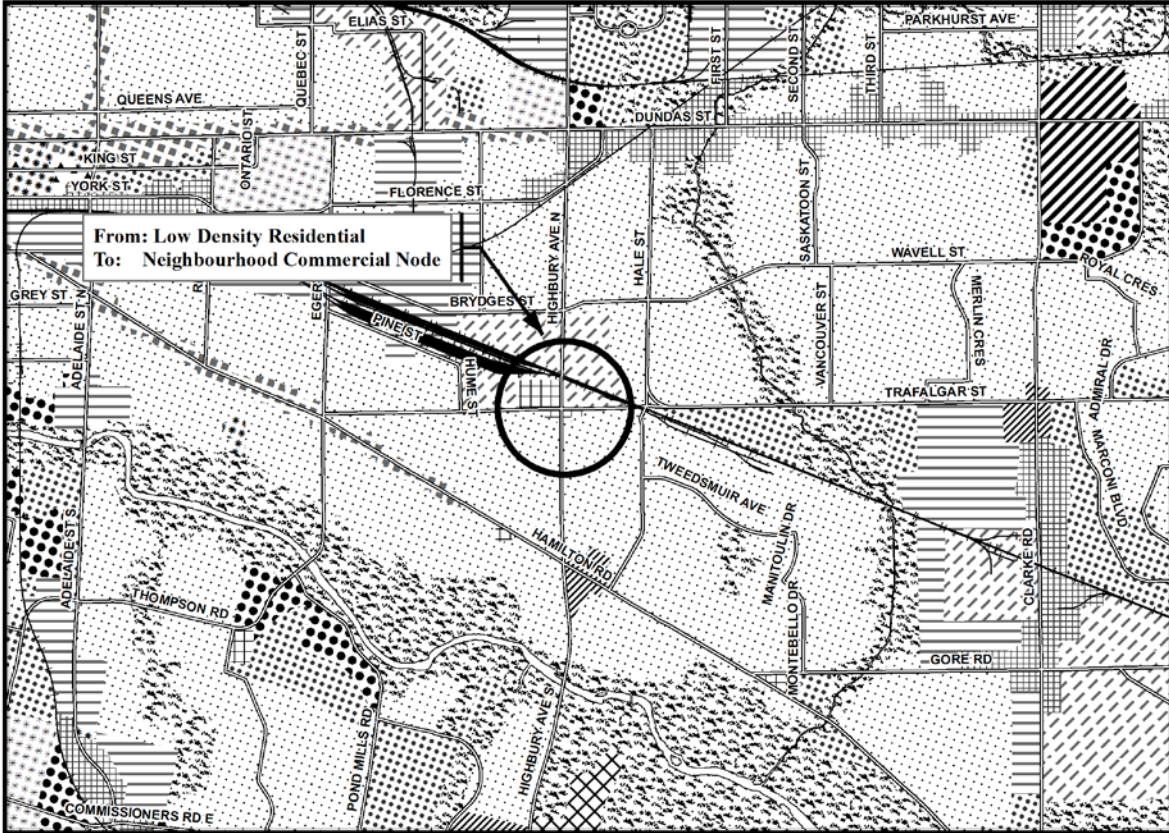
C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the *Provincial Policy Statement*, 2014, the policies of the Official Plan, by establishing a logical extension of the existing Neighbourhood Commercial Node, maintaining access and parking requirements to accommodate the proposed use to minimize impacts on the surrounding area. The related traffic impacts and orientating and siting of the proposed building is designed to minimize any impacts to existing residential area. The recommended amendment will facilitate a form of development to accommodate a drive-thru is being oriented and sited to minimize impacts towards the public realm and adjacent residential uses.

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 designating those lands located at 276 Highbury Avenue North, 281 & 285 Short Avenue and 1325 Trafalgar Street in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Neighbourhood Commercial Node.



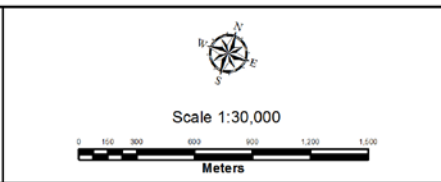
Legend			
	Downtown		Office/Residential
	Wonderland Road Community Enterprise Corridor		Office Business Park
	Enclosed Regional Commercial Node		General Industrial
	New Format Regional Commercial Node		Light Industrial
	Community Commercial Node		Regional Facility
	Neighbourhood Commercial Node		Community 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-8579

PLANNER: EL

TECHNICIAN: MB

DATE: 2016/03/15