

Bill No. 117  
2012

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

A by-law to amend the Official Plan for the City of London, 1989 relating to methadone clinics and Methadone pharmacies.

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

1. Amendment No. 521 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 20, 2012

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 20, 2012  
Second Reading – March 20, 2012  
Third Reading – March 20, 2012

## AMENDMENT NO. 521

to the

### OFFICIAL PLAN FOR THE CITY OF LONDON

#### A. PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to establish new policies relating to methadone clinics and methadone pharmacies to:

- i. Plan these uses for the benefit of those that use them; and
- ii. Plan these uses to avoid, and mitigate, potential land use impacts that can be associated with these uses.

#### B. LOCATION OF THIS AMENDMENT

This is a general text Official Plan Amendment that applies to all lands located within the City of London.

#### C. BASIS OF THE AMENDMENT

This amendment is based on a comprehensive study of methadone clinics and methadone pharmacies. The study included detailed research, a comprehensive consultation process, interviews with health care service providers and a review of best practices.

#### D. THE AMENDMENT

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

1. Inserting the following as Section 6.2.11:

6.2.11 Methadone maintenance treatment represents an important facet of health care delivery within the City of London. In general, methadone clinics are those clinics and medical offices that are used for the prescription and/or dispensing of methadone as more than an ancillary activity. Methadone pharmacies are those pharmacies that dispense methadone as more than an ancillary activity. The Zoning By-law will define these uses more precisely.

Land Use Planning Goals Two primary goals will guide land use planning for methadone clinics and methadone pharmacies:

- i. Plan for these uses in locations that best meet the needs of those who use methadone clinics and methadone pharmacies;
- ii. Minimize the potential for land use conflicts that can be generated by methadone clinics or methadone pharmacies.

Permitted Locations Zoning to allow for methadone clinics and methadone pharmacies will only be permitted in the following Official Plan designations, subject to meeting the goals, evaluation criteria, requirements and Planning Impact Analysis policies of this Plan:

- i. Regional Facility;
- ii. Enclosed Regional Commercial Node;
- iii. New Format Retail Commercial Node;
- iv. Community Commercial Node;
- v. Auto-oriented Commercial; and,
- vi. Office Area.

Evaluation Criteria for Required Zoning By-law Amendment Zoning to allow for methadone clinics and methadone pharmacies shall be established through a zoning by-law amendment to allow for a full community consultation process. Zoning amendments to permit methadone clinic and methadone pharmacy uses will only be allowed where all of the following criteria are met:

- i. Sites must be well served by public transit;
- ii. Property boundaries for proposed methadone clinics and methadone pharmacies must be a minimum of 300m from any elementary or secondary school property;
- iii. Property boundaries for proposed methadone clinics and methadone pharmacies must be a minimum of 300m from any municipal library, municipal pool, municipal arena or the Western Fairgrounds;
- iv. Sites must be large enough to accommodate parking requirements;
- v. Planning Impact Analysis policies of this Plan will apply.

Zoning By-law Requirements      The Zoning By-law will identify standards for new and expanded methadone clinics and methadone pharmacies to ensure:

- i. Adequate automobile parking;
- ii. Adequate bicycle parking facilities; and
- iii. Adequate waiting room floor areas.

Public Site Plan Requirements      The Zoning By-law will require that all proposals for new and expanded methadone clinics and methadone pharmacies will be subject to a Public site plan process.

The integration of Crime Prevention Through Environmental Design (CPTED) principles and the discrete location of clinic entrances will be considered, in balance with other relevant site plan considerations, through the site plan review process.

2.                    Inserting the following as Section 4.3.5.3.1:

**4.3.5.3.1  
Methadone  
Clinics and  
Methadone  
Pharmacies**      Within the Enclosed Regional Commercial Node designation, methadone clinics and methadone pharmacies may be permitted, subject to a zoning by-law amendment and in accordance with the policies under section 6.2.11 of this Plan.

3.                    Inserting the following as Section 4.3.6.3.1:

**4.3.6.3.1  
Methadone  
Clinics and  
Methadone  
Pharmacies**      Within the New Format Retail Commercial Node designation, methadone clinics and methadone pharmacies may be permitted, subject to a zoning by-law amendment and in accordance with the policies under section 6.2.11 of this Plan.

4.                    Insert the following as Section 4.3.7.3.1:

**4.3.7.3.1  
Methadone  
Clinics and  
Methadone  
Pharmacies**      Within the Community Commercial Node designation, methadone clinics and methadone pharmacies may be permitted, subject to a zoning by-law amendment and in accordance with the policies under section 6.2.11 of this Plan.

5.                    Insert the following as Section 4.4.2.4.1:

**4.4.2.4.1  
Methadone  
Clinics and  
Methadone  
Pharmacies**      Within the Auto-oriented Commercial designation, methadone clinics and methadone pharmacies may be permitted, subject to a zoning by-law amendment and in accordance with the policies under section 6.2.11 of this Plan.

6.                    Insert the following as Section 5.2.2.1:

**5.2.2.1  
Methadone  
Clinics and  
Methadone  
Pharmacies**      Within the Office Area designation, methadone clinics and methadone pharmacies may be permitted, subject to a zoning by-law amendment and in accordance with the policies under section 6.2.11 of this Plan.