

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	THE LONDON PLAN MINISTER'S MODIFICATIONS MEETING ON JANUARY 23, 2017 4:30 PM

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the attached information report with respect to the Minister of Municipal Affairs approval of *The London Plan* with modifications, attached as Appendix A, **BE RECEIVED**.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

September 19, 2016 - Planning and Environment Committee, information report regarding the decision of the Ontario Municipal Board (OMB) with respect to Official Plan Amendments 606 and 607 (By-law No. C.P.-1284-(st)-331) be forwarded to the Minister of Municipal Affairs to be included in *The London Plan*.

August 22, 2016 - Planning and Environment Committee, information report regarding a communication from the Chippewas of the Thames First Nation regarding *The London Plan* be forwarded to the Minister of Municipal Affairs for their consideration in the approval of *The London Plan*.

August 22, 2016 - Planning and Environment Committee, Public Participation Meeting regarding Secondary Dwelling Units be forwarded to the Minister of Municipal Affairs to be included in *The London Plan*.

July 18, 2016 - Planning and Environment Committee, Public Participation Meeting regarding Near Campus Neighbourhoods be forwarded to the Minister of Municipal Affairs to be included in *The London Plan*.

June 13, 2016 – Planning and Environment Committee, Statutory Public Participation Meeting on the final recommended version of *The London Plan*.

December 14, 2015 – Planning and Environment Committee, Public Participation Meeting regarding Intensification Targets to be included in *The London Plan*.

June 20, 2015 – Planning Report to Planning and Environment Committee, Public

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

Participation Meeting regarding the Second Draft of *The London Plan*.

March 9, 2015 – Strategic Priorities and Policy Committee, update on the draft of *The London Plan* and next steps.

June 23, 2014 – Strategic Priorities and Policy Committee, Public Participation Meeting on the draft of *The London Plan*.

June 17, 2014 – Planning and Environment Committee, regarding the recommended expansion of the Urban Growth Boundary (UGB) to accommodate future industrial growth.

May 22, 2014 – Strategic Priorities and Policy Committee, launch of the new draft Official Plan for the City of London.

April 14, 2014 – Strategic Priorities and Policy Committee, update on *ReThink London* and an overview of the next steps for public review and engagement on the draft of the new Official Plan in advance of its final adoption by Municipal Council.

March 17, 2014 – Strategic Priorities and Policy Committee, Industrial Land Development Strategy - Expansion of the Urban Growth Boundary for Industrial Uses.

December 10, 2013 – Planning and Environment Committee - Expansion of the Urban Growth Boundary for non-industrial uses.

November 26, 2013 – Planning and Environment Committee, “Land Needs Background Study for the 2011 Official Plan Review” - Adoption of background document for the ReThink London Official Plan Review process.

November 18, 2013 – “Industrial Land Development Strategy 2013-2023,” Strategic Priorities and Policy Committee.

October 8, 2013 – Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

August 26, 2013 – Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the information report on the public feedback to the *ReThink London* discussion papers.

July 23, 2013 – Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review – Requests for inclusion.

June 18, 2013 – Planning and Environment Committee, Land Needs Background Study for the 2011 Official Plan Review.

June 10, 2013 – Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the *ReThink London* process and the discussion papers related to the eight key directions.

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

April 23, 2013 – Planning and Environment Committee - O-8014: Industrial Lands Review Study – Urban Growth Boundary Review Public Participation Meeting.

December 4, 2012 – Strategic Priorities and Policy Committee, O-8014: Industrial Lands Review Study.

December 4, 2012 – Planning Report to Strategic Priorities and Policy Committee (SPPC) regarding the status of the *ReThink London* community engagement report.

October 15, 2012 – Planning and Environment Committee, City of London Growth Projections: 2011-2041.

June 18, 2012 – Planning and Environment Committee, “City of London Growth Projections: 2011-2041.”

March 5, 2012 – Strategic Priorities and Policy Committee, “Status of the 2011 Industrial Land Development Strategy Update”.

January 30, 2012 – Planning Report to Strategic Priorities and Policy Committee regarding the final Terms of Reference for the Official Plan Review.

BACKGROUND

The London Plan, the new Official Plan for the City of London, was adopted by Council on June 23, 2016. On December 28, 2016, the Minister of Municipal Affairs approved *The London Plan* with modifications in accordance with Section 17(34) of the *Planning Act*. Notice of Decision was given by the Minister, on December 30, 2016, pursuant to subsection 17(35) and 26 of the *Planning Act*.

The London Plan is the outcome of an unprecedented process of public consultation and engagement. Through the ReThink London process, which was officially launched with the Municipal Council adoption of the terms of reference on February 21, 2012, Londoners have developed the community’s vision for the future. *The London Plan* sets forth Council’s policies that will guide London’s growth and development and shape the look, feel, and function of our City for the next 20 years. *The London Plan* will have a direct impact on all residents of London; its policies address matters from infrastructure development to streetscapes, and address matters such as neighbourhood design, transportation, environmental protection, parks and recreation, farmland preservation and affordable housing.

Through the ReThink London process, more than 20,000 Londoners from across the City have participated. These many perspectives, values and comments were used to develop *The London Plan*. In addition to the substantial public input received through the ReThink London process, *The London Plan* was developed on many background studies including those identified below and listed in the bibliography of this report.

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

1. The preparation, review, consideration and adoption of Employment, Population, Housing and Non-Residential Construction Projections, City of London, 2011 Update, September 7, 2012 (the "Altus Report"), endorsed by Municipal Council on October 30, 2012, following the consideration of the Update by Planning and Environment Committee on June 18, 2012 and October 15, 2012.
2. The preparation, consideration and adoption of "ReThink London Land Needs Background Study, 2011-2031", adopted by Municipal Council on December 3, 2013, following the consideration of the Background Study by Planning and Environment Committee on June 18, 2013, a public participation meeting on July 23, 2013 to consider landowner requests for inclusion within the Urban Growth Boundary, and public participation meeting on November 26, 2013.
3. The preparation and release for public comment of the "ReThink London Discussion Papers" on June 13, 2013, outlining the Vision, Values and Directions for the new Official Plan.
4. The consideration of "What We've Heard", a summary of feedback on the ReThink London (Official Plan Review) process and the eight Discussion Papers by the Strategic Priorities and Policy Committee on August 26, 2013.
5. The adoption of an Official Plan Amendment to permit an expansion of the Urban Growth Boundary for Industrial Lands by Municipal Council on March 31, 2015 following the consideration of the possible Urban Growth Boundary expansion by Planning and Environment Committee at public participation meetings held on April 23, 2013, June 17, 2014, September 23, 2014 and March 23, 2015.
6. The adoption of intensification targets for the new Official Plan by Municipal Council on January 4, 2016 following the consideration establishing both an overall intensification target to be achieved within the Built Area Boundary and an additional intensification target to be achieved within the Primary Transit Area as identified in the new Official Plan by Planning and Environment Committee at a public participation meeting held on December 14, 2015.
7. The preparation of an Office Policy Review by Hemson Consulting Ltd., April 11, 2016 to review the Official Plan office policies, and to recommend any modifications to those policies if required as a result of the review.
8. Many other studies that were prepared prior to, or during *The London Plan* process by various Service Areas throughout the City, as documented through ReThink London process.

--	--

MINISTER’S MODIFICATIONS

The Notice of Decision issued by the Minister of Municipal Affairs on December 30, 2016 that sets out the list of modifications to *The London Plan* is attached as “Appendix A” to this report.

In total, there are 29 Minister’s modifications to *The London Plan*. These modifications include the following:

- 7 modifications relating to the addition of references to provincial legislation (e.g. *Provincial Policy Statement*, provincial legislation, *Environmental Protection Act*, *Minimum Distance Separation Implementation Guidelines and Formulae*, *Canada Land Inventory*, and *Natural Heritage Reference Manual*)
- 2 modifications to address recent changes in legislation (e.g. *Minimum Distance Separation Implementation Guidelines*)
- 16 modifications relating to technical changes that address certain policy matters such as consultation with First Nations, and specific wording additions to Civic Infrastructure, Farmland Place Type, and Waste Management Resource Recovery Area Place Type policies.

Noting that a couple of the modifications listed above apply to more than one policy.

- 6 modifications relating to substantial changes to *The London Plan*:
 - Deletion of two policy references regarding the Maps in Appendix 1,
 - Revision to the policies on Secondary Suites (Policy 942),
 - Deleting and replacing the policies on Near Campus Neighbourhood (Policies 962-986) and Map 7- Specific Policy Areas with the Council endorsed and modified policies, and
 - Deleting the specific policies in their entirety for 401 Industrial Expansions within the Future Growth Place Type.

The following table is an “insert and strikeout” summary to clarify the nature of the Minister’s modifications to *The London Plan*. The table is organized to include the applicable policy as adopted by Council on December 23, 2016 and the modification to the policy given by the Minister followed by how the policy will read, as modified.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

Summary - List of Minister’s Modifications to *The London Plan* (Council Adopted June 23, 2016)

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister’s Modification	How the policy reads, as modified
1	Our Challenge	26	While changes may be made to the Plan, any such changes shall be consistent with the policy framework that has been established to evaluate such proposals for change. It is important to recognize that the Plan may be modified over time, but it is equally as important to ensure that such change does not undermine the purpose and intent of the policy framework for this Plan.	26_ is modified by inserting the phrase “, the Provincial Policy Statement and Provincial Legislation” immediately after the word “change”.	While changes may be made to the Plan, any such changes shall be consistent with the policy framework that has been established to evaluate such proposals for change, the <i>Provincial Policy Statement and provincial legislation</i> . It is important to recognize that the Plan may be modified over time, but it is equally as important to ensure that such change does not undermine the purpose and intent of the policy framework for this Plan.
2	Our Challenge	41	City Council is responsible for interpreting all portions of this Official Plan.	41_ is deleted in its entirety and replaced with “City council is responsible for making decisions that conform to this plan and that are	City Council is responsible for making decisions that conform to this plan and that are consistent with the <i>Provincial Policy Statement</i>.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
				consistent with the Provincial Policy Statement."	
3	Our Challenge	43	It is intended that the policies of this Plan will allow for a reasonable amount of flexibility through interpretation, provided that such interpretation represents good planning and is consistent with the policies of this Plan. In instances where interpretation is needed the following policies will apply:	43_ is modified by inserting the phrase "and the Provincial Policy Statement" at the end of the first sentence.	It is intended that the policies of this Plan will allow for a reasonable amount of flexibility through interpretation, provided that such interpretation represents good planning and is consistent with the policies of this Plan and the <i>Provincial Policy Statement</i> . In instances where interpretation is needed the following policies will apply:
4	Our Challenge	47_9	Maps – The Official Plan maps, drawn to scale, that constitute part of <i>The London Plan</i> are under separate cover as a full-sized map set. For convenient reference, Appendix 1 to <i>The London Plan</i> provides 8.5" by 11" illustrations of these maps. The maps in Appendix 1 are not part of	47_ 9. Is modified by deleting the sentence "The maps in Appendix 1 are not part of this Official Plan".	Maps – The Official Plan maps, drawn to scale, that constitute part of <i>The London Plan</i> are under separate cover as a full-sized map set. For convenient reference, Appendix 1 to <i>The London Plan</i> provides 8.5" by 11" illustrations of these maps. The maps in Appendix 1 are not part of this Official Plan.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			this Official Plan.		
5	Our Strategy	52_1	Be accountable – The decisions City Council makes will conform with <i>The London Plan</i> . Being open and transparent in its decision making will allow all Londoners to see that the values, vision, and priorities of the Plan are being adhered to in every decision City Council makes.	52_ 1. Is modified by inserting the phrase “and be consistent with the Provincial Policy Statement” at the end of the first sentence.	Be accountable – The decisions City Council makes will conform with <i>The London Plan</i> . Being open and transparent in its decision making will allow all Londoners to see that the values, vision, and priorities of the Plan are being adhered to in every decision City Council makes and be consistent with the <i>Provincial Policy Statement</i>.
6	Our Strategy	56_5	Explore opportunities to partner and create economic development strategies with First Nations communities.	56_ is modified by deleting bullet 5. in its entirety and replacing it with, “Create a working relationship with neighboring First Nations communities and explore opportunities for collaboration on common objectives.”	Create a working relationship with neighbouring First Nations communities and explore opportunities for collaboration on common objectives.
7	Our City	74	The Urban Growth Boundary will be expanded only if it is demonstrated	74_ is modified by deleting the word “vacant” after the word “insufficient”.	The Urban Growth Boundary will be expanded only if it is demonstrated

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			through a comprehensive review that there is insufficient vacant land supply to accommodate growth needs for up to 20 years, considering this Plan's intensification target.		through a comprehensive review that there is insufficient vacant land supply to accommodate growth needs for up to 20 years, considering this Plan's intensification target.
8	Our City	137	Adequate lands will be included within the Urban Growth Boundary to ensure there is an ample supply of strategically-sized and located sites for attracting industrial businesses of various kinds.	137_ is modified by deleting the phrase "lands will be" and add the phrase "land is".	Adequate lands will be land is included within the Urban Growth Boundary to ensure there is an ample supply of strategically-sized and located sites for attracting industrial businesses of various kinds.
9	Civic Infrastructure	456	Appropriate consultation and approvals will be obtained from agencies such as the conservation authorities and the Ministry of the Environment and Climate Change, according to requirements of the <i>Environmental Protection Act</i> , <i>Environmental Assessment Act</i> , <i>Ontario Water Resources Act</i> , <i>Safe</i>	456_ is modified by adding the following new sentence after the existing policy, "Appropriate pre-consultation and engagement with the First Nations will be a part of this process."	Appropriate consultation and approvals will be obtained from agencies such as the conservation authorities and the Ministry of the Environment and Climate Change, according to requirements of the <i>Environmental Protection Act</i> , <i>Environmental Assessment Act</i> , <i>Ontario Water Resources Act</i> , <i>Safe Drinking Water</i>

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<i>Drinking Water Act, Conservation Authorities Act, Water Opportunities and Water Conservation Act, and other provincial legislation and regulations.</i>		<i>Act, Conservation Authorities Act, Water Opportunities and Water Conservation Act, and other provincial legislation and regulations.</i> Appropriate pre-consultation and engagement with the First Nations will be a part of this process.
10	Civic Infrastructure	488	Development will not be permitted surrounding closed landfill sites and other sites which produce gases similar to those found in landfill areas, where such development could be adversely affected by the operation of disposal facilities and/or methane gas and leachate. Provincial guidelines will be followed to delineate an influence area and may recommend mitigation measures such as distance separation, buffering and compatible intervening land uses. No	488_ is modified by deleting the phrase "by the Province" and replacing it with the phrase "under the Environmental Protection Act"	Development will not be permitted surrounding closed landfill sites and other sites which produce gases similar to those found in landfill areas, where such development could be adversely affected by the operation of disposal facilities and/or methane gas and leachate. Provincial guidelines will be followed to delineate an influence area and may recommend mitigation measures such as distance separation, buffering and compatible intervening land uses. No use shall be

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			use shall be made of land or land covered by water which has been used for the disposal of waste for a period of twenty-five years from the year in which such land ceased to be so used unless approval by the Province for the proposed use has been given.		made of land or land covered by water which has been used for the disposal of waste for a period of twenty-five years from the year in which such land ceased to be so used unless approval by the Province under the <i>Environmental Protection Act</i> for the proposed use has been given.
11	Cultural Heritage	552	These cultural heritage resources, both publicly and privately-owned, define the city's unique identity and contribute to its continuing prosperity. The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in. Our heritage resources are assets that cannot easily be replicated	552_ is modified by adding the following phrase after the word "owned" in the first sentence ", and those of the three neighboring First Nation communities (Chippewas of the Thames First Nation, Munsee-Delaware Nation, and Oneida Nation of the Thames)".	These cultural heritage resources, both publicly and privately-owned, and those of the three neighbouring First Nation communities (Chippewas of the Thames First Nation, Munsee-Delaware Nation, and Oneida Nation of the Thames)" , define the city's unique identity and contribute to its continuing prosperity. The quality and diversity of these resources are important in

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			and they provide a unique living environment and quality of life. By conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future.		distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in. Our heritage resources are assets that cannot easily be replicated and they provide a unique living environment and quality of life. By conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future.
12	Cultural Heritage	613	Where First Nations significant archaeological resources are to be preserved on site, the consultant archaeologist shall consult with the appropriate First Nation to identify approaches to commemoration of the site.	Policy 613_ is modified by adding the phrase "the proponent and" before the phrase "the consultant".	Where First Nations significant archaeological resources are to be preserved on site, the proponent and the consultant archaeologist shall consult with the appropriate First Nation to identify approaches to commemoration of the site.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
13	Cultural Heritage	615	Where a Stage 3 archaeological assessment is being undertaken on First Nations archaeological resources, the consultant archaeologist shall notify the appropriate First Nation in advance of on-site assessment work.	615_ is modified by adding the phrase "2 and" before the number "3", adding the phrase "the proponent and" before the phrase "the consultant", and adding the sentence "Provision shall also be made to include a monitor for the assessment work." at the end of the existing policy.	615_ Where a Stage 2 and 3 archaeological assessment is being undertaken on First Nations archaeological resources, the consultant archaeologist shall notify the appropriate First Nation in advance of on-site assessment work. Provision shall also be made to include a monitor for the assessment work.
14	Neighbourhoods Place Type	942	Secondary dwelling units are permitted as-of-right within single detached dwellings, semi-detached dwellings or a street townhouse dwelling where all of the following criteria are met: 1.The secondary dwelling unit must be clearly ancillary and subordinate to the primary residential use. 2. A maximum of one secondary dwelling unit per primary dwelling unit	942_ is modified by: i) deleting bullet 1, bullet 4, and bullet 13 in their entirety; ii) in bullet 5, delete the word "will" and replace with the word "shall"; iii) in bullet 6, delete the word "will" and replace with the word "shall"; iv) in bullet 7, delete the word "will" and replace with the word "shall"; v) in bullet 8, delete the phrase "will	Secondary dwelling units are permitted as-of-right within single detached dwellings, semi-detached dwellings or a street townhouse dwelling where all of the following criteria are met: 1. The secondary dwelling unit must be clearly ancillary and subordinate to the primary residential use. 2. 1. A maximum of one secondary dwelling unit per primary dwelling unit

--	--

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<p>is permitted, and must be located on the same lot as the primary dwelling unit.</p> <p>3. Secondary dwelling units will not be permitted within the Near-Campus Neighbourhood area as defined in the Specific Policies in this chapter.</p> <p>4. A secondary dwelling unit will be limited to a maximum of one bedroom, and the total number of bedrooms in the primary dwelling unit and secondary dwelling unit combined will not be greater than five.</p> <p>5. Secondary dwelling units will be required to be licensed pursuant to the Residential Rental Unit Licensing By-law.</p> <p>6. The gross floor area of a secondary dwelling unit will not be greater than 40% of the combined total gross floor</p>	<p>not be permitted for front or exterior side yards" and replace it with the phrase "in the front or exterior side yards should maintain the character of the primary dwelling unit". Delete the word "Access" and replace it with the phrase "To protect neighborhood character, access";</p> <p>vi) bullet 9 is deleted and replaced with the following, "Any zoning amendments or variances to provide for parking in excess of the minimum parking required for the primary dwelling unit, including any request for boulevard parking, front yard parking, or changes to landscaped open space regulations to support parking for a secondary unit, shall be discouraged. A new additional driveway is not permitted to provide for the secondary</p>	<p>is permitted, and must be located on the same lot as the primary dwelling unit.</p> <p>3- 2. Secondary dwelling units will not be permitted within the Near-Campus Neighbourhood area as defined in the Specific Policies in this chapter.</p> <p>4. A secondary dwelling unit will be limited to a maximum of one bedroom, and the total number of bedrooms in the primary dwelling unit and secondary dwelling unit combined will not be greater than five.</p> <p>5- 3. Secondary dwelling units will shall be required to be licensed pursuant to the Residential Rental Unit Licensing By-law.</p> <p>6- 4. The gross floor area of a secondary dwelling unit will shall not be greater than 40% of the combined</p>

--	--

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<p>area of both the primary dwelling unit and the secondary dwelling unit.</p> <p>7. A secondary dwelling unit will comply with all regulations of the associated zone.</p> <p>8. Exterior alterations to the primary dwelling unit to provide for secondary dwelling units will not be permitted for front or exterior side yards. Access to secondary dwelling units may be through existing entrances or new entrances located in rear or side yards.</p> <p>9. In addition to the parking requirement for the primary residential unit, one additional parking space will be required and maintained in accordance with the Zoning By-law. A second driveway is not permitted.</p> <p>10. Secondary dwelling units may be</p>	<p>dwelling unit;"</p> <p>vii) in bullet 10, delete the first paragraph and replace it with the phrase "Secondary dwelling units may be permitted within a legally established accessory structure that:". In sub-bullet "c", add the phrase "which apply to accessory structures" after the word "zone". Add a new sub-bullet "d" with the following phrase "is in association with a primary dwelling unit which does not contain a secondary dwelling unit";</p> <p>viii) bullet 11 is deleted in its entirety and replaced with the following "Secondary dwelling units located within a primary dwelling unit shall not require Site Plan Approval. Secondary dwelling units within an accessory structure shall require Site Plan</p>	<p>total gross floor area of both the primary dwelling unit and the secondary dwelling unit.</p> <p>7. 5. A secondary dwelling unit will shall comply with all regulations of the associated zone.</p> <p>8. 6. Exterior alterations to the primary dwelling unit to provide for secondary dwelling units will not be permitted for front or exterior side yards in the front or exterior side yards should maintain the character of the primary dwelling unit. Access To protect neighbourhood character, access to secondary dwelling units may be through existing entrances or new entrances located in rear or side yards.</p> <p>9. 7. In addition to the parking requirement for the primary residential</p>

--	--

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<p>permitted within a legally established accessory structure only where the primary dwelling unit does not contain a secondary dwelling unit and the secondary dwelling unit:</p> <p>a. Is located on the same lot as the primary dwelling unit.</p> <p>b. Is located in the rear yard.</p> <p>c. Meets the requirements of the zone.</p> <p>11. New or expanded accessory structures that are proposed to house secondary dwelling units shall require site plan approval.</p> <p>12. A secondary dwelling unit will not be located within a basement within a dwelling located in a flood plain as regulated by the conservation authority having jurisdiction for that area.</p> <p>13. A secondary dwelling unit shall be</p>	<p>Approval.”</p> <p>ix) in bullet 12, delete the word “will” and replace it with the word “shall”.</p> <p>x) Add a new bullet with the following wording, “Minor variances to permit front yard parking shall not be supported where the proposed new development, expanded development, or modification to an existing development eliminates existing parking that is in a location which conforms to the Zoning By-law.”</p> <p>xi) Renumber the sub-bullets in policy 942 in sequential order</p>	<p>unit, one additional parking space will be required and maintained in accordance with the Zoning By-law. A second driveway is not permitted. Any zoning amendments or variances to provide for parking in excess of the minimum parking required for the primary dwelling unit, including any request for boulevard parking, front yard parking, or changes to landscaped open space regulations to support parking for a secondary unit, shall be discouraged. A new additional driveway is not permitted to provide for the secondary dwelling unit.</p> <p>40- 8. Secondary dwelling units may be permitted within a legally established accessory structure only where the primary dwelling unit does not contain</p>

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			permitted only where the primary unit is owner occupied.		<p>a secondary dwelling unit and the secondary dwelling unit Secondary dwelling units may be permitted within a legally established accessory structure that:</p> <p>a. Is located on the same lot as the primary dwelling unit.</p> <p>b. Is located in the rear yard.</p> <p>c. Meets the requirements of the zone which apply to accessory structures.</p> <p>d. Is in association with a primary dwelling unit which does not contain a secondary dwelling unit.</p> <p>11. 9. New or expanded accessory structures that are proposed to house secondary dwelling units shall require site plan approval. Secondary dwelling units located within a primary dwelling unit shall not</p>

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
					<p>require site plan approval. Secondary dwelling units within an accessory structure shall require site plan approval. 12. 10. A secondary dwelling unit will shall not be located within a basement within a dwelling located in a flood plain as regulated by the conservation authority having jurisdiction for that area. 13. A secondary dwelling unit shall be permitted only where the primary unit is owner occupied. 14. Minor variances to permit front yard parking shall not be supported where the proposed new development, expanded development, or modification to an existing development eliminates existing parking that is in a location</p>

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
					which conforms to the Zoning By-law.
15	Neighbourhoods Place Type	962 to 983	Refer to policies 962 to 986 - Near Campus Neighbourhood specific policies for the Neighbourhood Place Type	Policies 962 to 986 inclusive are deleted in their entirety and replaced with the City of London Council endorsed and modified policies in "Appendix 1".	See attached Appendix 1 of the Minister's modification.
16	Industrial Place Type	1109	The Heavy Industrial Place Type is where those industries that generate significant planning impacts, such as noise, vibration, air emissions, hazardous materials, and unsightly outdoor storage, will be permitted. These uses will be physically separated from other uses to avoid land use conflicts and to allow them to operate effectively without regular complaints from adjacent uses.	1109_ is modified by adding the following sentence at the end of the paragraph, "Appropriate attention will be placed on the stormwater management and sanitary sewer discharge of these uses."	The Heavy Industrial Place Type is where those industries that generate significant planning impacts, such as noise, vibration, air emissions, hazardous materials, and unsightly outdoor storage, will be permitted. These uses will be physically separated from other uses to avoid land use conflicts and to allow them to operate effectively without regular complaints from adjacent uses. Appropriate attention will be placed

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
					on the stormwater management and sanitary sewer discharge of these uses.
17	Industrial Place Type	1127	The Industrial Place Types as shown on Map 1 are adequate to accommodate growth for the next 20 years based on City Council's adopted growth forecasts. However, if industrial growth exceeds expectations, there may be a need to add new industrial lands to the Urban Growth Boundary. Such expansion will only be permitted where: 1.Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.	1127_ is modified by: i) adding the phrase "at the time of a comprehensive review and only" before the word "where" in the third sentence of the first paragraph; ii) adding the phrase "it has been demonstrated that" before the punctuation ":"; and iii) adding a new bullet "d". after bullet "c." as follows: "d. The new or expanding settlement area is in compliance with the Minimum Distance Separation Implementation Guidelines and Formulae."	The Industrial Place Types as shown on Map 1 are adequate to accommodate growth for the next 20 years based on City Council's adopted growth forecasts. However, if industrial growth exceeds expectations, there may be a need to add new industrial lands to the Urban Growth Boundary. Such expansion will only be permitted at the time of a comprehensive review and only where it has been demonstrated that: 1.Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<p>2.The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety.</p> <p>3.In prime agricultural areas:</p> <p>a.The lands do not comprise specialty crop areas.</p> <p>b.There are no reasonable alternatives which avoid prime agricultural areas.</p> <p>c.There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.</p> <p>4.Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.</p>		<p>horizon.</p> <p>2.The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety.</p> <p>3.In prime agricultural areas:</p> <p>a.The lands do not comprise specialty crop areas.</p> <p>b.There are no reasonable alternatives which avoid prime agricultural areas.</p> <p>c.There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.</p> <p>d. The new or expanding settlement area is in compliance with the <i>Minimum Distance Separation</i></p>

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
					<i>Implementation Guidelines and Formulae.</i> 4. Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.
18	Future Growth Place Type	1169, 1170	401 INDUSTRIAL EXPANSIONS 1169_This policy applies in the following areas: 1.North of Highway 401 and west of Veterans Memorial Parkway 2.South of Wilton Grove Road and east and west of the Highbury Avenue interchange 3.South of Highway 401 east of Cheese Factory Road. 1170_For the blocks of land noted above, the following applies with	Policy 1169_,Policy 1170_, and the title "401 Industrial Expansions" are deleted in their entirety.	Title – "401 Industrial Expansions" and policies 1169 and 1170 deleted from Plan in their entirety.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<p>respect to calculations undertaken to satisfy the livestock Minimum Distance Separation (MDS) Implementation Guidelines and Formulae for MDS I and MDS II:</p> <p>1.The City will apply a Type 'A' land use classification for the purposes of MDS I, and only industrial uses will be permitted within the Type 'B' MDS setback. All other uses or applications for amendments to place types or zones other than for industrial uses will be calculated on the basis of MDS Type 'B' land classification.</p> <p>2. For expansions of existing livestock operations within the identified areas, the City will apply a Type 'A' land use classification to existing uses inside the adjacent Urban Growth Boundary, and existing place types and zones</p>		

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<p>permitting urban uses, for the purposes of MDS II calculations.</p> <p>3. If, in future, any of the livestock facilities cease to exist, there will no longer be a trigger for MDS calculations and the site specific policy area may be removed from Map 7 for the specific area that was affected.</p> <p>4. For the purpose of this specific policy, livestock facilities are one or more barns or permanent structures with livestock-occupied portions, or intended for keeping or housing of livestock. A livestock facility also includes all manure or materials storage and anaerobic digestors.</p>		
19	Farmland Place Type	1181_6, 7, 8,	1181_6. Allow for on-farm diversified uses that are compatible with and do	1181_6. is modified by: i) deleting bullet 6. in its entirety;	6. Allow for on-farm diversified uses that are compatible with and do not

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
		9, 10, 11, 12, and 13	<p>not hinder surrounding agricultural operations. Limited non-agricultural uses may be permitted only where it can be demonstrated that the proposed use is consistent with the <i>Provincial Policy Statement</i>.</p> <p>7. Allow for flexibility as farm practices and management techniques evolve.</p> <p>8. Permit secondary farm businesses and home occupations, to maintain farm viability.</p> <p>9. Support a pattern of agricultural land holdings that increases the viability of farm operations and avoids the fragmentation of land ownership.</p> <p>10. Discourage uses which are not supportive of agriculture from locating in the Farmland Place Type. 11. Direct permitted agricultural-related uses in the Farmland Place Type to lands that</p>	<p>ii) renumbering bullet "7." to "6.";</p> <p>iii) renumbering bullet "8." To "7.";</p> <p>iv) adding the phrase "on-farm diversified uses that are compatible with and do not hinder surrounding agricultural operations, such as" after the word "permit";</p> <p>v) deleting the phrase ", to maintain farm viability";</p> <p>vi) renumbering bullet "9." to "8.";</p> <p>vii) renumbering bullet "10." to "9.";</p> <p>viii) adding the following sentence "Limited non-agricultural uses may be permitted only where it can be demonstrated that the proposed use is consistent with the Provincial Policy Statement.";</p> <p>ix) deleting bullet 11. in its entirety;</p> <p>x) renumbering bullet "12." to "10.";</p> <p>xi) renumbering bullet "13." to "11.";</p>	<p>hinder surrounding agricultural operations. Limited non-agricultural uses may be permitted only where it can be demonstrated that the proposed use is consistent with the Provincial Policy Statement.</p> <p>7. 6. Allow for flexibility as farm practices and management techniques evolve.</p> <p>8. 7. Permit on-farm diversified uses that are compatible with and do not hinder surrounding agricultural operations, such as secondary farm businesses and home occupations, to maintain farm viability.</p> <p>9. 8. Support a pattern of agricultural land holdings that increases the viability of farm operations and avoids the fragmentation of land ownership.</p>

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			<p>are classified as having a lower soil capability in the Canada Land Inventory and to areas where the potential for conflict between agriculture and the proposed non-agricultural uses will be minimized.</p> <p>12. Minimize the potential for land use conflicts between residential uses and farm operations.</p> <p>13. Mitigate impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands.</p>	<p>and,</p> <p>xii) adding the following wording "by directing any proposed non-agricultural uses in the Farmland Place Type to lands that are classified as having a lower soil capability in the Canada Land Inventory, and to areas where the potential for conflict between agriculture and the proposed non-agricultural uses will be minimized" after the word "lands".</p>	<p>40- 9. Discourage uses which are not supportive of agriculture from locating in the Farmland Place Type. Limited non-agricultural uses may be permitted only where it can be demonstrated that the proposed use is consistent with the <i>Provincial Policy Statement</i>.</p> <p>41. Direct permitted agricultural-related uses in the Farmland Place Type to lands that are classified as having a lower soil capability in the Canada Land Inventory and to areas where the potential for conflict between agriculture and the proposed non-agricultural uses will be minimized.</p> <p>42- 10. Minimize the potential for land use conflicts between residential uses and farm operations.</p>

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
					13- 11. Mitigate impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands by directing any proposed non-agricultural uses in the Farmland Place Type to lands that are classified as having a lower soil capability in the <i>Canada Land Inventory</i>, and to areas where the potential for conflict between agriculture and the proposed non-agricultural uses will be minimized.
20	Farmland Place Type	1206	New policy 1206_4.	1206_ is modified by adding a new bullet "4." as follows: "4. Shall only be permitted through an amendment to this Plan."	1206_4. Shall only be permitted through an amendment to this Plan.
21	Waste Management Resource	1257	The lands affected by this policy are shown on Map 1 - Place Types, and include the lands generally bounded	1257_ is modified by deleting the wording ", and include the lands generally bounded by Wellington Road	The lands affected by this policy are shown on Map 1 - Place Types, and include the lands generally bounded by Wellington Road South, Manning

--	--

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
	Recovery Area Place Type		by Wellington Road South, Manning Drive, White Oak Road and Scotland Drive. The lands that contain the uses associated with the City's waste management and resource recovery operations are contained within these limits. Approximately half of these lands are occupied by the W12A waste disposal facility. Lands outside the active W12A waste disposal facility, but within the Waste Management Resource Recovery Area may be used for resource recovery and eco-industrial park uses, in conformity with the policies of this Plan , and subject to a zoning by-law amendment. Lands within the Waste	South, Manning Drive, White Oak Road and Scotland Drive"	Drive, White Oak Road and Scotland Drive. The lands that contain the uses associated with the City's waste management and resource recovery operations are contained within these limits. Approximately half of these lands are occupied by the W12A waste disposal facility. Lands outside the active W12A waste disposal facility, but within the Waste Management Resource Recovery Area may be used for resource recovery and eco-industrial park uses, in conformity with the policies of this Plan , and subject to a zoning by-law amendment. Lands within the Waste Management Resource Recovery Area may be added to the area defined for the W12A landfill without an

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			Management Resource Recovery Area may be added to the area defined for the W12A landfill without an amendment to this Plan, subject to a zoning by-law amendment.		amendment to this Plan, subject to a zoning by-law amendment.
22	Waste Management Resource Recovery Area Place Type	1262	Recreational uses may be established on municipally-owned lands around the W12A landfill and in conformity with the policies of this Plan.	1262_ is modified by adding the phrase "within the Waste Management Resource Recovery Area Place Type through a zoning by-law amendment" after the word "lands" and add "and consistent with the Provincial Policy Statement" after the word "Plan".	Recreational uses may be established on municipally-owned lands within the Waste Management Resource Recovery Area Place Type through a zoning by-law amendment , around the W12A landfill and in conformity with the policies of this Plan and consistent with the <i>Provincial Policy Statement</i> .
23	Waste Management Resource	1290	New Policy 1290_4.	1290_ is modified by adding the following as a new bullet to the policy, "4. An amendment to Map 1 – Place Types to remove the lands from Waste	1290_4. An amendment to Map 1 – Place Types to remove the lands from Waste Management Resource

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
	Recovery Area Place Type			Management Resource Recovery Area Place Type will be required."	Recovery Area Place Type will be required.
24	Natural Heritage	1341	The significance of woodlands will be based on an evaluation of the following considerations:	1341_ is modified by adding the following phrase "and the Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual" after the word "considerations".	The significance of woodlands will be based on an evaluation of the following considerations and the Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual:
25	Our Tools	1630	City Council will engage and consult with Middlesex County, neighbouring municipalities and First Nations on matters of mutual interest and concern, and specifically liaise with neighbouring municipalities and/ or First Nations on development proposals or matters which could affect the City and neighbouring municipalities and/or First Nations.	1630_ is modified by deleting the word "liaise" and replace it with the word "work".	City Council will engage and consult with Middlesex County, neighbouring municipalities and First Nations on matters of mutual interest and concern, and specifically liaise work with neighbouring municipalities and/ or First Nations on development proposals or matters which could affect the City and neighbouring municipalities and/or First Nations.
26	Our Tools	1631	The appropriate First Nations shall be provided notification in regard to the	1631_ is modified by adding the phrase ", such as the importance of	The appropriate First Nations shall be provided notification in regard to the

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
			identification of burial sites and significant archaeological resources relating to the activities of their ancestors. If the City of London initiates the preparation of an Archaeological Management Plan, the appropriate First Nations shall be notified and invited to participate in the process.	the Forks of the Thames” after the word “ancestors” in the first sentence.	identification of burial sites and significant archaeological resources relating to the activities of their ancestors, such as the importance of the Forks of the Thames. If the City of London initiates the preparation of an Archaeological Management Plan, the appropriate First Nations shall be notified and invited to participate in the process.
27	Our Tools	1788	In addition to these official maps, Appendix 1 provides unofficial maps for convenient quick reference. These maps are not to scale and should not be used as the basis for implementing this Plan. The maps in Appendix 1 do not constitute part of this Official Plan.	Policy 1788_ is modified by deleting the sentence “The maps in Appendix 1 do not constitute part of this Official Plan.”	In addition to these official maps, Appendix 1 provides unofficial maps for convenient quick reference. These maps are not to scale and should not be used as the basis for implementing this Plan. The maps in Appendix 1 do not constitute part of this Official Plan.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

#	Part or Chapter of the Plan	Policy No.	Council Adopted Policy	Minister's Modification	How the policy reads, as modified
28	Natural Heritage	Table 13	<ul style="list-style-type: none"> • Woodlands • Significant groundwater recharge areas, wellhead protection areas and highly vulnerable aquifers • Special Concern Species 	Table 13 is modified by deleting the bullet "Special Concern Species"	<ul style="list-style-type: none"> • Woodlands • Significant groundwater recharge areas, wellhead protection areas and highly vulnerable aquifers • Special Concern Species
29	Maps	Map 7	Refer to Map 7 – Specific Policy Areas	Map 7 is deleted and replaced with Map 7 in Appendix 2	See attached Appendix 2 of the Minister's modification.

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

NEXT STEPS

It is acknowledged that this report was prepared before the January 19, 2017 appeal deadline to *The London Plan*. The Ministry of Municipal Affairs is the Approval Authority regarding The London Plan; therefore, appeals to the Ontario Municipal Board must be filed with the Ministry. Planning Services has requested the Ministry of Municipal Affairs to provide the City with a copy of the appeal package to the Board.

In accordance with Section 17 (38) of the *Planning Act* those parts of The London Plan that are not appealed will come into force and effect as of January 20, 2017.

Following the appeal period, staff will bring one or more reports to the Planning and Environment Committee to outline next steps.

PREPARED BY:	
HEATHER McNEELY LONG RANGE PLANNING AND RESEARCH	
SUBMITTED BY:	SUBMITTED BY:
GREGG BARRETT, AICP MANAGER, LONG RANGE PLANNING AND RESEARCH	SEAN GALLOWAY, MCIP, RPP MANAGER, URBAN DESIGN AND GEOGRAPHIC INFORMATION SYSTEMS
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

January 16, 2017

GB/hmcn

Attach.

Y:\Shared\policy\2011 Official Plan Review\Reports\PEC January 2017 - Province approval with modifications\Minister's Modifications to The London Plan.docx

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

Appendix A



Ministry of
Municipal Affairs

Ministère des
Affaires municipales

Ministry of Housing

Ministère du Logement

Municipal Services Office
Western Ontario
659 Exeter Road, 2nd Floor
London ON N6E 1L3
Tel.: 519 873-4020
Toll-Free: 1 800-265-4736
Fax: 519 873-4018

Bureau des services aux municipalités
de l'Ouest de l'Ontario
659 Exeter Road, 2^e étage
London ON N6E 1L3
Tél. : 519 873-4020
Sans frais : 1 800 265-4736
Télééc. : 519 873-4018

December 30, 2016

Catherine Saunders, City Clerk
City of London
P.O. Box 5035
London, ON
N6A 4L9

Re: New Official Plan (The London Plan)
City of London
MMAH File No. 39-OP-148831

Dear Ms. Saunders:

Please find attached a Notice of Decision regarding the above-noted matter.

If you have any questions regarding this matter, please feel free to call Kevin McClure at 519-873-4768.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Oliver".

Scott Oliver
Manager - Community Planning and Development (Acting)

c.c. John Fleming, City of London
Drew Crinklaw, Ministry of Agriculture, Food and Rural Affairs, London
Craig Newton, Ministry of the Environment and Climate Change, London
Cara Hermould, Ministry of Natural Resources and Forestry, Aylmer
Jodie Lucente, Ministry of Transportation, London
Tony DiFabio, Ministry of Transportation, St. Catharines
Laura Hatcher, Ministry of Tourism, Culture and Sport, Toronto
Debbie Laidlaw, Ministry of Northern Development and Mines, Tweed
Tracy Annett, Upper Thames Region Conservation Authority, London
Joe Gordon, Kettle Creek Conservation Authority, St. Thomas
Don Pearson, Lower Thames Valley Conservation Authority, Chatham
Mary Alikakos, Chippewas of the Thames First Nation
Jennifer Snake, Munsee-Delaware Nation
Stephanie Rogers, Oneida Nation of the Thames
All persons or bodies who requested notice (enclosed list)

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

To be Notified

Re: New Official Plan (The London Plan)
City of London
MMAH File No. 39-OP-148831

Jamie Crich
Lindsay Clark
Bob Elliot
Eileen P.K. Costello
John M. Alati / Meaghan McDermid
George Bikas
Jay McGuffin
Ben Lansink
Eric Saulesleja
Victor Labreche
Michael Polowin
David R. Schmidt
Maureen Zunti
Barry Card
Catherine Saunders
Adam Shipowick
Gitta Kulczykik
Scott Allen
Greg Priamo
Mr. Gregg Barrett

--	--

**File No. O-7938
Planner: G. Barrett/S.Galloway**

File No.: 39-OP-148831
Municipality: City of London
Subject Lands: City of London

Date of Decision: December 28, 2016
Date of Notice: December 30, 2016
Last Date of Appeal: January 19, 2017

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(35) and 26 of the *Planning Act*

A decision was made on the date noted above to **approve, with modifications**, the new Official Plan for the City of London as adopted by By-law No. C.P.-1512-177.

Purpose and Effect of the Official Plan

The purpose of the new Official Plan for the City of London is to "set new goals and priorities and to shape the growth, preservation, and evolution of the City over the next 20 years". "The London Plan has been established on a foundation of values, a clear vision and eight key directions that will guide City Council's planning and city building activities". This Plan replaces the existing Official Plan and applies to all lands in the City.

When and How to File An Appeal:

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the planner at the address shown below and it must,

- (1) set out the specific part of the proposed Official Plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$300.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal:

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

When the Decision is Final:

The decision of the Minister of Municipal Affairs is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

None.

Getting Additional Information:

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs at the address noted below or from the City of London.

Mailing Address for Filing a Notice of Appeal:

Ministry of Municipal Affairs
Municipal Services Office - Western
659 Exeter Road, 2nd Floor
London ON N6E 1L3

Submit notice of appeal to the attention of:
Kevin McClure, Planner

Tel: (519) 873-4020
Fax: (519) 873-4018

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

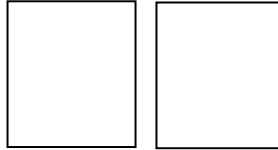
DECISION

With respect to the Official Plan of the City of London Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the Official Plan of the City of London and subsequent amendments thereto, pursuant to By-Law No. C.P.-1512-177 in so far as the Official Plan is in effect;

I hereby modify, and approve as modified, all of the new Official Plan ("The London Plan") for the City of London as adopted by By-law No. C.P.-1512-177, as follows:

1. Policy 26_ is modified by inserting the phrase "the Provincial Policy Statement and Provincial Legislation" immediately after the word "change".
2. Policy 41_ is deleted in its entirety and replaced with "City council is responsible for making decisions that conform to this plan and that are consistent with the Provincial Policy Statement."
3. Policy 43_ is modified by inserting the phrase "and the Provincial Policy Statement" at the end of the first sentence.
4. Policy 47_ 9. is modified by deleting the sentence "The maps in Appendix 1 are not part of this Official Plan".
5. Policy 52_ 1. is modified by inserting the phrase "and be consistent with the Provincial Policy Statement" at the end of the first sentence.
6. Policy 56_ is modified by deleting bullet 5. in its entirety and replacing it with, "Create a working relationship with neighboring First Nations communities and explore opportunities for collaboration on common objectives."
7. Policy 74_ is modified by deleting the word "vacant" after the word "insufficient".
8. Policy 137_ is modified by deleting the phrase "lands will be" and replacing it with the phrase "land is".
9. Policy 456_ is modified by adding the following new sentence after the existing policy, "Appropriate pre-consultation and engagement with the First Nations will be a part of this process."
10. Policy 488_ is modified by deleting the phrase "by the Province" and replacing it with the phrase "under the Environmental Protection Act".



11. Policy 552_ is modified by adding the following phrase after the word "owned" in the first sentence ", and those of the three neighboring First Nation communities (Chippewas of the Thames First Nation, Munsee-Delaware Nation, and Oneida Nation of the Thames)".
12. Policy 613_ is modified by adding the phrase "the proponent and" before the phrase "the consultant".
13. Policy 615_ is modified by adding the phrase "2 and" before the number "3", adding the phrase "the proponent and" before the phrase "the consultant", and adding the sentence "Provision shall also be made to include a monitor for the assessment work." at the end of the existing policy.
14. Policy 942_ is modified by:
 - i) deleting bullet 1, bullet 4 and bullet 13 in their entirety;
 - ii) in bullet 5, delete the word "will" and replace with the word "shall";
 - iii) in bullet 6, delete the word "will" and replace with the word "shall";
 - iv) in bullet 7, delete the word "will" and replace with the word "shall";
 - v) in bullet 8, delete the phrase "will not be permitted for front or exterior side yards" and replace it with the phrase "in the front or exterior side yards should maintain the character of the primary dwelling unit". Delete the word "Access" and replace it with the phrase "To protect neighborhood character, access";
 - vi) bullet 9 is deleted and replaced with the following, "Any zoning amendments or variances to provide for parking in excess of the minimum parking required for the primary dwelling unit, including any request for boulevard parking, front yard parking or changes to landscaped open space regulations to support parking for a secondary unit, shall be discouraged. A new additional driveway is not permitted to provide for the secondary dwelling unit;";
 - vii) in bullet 10, delete the first paragraph and replace it with the phrase "Secondary dwelling units may be permitted within a legally established accessory structure that:". In sub-bullet "c", add the phrase "which apply to accessory structures" after the word "zone". Add a new sub-bullet "d" with the following phrase "is in association with a primary dwelling unit which does not contain a secondary dwelling unit;
 - viii) bullet 11 is deleted in its entirety and replaced with the following "Secondary dwelling units located within a primary dwelling unit shall not require Site Plan Approval. Secondary

--	--

- dwelling units within an accessory structure shall require Site - Plan Approval.”;
- ix) in bullet 12, delete the word “will” and replace it with the word “shall”.
 - x) Add a new bullet with the following wording, “Minor variances to permit front yard parking shall not be supported where the proposed new development, expanded development, or modification to an existing development eliminates existing parking that is in a location which conforms to the Zoning By-law.”;
 - xi) Renumber the sub-bullets in policy 942 in sequential order.
15. Policies 962 to 983 inclusive are deleted in their entirety and replaced with the City of London Council endorsed and modified policies in “Appendix 1”.
16. Policy 1109_ is modified by adding the following sentence at the end of the paragraph, “Appropriate attention will be placed on the stormwater management and sanitary sewer discharge of these uses.”
17. Policy 1127_ is modified by:
- i) adding the phrase “at the time of a comprehensive review and only” before the word “where” in the third sentence of the first paragraph;
 - ii) adding the phrase “it has been demonstrated that” before the punctuation “.”; and,
 - iii) adding a new bullet “d.” after bullet “c.” as follows:
“d. The new or expanding settlement area is in compliance with the Minimum Distance Separation Implementation Guidelines and Formulae.”
18. Policy 1169_, Policy 1170_, and the title “401 Industrial Expansions” are deleted in their entirety.
19. Policy 1181_ 6. is modified by:
- i) deleting bullet 6. in its entirety;
 - ii) renumbering bullet “7.” to “6.”;
 - iii) renumbering bullet “8.” to “7.”;
 - iv) adding the phrase “on-farm diversified uses that are compatible with and do not hinder surrounding agricultural operations, such as” after the word “permit”;
 - v) deleting the phrase “, to maintain farm viability”;
 - vi) renumbering bullet “9.” to “8.”;
 - vii) renumbering bullet “10.” to “9.”;

--	--

- viii) adding the following sentence "Limited non-agricultural uses may be permitted only where it can be demonstrated that the proposed use is consistent with the Provincial Policy Statement.";
 - ix) deleting bullet 11. in its entirety;
 - x) renumbering bullet "12." to "10.";
 - xi) renumbering bullet "13." to "11."; and,
 - xii) adding the following wording "by directing any proposed non-agricultural uses in the Farmland Place Type to lands that are classified as having a lower soil capability in the Canada Land Inventory, and to areas where the potential for conflict between agriculture and the proposed non-agricultural uses will be minimized" after the word "lands".
20. Policy 1206_ is modified by adding a new bullet "4." as follows: "4. Shall only be permitted through an amendment to this Plan."
 21. Policy 1257_ is modified by deleting the wording ", and include the lands generally bounded by Wellington Road South, Manning Drive, White Oak Road and Scotland Drive".
 22. Policy 1262_ is modified by adding the phrase "within the Waste Management Resource Recovery Area Place Type through a zoning by-law amendment" after the word "lands" and add "and consistent with the Provincial Policy Statement" after the word "Plan".
 23. Policy 1290_ is modified by adding the following as a new bullet to the policy, "4. An amendment to Map 1 – Place Types to remove the lands from Waste Management Resource Recovery Area Place Type will be required."
 24. Policy 1341_ is modified by adding the following phrase "and the Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual" after the word "considerations".
 25. Policy 1630_ is modified by deleting the word "liaise" and replacing it with the word "work".
 26. Policy 1631_ is modified by adding the phrase ", such as the importance of the Forks of the Thames" after the word "ancestors" in the first sentence."
 27. Policy 1788_ is modified by deleting the sentence "The maps in Appendix 1 do not constitute part of this Official Plan."
 28. Table 13 is modified by deleting the bullet "Special Concern Species"
 29. Map 7 is deleted and replaced with Map 7 in Appendix 2"

Agenda Item # Page #

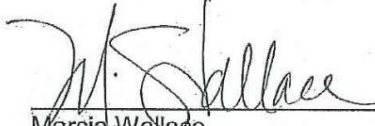
--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

City of London Official Plan
39-OP-148831

5

Dated at Toronto this 29th day of December, 2016.



Marcia Wallace
Assistant Deputy Minister (Acting)
Municipal Services Division
Ministry of Municipal Affairs
Ministry of Housing

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

APPENDIX 1

--	--

NEAR-CAMPUS NEIGHBOURHOODS

> DEFINITION

1_ The following policies apply to lands within Near-Campus Neighbourhoods as identified on Map 7 – Specific Policy Areas. These neighbourhoods are located within proximity to Western University and Fanshawe College. These policies will augment the applicable place type policies and the Our Tools part of this Plan.

> VISION FOR NEAR-CAMPUS NEIGHBOURHOODS

2_ Near-Campus Neighbourhoods are extremely valuable city neighbourhoods. They provide places to live for residents who enjoy the neighbourhoods' unique attributes. These desirable neighbourhoods offer an outstanding stock of heritage buildings and streetscapes. In addition, they provide close proximity to the employment, culture, and entertainment resources that their neighbouring educational institutions offer.

3_ Near-Campus Neighbourhoods will be planned to enhance their livability, diversity, vibrancy, culture, sense of place, and quality of housing options for all residents.

> PLANNING GOALS FOR NEAR-CAMPUS NEIGHBOURHOODS

4_ The following planning goals will be pursued in Near-Campus Neighbourhoods in an effort to support the Vision for Near-Campus Neighbourhoods. All planning and development applications will be reviewed to evaluate the degree to which they meet these goals:

1. Plan for residential intensification in a proactive, coordinated and comprehensive fashion, utilizing secondary plans and master plans where appropriate.
2. Identify strategic locations where residential intensification is appropriate within Near-Campus Neighbourhoods and zone these opportunities accordingly; use strong transit connections to link these residential intensification opportunities to campuses.
3. Do not allow for incremental changes in use, density, intensity, and lot size that zoning amendments, minor variances and consents to sever are cumulatively leading to undesirable changes in the character and amenity of streetscapes and neighbourhoods.
4. Encourage appropriate forms of intensification that support the vision for Near-Campus Neighbourhoods and discourage forms of intensification that may undermine the long-term vision for Near-Campus Neighbourhoods.
5. In the pursuit of balanced neighbourhoods, recognize areas that have already absorbed significant amounts of residential intensification and residential intensity and direct proposals for additional intensification away from such areas.
6. Encourage a balanced mix of residential structure types at the appropriate locations while preserving stable residential areas.
7. Encourage residential intensification in mid-rise and high-rise forms of development and discourage a concentration of residential intensification and

--	--

residential intensity in low-rise forms of housing.

8. Direct residential intensification to significant transportation nodes and corridors and away from the interior of neighbourhoods.
9. Utilize zoning and other planning tools to allow for residential intensification and residential intensity which is appropriate in form, size, scale, mass, density, and intensity.
10. Ensure that residential intensification projects incorporate urban design qualities that enhance streetscapes, complement adjacent properties, and contribute to the character and functional and aesthetic quality of the neighbourhood.
11. Conserve heritage resources in ways that contribute to the identity of streetscapes and neighbourhoods, in compliance with the Cultural Heritage chapter of this Plan.
12. Encourage affordable housing opportunities.
13. Ensure intensification is located and designed to respect the residential amenity of nearby properties.

> DEFINITION OF RESIDENTIAL INTENSITY

5_ Residential intensification is defined within the Neighbourhoods Place Type policies of this Plan, and in general refers to an increase in the number of dwelling units on a site. Residential intensity is different than intensification as it refers to the increase in the usability of an existing dwelling, building, or site to accommodate additional occupancy. It includes, but is not limited to, building construction or additions, increasing the number of bedrooms in a building, and expanding parking areas, but does not include the development of a property, site, or area at a higher density than currently exists.

> INTENSIFICATION AND INCREASES IN RESIDENTIAL INTENSITY IN NEAR-CAMPUS NEIGHBOURHOODS

6_ Near-Campus Neighbourhoods have been planned with substantial opportunities for intensification. Most intensification in Near-Campus Neighbourhoods will be directed to place types that are intended to allow for mid-rise and high-rise residential development. These include the Transit Village, Rapid Transit Corridor, Urban Corridor, and Shopping Area Place Types. Intensification may also occur in some locations within the Neighbourhoods Place Type where it is permitted in Tables 10 to 12 and meets the Near-Campus Neighbourhoods policies of this Plan. Intensification is also permitted on lands that are within the High Density Residential Overlay (from 1989 Official Plan).

> INTENSIFICATION AND INCREASES IN RESIDENTIAL INTENSITY IN THE NEIGHBOURHOODS PLACE TYPE WITHIN NEAR-CAMPUS NEIGHBOURHOODS

7_ Residential intensification or an increase in residential intensity, as defined in these policies, may be permitted in the Neighbourhoods Place Type within Near-Campus Neighbourhoods only where it has been demonstrated that all of the criteria listed below have been met.

1. The proposed development is in conformity with the vision and planning goals

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

for Near-Campus Neighbourhoods.

2. The proposed development is consistent with Tables 10 to 12 in the Neighbourhoods Place Type.
 3. The development conforms to the Residential Intensification policies of this Plan, where those policies do not conflict with Near-Campus Neighbourhoods Policies.
 4. The development conforms to any relevant Specific Policies of this chapter.
 5. The development provides for an adequate amenity area that is appropriately shaped, configured, and located.
 6. Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of surrounding residential land uses is not negatively impacted.
 7. Significant heritage resources are protected and conserved where appropriate and necessary according to the Cultural Heritage policies of this Plan.
 8. The proposal establishes a positive and appropriate example for similar locations within the Near-Campus Neighbourhoods areas.
- 8_ For lands in the Neighbourhoods Place Type that are located within Near-Campus Neighbourhoods, the following forms of intensification and increased residential intensity will not be permitted:
1. Development proposals that are inconsistent with the uses and intensity shown in tables 10 to 12 of this Plan.
 2. Developments within neighbourhoods that have already absorbed significant amounts of residential intensification and/or residential intensity and are experiencing cumulative impacts that undermine the vision and planning goals for Near-Campus Neighbourhoods.
 3. Residential intensity that is too great for the structure type that is proposed.
 4. Proposed lots and buildings requiring multiple variances that, cumulatively, are not in keeping with the spirit and intent of the zoning that has been applied.
 5. Inadequately sized lots that do not reasonably accommodate the use, intensity or form of the proposed use due to such issues as:
 - a) A lack of on-site amenity area.
 - b) Inadequate parking areas to accommodate the expected level of residential intensity.
 - c) Excessive proportions of the site devoted to parking areas and driveways.
 6. Built forms that are not consistent in scale and character with the neighbourhood, streetscape and surrounding buildings.
 7. Developments that continue an ad-hoc and incremental trend toward residential

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

intensification within a given street, block, or neighbourhood, rather than a proactive, coordinated, and planned approach toward residential intensification.

8. Converted Dwellings that do not reasonably accommodate the increased intensity of the proposed use due to issues such as:
 - a) A lack of on-site amenity area.
 - b) Inadequate parking areas to meet required number of spaces.
 - c) Relationship to adjacent residential properties that is not consistent with the prevailing neighbourhood form or character.

9_ Zoning Regulations will be utilized in the Neighbourhoods Place Type within Near-Campus Neighbourhoods to encourage appropriate residential intensification and intensity that is consistent with the vision, goals, and other policies for Near-Campus Neighbourhoods. Such regulations may include floor area ratios, maximum gross floor area, maximum number of bedrooms per unit by structure type, maximum parking area coverage, minimum landscaped and open space areas, and other regulations as determined by the City.

> CONSENTS TO SEVER IN NEAR-CAMPUS NEIGHBOURHOODS

10_ In the review of applications for consents to sever, it will be recognized that in some Near-Campus Neighbourhoods, Council has established specific zoning regulations that are not intended to support a continuation of the prevailing lot fabric that has been established over time. In these cases, Council has recognized that the area has already absorbed significant residential intensification or residential intensity and has established a zone that is intended to curtail lot creation below an estimated minimum lot size. This minimum lot size may be larger than the prevailing lot fabric in the area. In Near-Campus Neighbourhoods, applications for consents to sever will be evaluated based on the following:

1. The consent will not undermine the intent of the *Zoning By-law* where Council has applied a zone that is intended to establish a new standard for lot sizes in the neighbourhood, which may be larger than the prevailing lot fabric that has been established over time in that neighbourhood.
2. The conveyed and retained parcels will be required to function independently without the use of easements or shared facilities such as, but not limited to, mutual driveways or parking areas.
3. The consent will be consistent with, or assist with the implementation of, the vision and planning goals for Near-Campus Neighbourhoods.
4. The proposed consent is consistent with the Lot Creation policies of the Neighbourhoods Place Type.

> MINOR VARIANCES IN NEAR-CAMPUS NEIGHBOURHOODS

11_ The *Planning Act* identifies four tests when determining the appropriateness of a request for a minor variance. One of these four tests is whether the general intent and purpose of the official plan is maintained. The following policies are intended to provide

--	--

guidance for minor variance applications in Near-Campus Neighbourhoods as part of the consideration of this test.

12_ The following criteria will be considered for minor variance applications in Near-Campus Neighbourhoods:

1. The requested variance(s) will not undermine the intent of the *Zoning By-law* where Council has applied a zone that established additional regulations or a new standard in the neighbourhood that may be different than that of the prevailing development in the area.
2. The requested variance(s) will not lead to intensification that is not consistent with the policies for intensification and intensity in Near-Campus Neighbourhoods.
3. The requested variance(s) will not result in an increase in residential intensity where the proposed new development, expanded development, or modified development can reasonably meet the regulations of the *Zoning By-law* through a reconfiguration of the development proposal.
4. Where a street, block, or neighbourhood in the Neighbourhoods Place Type has already absorbed substantial residential intensification, a minor variance to accommodate a proposed consent to sever will be discouraged.
5. Site-specific minor variance applications to accommodate an increase in residential intensity on lands that are not unique within their context and do not have any special attributes which would warrant a site-specific minor variance will not be supported.
6. Minor variances to permit front yard parking will be discouraged where the proposed new development, expanded development or modification to an existing development eliminates existing parking that is in a location which conforms to the *Zoning By-law*.

⇒ CAMPUS LANDS ADJACENT TO THE COMMUNITY

13_ At appropriate locations on the periphery of campus lands, where these lands are adjacent to Near-Campus Neighbourhoods, the University and Colleges will be encouraged to develop parks, urban parks, plazas, squares, forecourts, and other gathering areas where members of the community and the educational institutions can congregate and interact.

Agenda Item # Page #

--	--

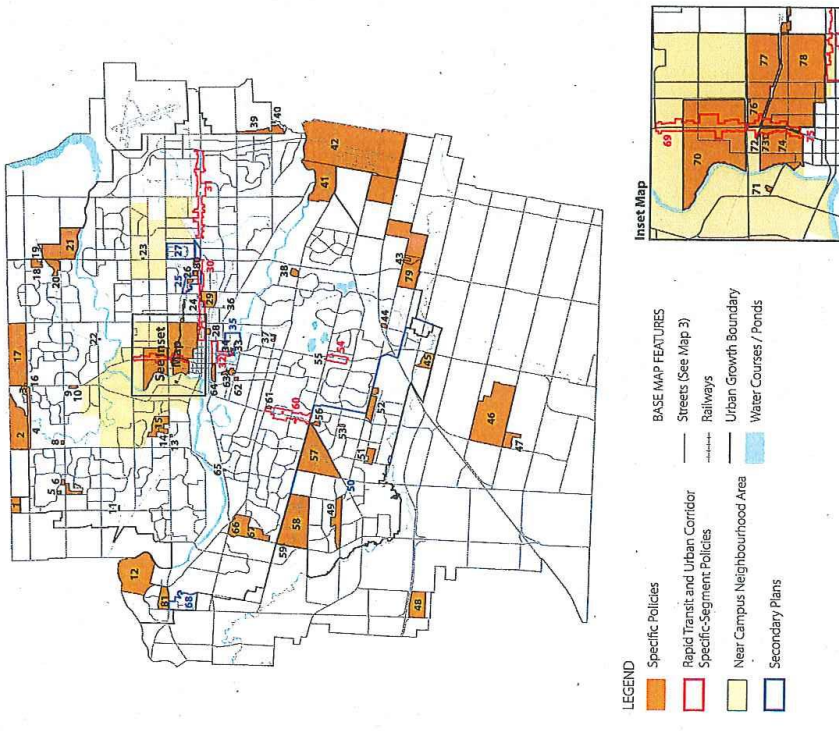
File No. O-7938
Planner: G. Barrett/S.Galloway

APPENDIX 2

APPENDIX 1 - MAPS

MAP 7 - SPECIFIC POLICY AREAS (CONTINUED)

SPECIFIC POLICIES		
Map ID Number	Policy Name	Chapter Location
1	270 Hyde Park Road	Farmland
2	Sandwich North	Natural Heritage
3	Sandwich North	Shaping Area
4	Southwest Road West between Richmond Street and Woodland Road North	Urban and Disposition of Land
5	2825 Welsh Trail	Neighbourhoods
6	2605 - 2631 Toala Trail	Neighbourhoods
7	1900 Dalmeny Road, 669 and 705 Freport Street	Neighbourhoods
8	545 Rimhove Park Road West	Neighbourhoods
9	1643, 1649 and 1653 Richmond Street	Transit Village
10	Richmond Street - Old Mackenzie	Transit Village
11	1351 and 1357 Hyde Park Road	Main Street, Neighbourhoods
12	River Bend Phase 1 Lands	Rapid Transit and Urban Corridors
13	450 Oxford Street West	Neighbourhoods
14	720 Proudfoot Lane	Green Space
15	232 Oxford Street West and 92 Proudfoot Lane	Neighbourhoods
16	2118 Richmond Street	Neighbourhoods
17	Uplands North	Neighbourhoods
18	2136, 2185 and 2225 Highway Avenue North	Neighbourhoods
19	2156 Highway Avenue North	Farmland
20	1300 Pembroke Park Road East	Shopping Area
21	Kilby North	Natural Resources
22	651 Windermere Road	Neighbourhoods
23	1192 Highway Avenue North and 13 Mark Street	Neighbourhoods
24	Central Avenue, between Abilade and Ontario Streets	Neighbourhoods
25	McCormick Area Secondary Plan	Secondary Plans
26	1111 Ellis Street	Industrial
27	London Psychiatric Hospital Secondary Plan	Secondary Plans
28	York Street Corridor	Industrial
29	Western Railgrounds	Industrial
30	Old East Village Specific-Segment	Rapid Transit and Urban Corridors
31	Dundas Street Specific-Segment	Rapid Transit and Urban Corridors
32	Soho Specific-Segment	Rapid Transit and Urban Corridors
33	South Street and Waterloo Street	Neighbourhoods
34	Wellington Street and South Street	Rapid Transit and Urban Corridors
35	Old Niacola Hospital Secondary Plan	Secondary Plans
36	175 and 184 Hecory Street	Neighbourhoods
37	Barline Office Area	Institutional
38	1200 Commissioner Road East	Shopping Area
39	Cumtyn/Gore Road	Rural Neighbourhoods



MAP 7 - SPECIFIC POLICY AREAS

THIS MAP MUST BE READ IN CONJUNCTION WITH THE TEXT OF THE LONDON PLAN

While every effort has been made to ensure that the mapping is accurate, a reader should verify all information contained in this map before acting upon it by contacting the City Clerk's Office, Suite 306, 300 Bloor Street East, Toronto, Ontario, M4W 1Z2 or by calling (416) 697-2600 extension 4939

Agenda Item #	Page #

File No. O-7938
Planner: G. Barrett/S.Galloway

Bibliography of Information and Materials Used in the Preparation of *The London Plan*

Note: background studies and information can be found at the background information tab of TheLondonPlan.ca.

Request for Approval:

City of London Official Plan Amendment Application Form, completed by City of London

Federal and Provincial Documents:

Environment Canada. 2013. *How Much Habitat Is Enough?* Third Edition. Environment Canada, Toronto, Ontario.

Ontario. Ministry of Municipal Affairs and Housing. *Citizens' Guides to Land Use Planning*. Updated 2010.

Ontario. Ministry of Municipal Affairs. *Planning Act*, R.S.O. 1990, CHAPTER P.13, as amended.

Ontario. Ministry of Municipal Affairs. *Smart Growth for our Communities Act* (Bill 73), 2015.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

Ontario. Ministry of Natural Resources. *Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement*, 2005. Second Edition Toronto: Queen's Printer for Ontario. 248 pp.

Ontario Ministry of Natural Resources and Forestry. 2015. *Wetland Conservation in Ontario: A Discussion Paper*.

City of London and Region Background Reports/Studies

Altus Group. *Employment, Population, Housing and Non-Residential Construction Projections, City of London, Ontario, 2011 Update*. September, 2012.

CH2MHill. *Pollution Prevention and Control Plan*. 2014.

City of London. *20 Year Sewer System Plan*. 2011 (revised).

City of London. *2011-2031 Land Needs Background Study*. June 18, 2013.

City of London. *2014 Development Charges Background Study*. 2014.

City of London. *2014 Industrial Land Development Strategy: An Investment in Our Future*. March 2014.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

City of London. *2030 Transportation Master Plan: Smart Moves*. AECOM. May, 2013.

City of London. Aerial Photography

City of London. *Age Friendly London: A Three Year Action Plan*. 2012.

City of London. *City of London Placemaking Guidelines*. 2007.

City of London. *Community Energy Action Plan (2014-2018)*. July 2014.

City of London. *Coves Subwatershed Plan*. 2004.

City of London. *Cultural Prosperity Plan*. 2013.

City of London. *Cycling Master Plan (Draft Report)* June 2016.

City of London. *Emerald Ash Borer Strategy*. 2011.

City of London. *Environmental Management Guidelines*, January, 2007.

City of London. *Evaluation of Woodlands, City of London*. August, 2009.

City of London. *Growth Management Implementation Strategy*. 2015.

City of London. *Inventory and Evaluation of Woodlands*. North-South Environmental Inc. 2009.

City of London. *Integrated Energy Mapping Strategy*. Canadian Urban Institute. 2011.

City of London. *London Strengthening Neighbourhoods Strategy*. 2010.

City of London. *Industrial Lands Development Study*. November, 2012.

City of London. *London Community Housing Strategy*. June 2010.

City of London. *London Community Plan on Homelessness*. November 2010.

City of London. *London Psychiatric Hospital Lands Secondary Plan*. 2011.

City of London. *London's Food Charter*. Undated.

City of London. *Neighbourgood Guide*. Undated.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Office Policy Study*, Hemson Consulting Ltd. April 11, 2016.

City of London. *Our Move Forward: London's Downtown Plan*. 2015.

Agenda Item # Page #

--	--

File No. O-7938
Planner: G. Barrett/S.Galloway

City of London, *Parks and Recreation Strategic Master Plan*, 2009.

City of London. *Mayor's Economic Prosperity Council: Summary Report and Recommendations*. 2013.

City of London. *ReThink London Discussion Papers*. May, 2013.

City of London. *Road Safety Strategy: 2014-2019*. 2014.

City of London. *SHIFT Rapid Transit Environmental Assessment*. 2015.

City of London. *Southwest Area Secondary Plan*, April 29, 2014, as amended by the OMB PL130020.

City of London. *Thames Valley Corridor Plan*, Dillon Consulting Ltd. 2011.

City of London. *Urban Forest Strategy*. June 2014.

County of Middlesex. *Middlesex Natural Heritage Systems Study*. 2014.

London Transit Commission. *Transportation Demand Management Study*. Plan. 2006.

Middlesex–London Health Unit. *Healthy City/Active London: Evidence-Based Recommendations for Policies to Promote Walking and Biking*. 2012.

Toderian, Brent. *UrbanWORKS: "Great City-Building: ReThinking the Exciting, Exceptional, Connected City!"* Presentation December 12, 2012.

Greenberg, Ken. "City Building: A New Convergence" Presentation. June 5, 2013.

Other Municipal Planning Documents

Auckland, New Zealand. *The Journey to 2040 - The Auckland Plan*. February 2012.

City of Calgary. *Municipal Development Plan*. Adopted September, 2009.

City of Calgary & IBI Group Inc. *Plan it Calgary: The Implications of Alternative Growth Patterns on Infrastructure Costs*. April 2, 2009.

City of Calgary. *Plan it Calgary – Where do we Grow from Here?*

City of Calgary. *Plan it Calgary – Towards a Sustainable City: the Case for Change*.

City of Calgary. *Plan it Calgary – Towards a Sustainable City: Key Directions for Land Use and Mobility*.

City of Edmonton. *The Way We Grow Municipal Development Plan*. Adopted May 26, 2010.

Agenda Item #	Page #

File No. O-7938
Planner: G. Barrett/S.Galloway

- City of Flint. *Imagine Flint*. Adopted October 28, 2013.
- City of Hamilton. *Urban Hamilton Official Plan*. Adopted July 9, 2009.
- City of Hamilton. *Rural Hamilton Official Plan*. Adopted September 27, 2006.
- City of Kitchener. *City of Kitchener Official Plan*. Adopted June 30, 2014.
- City of Markham. *City of Markham Official Plan*. Adopted December 10, 2013.
- City of Melbourne. *Melbourne 2030 – Planning for Sustainable Growth*. October, 2002.
- City of Mississauga. *Mississauga Official Plan*. Approved September 29, 2010.
- City of New York, New York. *Plan NYC – A Greener, Greater New York*. April 2011.
- City of Philadelphia. *Philadelphia 2035 Comprehensive Plan*. Adopted June 7, 2011.
- City of Portland, Oregon. *The Portland Plan*. April 25, 2012.
- City of Richmond. *2041 Official Community Plan*. Adopted November 19, 2012.
- City of Surrey. *Surrey Official Community Plan*. Adopted October 8, 1996.
- City of Victoria. *Victoria Official Community Plan*. Adopted October 25, 2012.
- City of Waterloo. *Official Plan*. Adopted April, 2012.
- City of Windsor. *Official Plan*. Adopted 2000.
- City of Winnipeg. *Our Winnipeg*. Adopted on July 20, 2011.

Other Reports and Studies

- Metrolinx. *Mobility Hub Guidelines*. 2011.
- Smart Growth America. *The Best Complete Streets Policies of 2012*. April, 2013.
www.smartgrowthamerica.org/completestreets

All file correspondence

All correspondence received in file.

All planning reports and Council resolutions, and background reports and studies relating to *ReThink London* and *The London Plan*