

Bill No. 443
2012

By-law No. C.P.-1284(st)-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary.

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

1. Amendment No. 541 to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on October 30, 2012

Joe Fontana
Mayor

Catharine Saunders
City Clerk

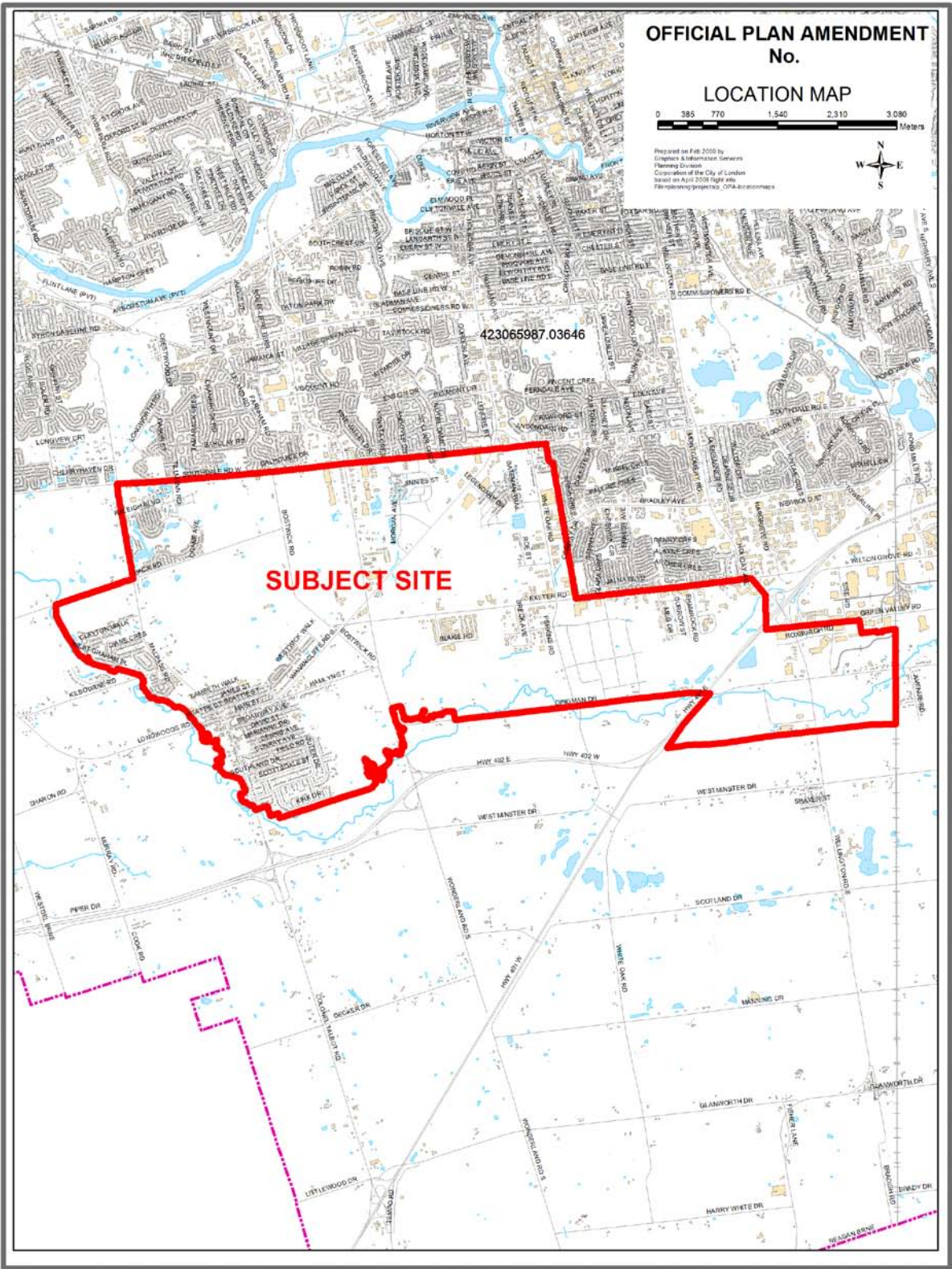
First Reading – October 30, 2012
Second Reading – October 30, 2012
Third Reading – October 30, 2012

**OFFICIAL PLAN AMENDMENT
No.**

LOCATION MAP



Prepared on Feb 2010 by
Geographix Information Services
Planning Division
Corporation of the City of London
Based on Aerial 2002 High Res
File: plan1000project_019a.aecommans



423065987.0364

SUBJECT SITE

AMENDMENT NO. 541

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add "Southwest Area Secondary Plan" to the List of Adopted Secondary Plans in Section 20.2 of the Official Plan for the City of London;
2. To add Section 20.5 – Southwest Area Secondary Plan to Chapter 20 - Secondary Plans of the Official Plan for the City of London;
3. To add a new land use designation "Wonderland Road Community Enterprise Corridor" to Chapter 4- Commercial Land Use Designations to be applied along the Wonderland Road South corridor between Southdale Road West and Hamlyn Street to permit a broad range of commercial, residential, office and institutional uses.
4. To change the land use designations of the subject lands within the Southwest Area Planning Area on Schedule "A"- Land Use of the Official Plan **FROM** "Urban Reserve- Community Growth", "Urban Reserve- Industrial Growth", "Environmental Review", "Agriculture", "Low Density Residential", "Multi-family, Medium Density Residential", "Auto-oriented Commercial Corridor", "Light Industrial", and "Open Space" **TO** "Urban Reserve- Community Growth", "Urban Reserve- Industrial Growth", "Environmental Review", "Low Density Residential", "Multi-family, Medium Density Residential", "Multi-family, High Density Residential", "Community Facility", "Auto-oriented Commercial Corridor", "Main Street Commercial Corridor", "Neighbourhood Commercial Node", "Community Commercial Node," "New Format Regional Commercial Node", "Office Area", "Light Industrial", "Community Facility", "Open Space", "Rural Settlement" and "Wonderland Road Community Enterprise Corridor".
5. To change the southerly and easterly limits of the Urban Growth Boundary in the vicinity of the Brockley Area, to remove a portion of the lands in the "Urban Reserve – Industrial Growth" designation, generally located north and south of Dingman Drive, and west of easterly limit of the Urban Growth Boundary.
6. To change Schedule "B-1"-Natural Heritage Features of the Official Plan by adding "Environmentally Significant Area (ESA)", "Potential ESAs", "Significant Woodlands", "Woodlands", "Unevaluated Vegetation Patches", "Significant Corridors", "Locally Significant Wetlands", and "Potential Naturalization Areas".
7. To change Schedule "C"-Transportation Corridors of the Official Plan by adding Primary Collector Roads, and Secondary Collector Roads.
8. To change Schedule "D"- Planning Areas of the Official Plan to add the naming and delineation of the Southwest Area Secondary Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary, as amended above, in the City of London.

C. BASIS OF THE AMENDMENT

The preparation of the Southwest Area Secondary Plan was undertaken in accordance with the Community Plan Process Guidelines and Official Plan Amendment No. 501, adopted by Council on May 30, 2011, which permits the completion of Secondary Plans that can be adopted as part of the Official Plan. Comprising approximately 2,700 hectares of land, this Secondary Plan is the result of a City-led process intended to guide and manage the long-term growth and development of the Southwest Area of the City. The Plan was developed through a comprehensive public and agency consultation process, current policy direction, and an analysis of opportunities and constraints. The Plan was

developed in accordance with the Terms of Reference adopted by Council for the study. The background studies, community and agency input, options and proposed policies were, in turn, reviewed and assessed by municipal staff in the context of the *Provincial Policy Statement* and the *City of London Official Plan*, and used in the completion of the Secondary Plan. The background work also forms the basis and rationale for amendments to Official Plan Schedules “A”, “B-1”, “C” and “D” to address land use changes, identify significant environmental features, specify a collector road system for the planning area, and delineate the secondary planning area.

The Secondary Plan, in conjunction with the policies and Schedules of the Official Plan, will be used in the consideration of all planning applications including subdivisions, condominiums, Official Plan amendments, Zoning by-law amendments, site plans, consents and minor variances within the Planning Area. The Secondary Plan consists of both text and maps (schedules). The text creates new designations and special policies related to those designations and general development matters. The schedules delineate land use designations, describe neighbourhood areas, describe the open space and natural heritage system, and establish a road pattern for the Planning Area.

D. THE AMENDMENT

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

1. Amend Chapter 4 Commercial Land Use Designations to add a new designation as follows:

4.8. Wonderland Road Community Enterprise Corridor

4.8.1 Description of Boundaries

The Wonderland Road Community Enterprise Corridor applies to those lands fronting on Wonderland Road South between Southdale Road West and Hamlyn Street.

4.8.2 Function of Corridor

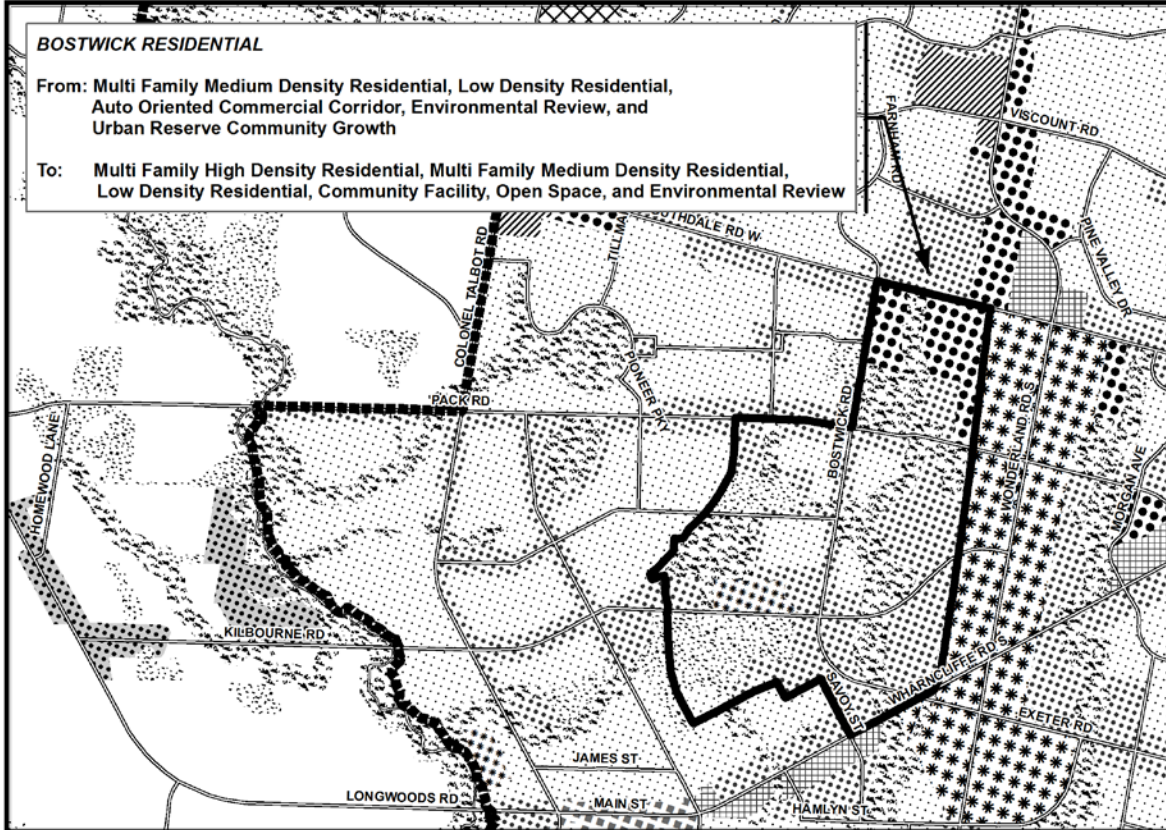
The centrepiece of the Wonderland Boulevard Neighbourhood as described in the Southwest Area Secondary Plan is Wonderland Road South, which is the primary north-south arterial corridor into the City from Highways 401 and 402.

Wonderland Road South serves as a significant gateway to the City, and the intent of the Wonderland Road Community Enterprise Corridor is to provide for a broad range of commercial, office, residential and institutional uses. The policies of the Secondary Plan will describe the intensity and mix of these land uses, and establish a future public road pattern that will facilitate the future redevelopment of the area. The Wonderland Road Community Enterprise Corridor will establish the identity of the broader Southwest Secondary Planning Area, and accommodate a range and mix of land uses to meet service, employment, residential and community activity needs. Development in the Corridor will provide an enhanced pedestrian environment, and be at the greatest densities and intensity in the Southwest Area Secondary Plan area.

4.7.1.5.3 Permitted Uses

Within the Wonderland Road Community Enterprise Corridor, a broad range of commercial, residential, office and institutional uses are permitted.

2. Section 4.8 – Planning Impact Analysis of the Official Plan is amended by changing the section number to 4.9.
3. Section 4.9 – General Servicing Provision for Commercial Land Use Designations is amended by changing the section number to 4.10.
4. Section 4.10 – Drive-Through Facilities is amended by changing the section number to 4.11.
5. Chapter 20 – Secondary Plans, of the Official Plan for the City of London is amended by adding a new section, 20.5 Southwest Area Secondary Plan, attached hereto as “Schedule 5”.
6. The following is added to Subsection 20.2 – List of Adopted Secondary Plans, of the Official Plan for the City of London:
 -) Southwest Area Secondary Plan
7. Schedule “A” – Land Use of the Official Plan for the City of London is amended by changing the designation of those lands located in the southwest quadrant of the City, generally bounded by Southdale Road West, White Oak Road, Exeter Road, Wellington Road South, Green Valley Road, and the Urban Growth Boundary, as amended above, in the City of London Plan **FROM** “Urban Reserve- Community Growth”, “Urban Reserve- Industrial Growth”, “Environmental Review”, “Agriculture”, “Low Density Residential”, “Multi-family, Medium Density Residential”, “Auto-oriented Commercial Corridor”, “Light Industrial”, and “Open Space” **TO** “Urban Reserve- Community Growth”, “Urban Reserve- Industrial Growth”, “Environmental Review”, “Low Density Residential”, “Multi-family, Medium Density Residential”, “Multi-family, High Density Residential”, “Community Facility”, “Auto-oriented Commercial Corridor”, “Main Street Commercial Corridor”, “Neighbourhood Commercial Node”, “Community Commercial Node,” “New Format Regional Commercial Node”, “Office Area”, “Light Industrial”, “Community Facility”, “Open Space”, “Rural Settlement” and “Wonderland Road Community Enterprise Corridor”, as indicated on “Schedules 1- a to k” attached hereto;
8. Schedule “A” – Land Use of the Official Plan for the City of London is amended by changing the southerly and easterly limits of the Urban Growth Boundary in the vicinity of the Brockley Area, to remove a portion of the lands in the “Urban Reserve – Industrial Growth” designation, generally located north and south of Dingman Drive, and west of easterly limit of the Urban Growth Boundary, as indicated on “Schedule 1- c” attached hereto;
9. Schedule “B-1”-Natural Heritage Features of the Official Plan for the City of London is amended by adding “Environmentally Significant Area (ESA)”, “Potential ESAs”, “Significant Woodlands”, “Woodlands”, “Unevaluated Vegetation Patches”, “Significant Corridors”, “Locally Significant Wetlands”, and “Potential Naturalization Areas”, as indicated on “Schedules 2 – a to h” attached hereto;
10. Schedule “C”-Transportation Corridors of the Official Plan for the City of London is amended by adding Primary Collector Roads, and Secondary Collector Roads, as indicated on “Schedules 3 – a to f” attached hereto; and
11. Schedule “D” of the Official Plan for the City of London is amended by delineating the Southwest Secondary Plan, as indicated on “Schedule 4” attached hereto.



BOSTWICK RESIDENTIAL

From: Multi Family Medium Density Residential, Low Density Residential, Auto Oriented Commercial Corridor, Environmental Review, and Urban Reserve Community Growth

To: Multi Family High Density Residential, Multi Family Medium Density Residential, Low Density Residential, Community Facility, Open Space, and Environmental Review

Legend

- | | |
|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

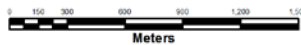
**SCHEDULE 1-a
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

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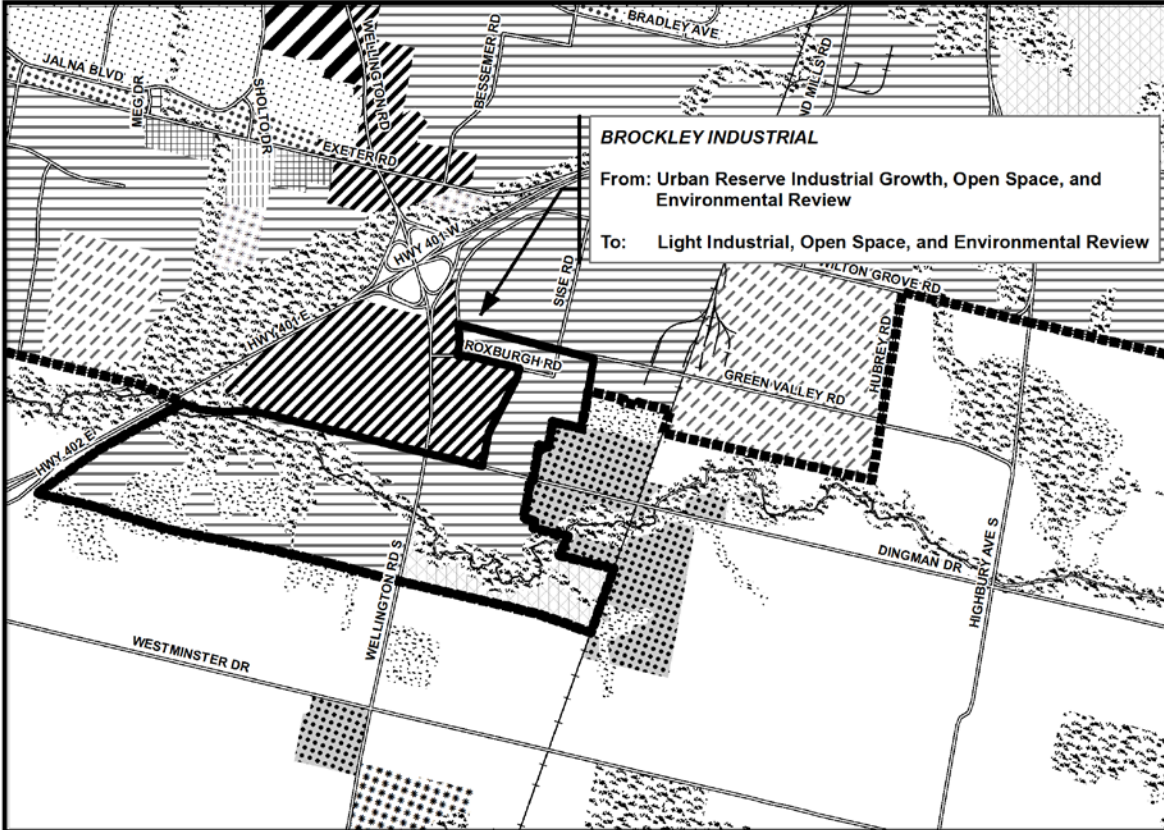
FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25

AMENDMENT NO:



Legend

- | | |
|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

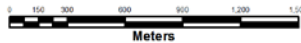
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TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



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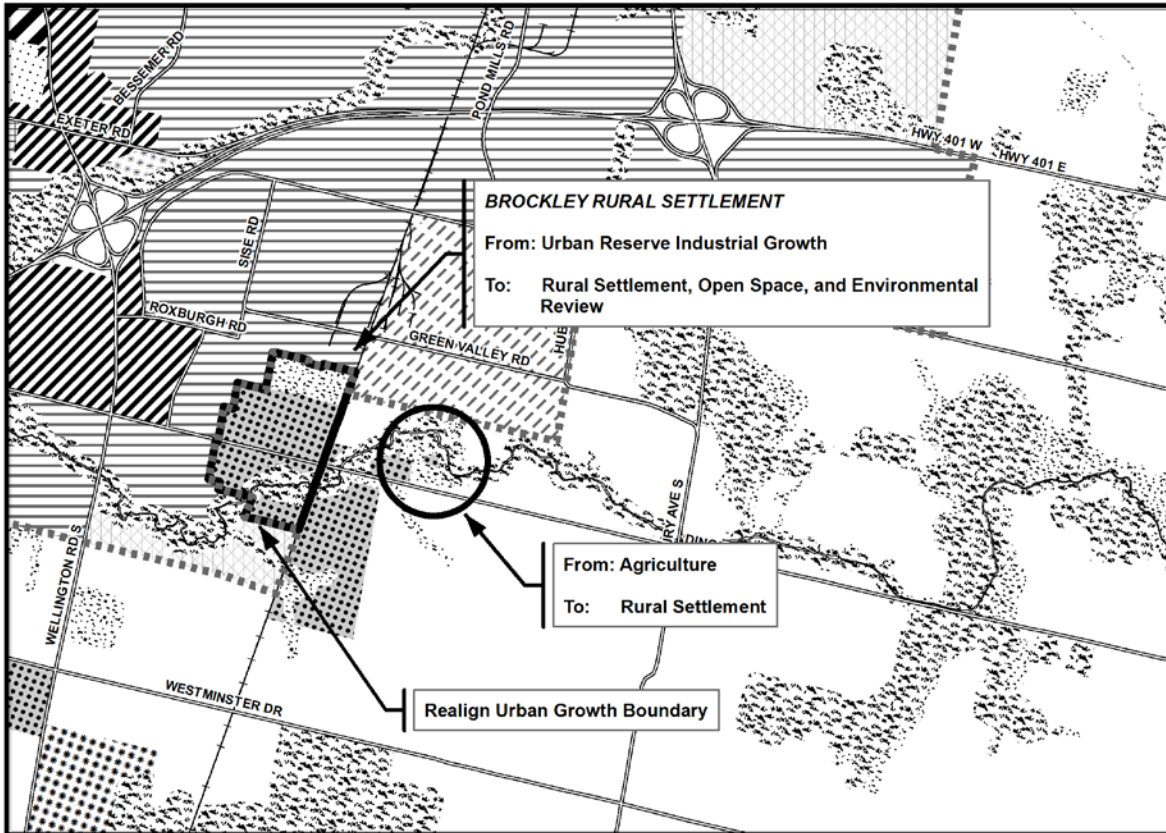


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



Legend

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|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

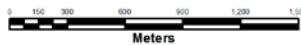
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 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

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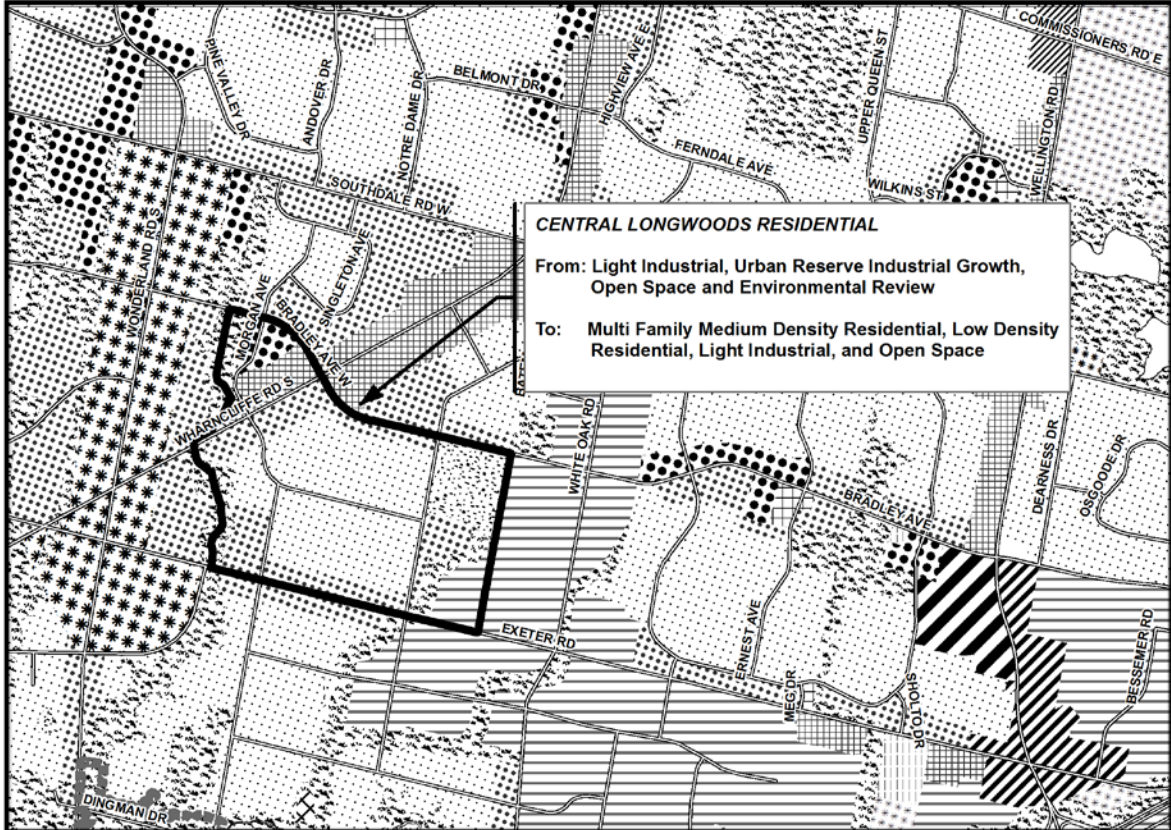


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



Legend

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|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

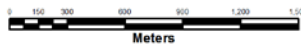
**SCHEDULE 1-d
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

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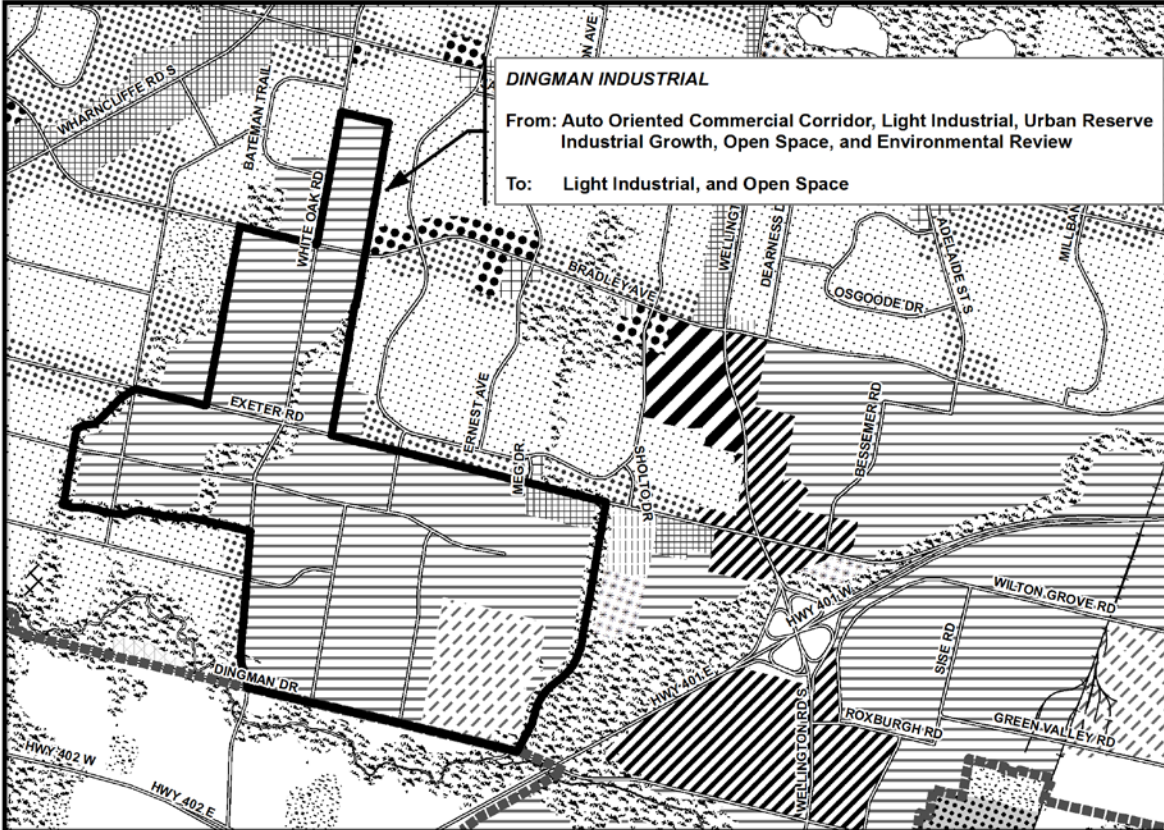


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



Legend

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|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

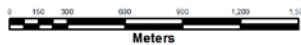
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TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



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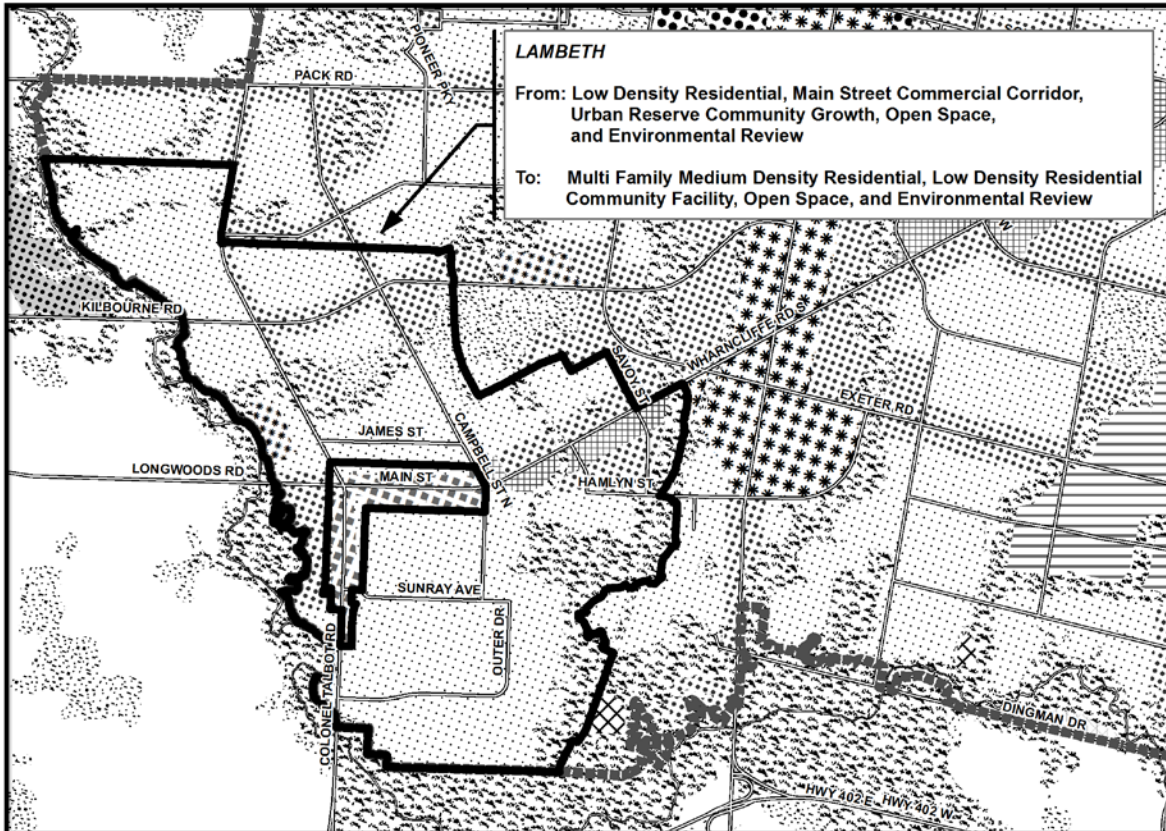


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



Legend

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|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

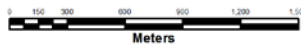
**SCHEDULE 1-f
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



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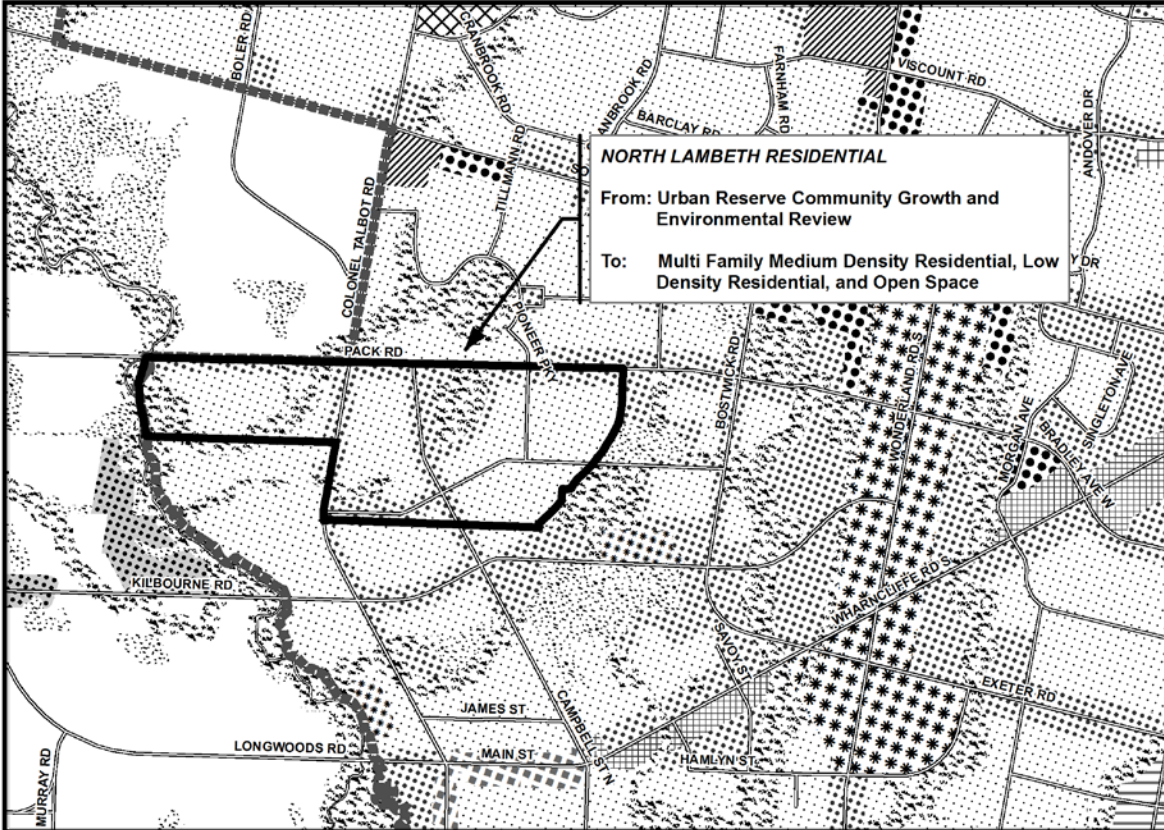


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



NORTH LAMBETH RESIDENTIAL
 From: Urban Reserve Community Growth and Environmental Review
 To: Multi Family Medium Density Residential, Low Density Residential, and Open Space

Legend

- | | |
|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

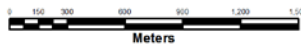
**SCHEDULE 1-g
 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



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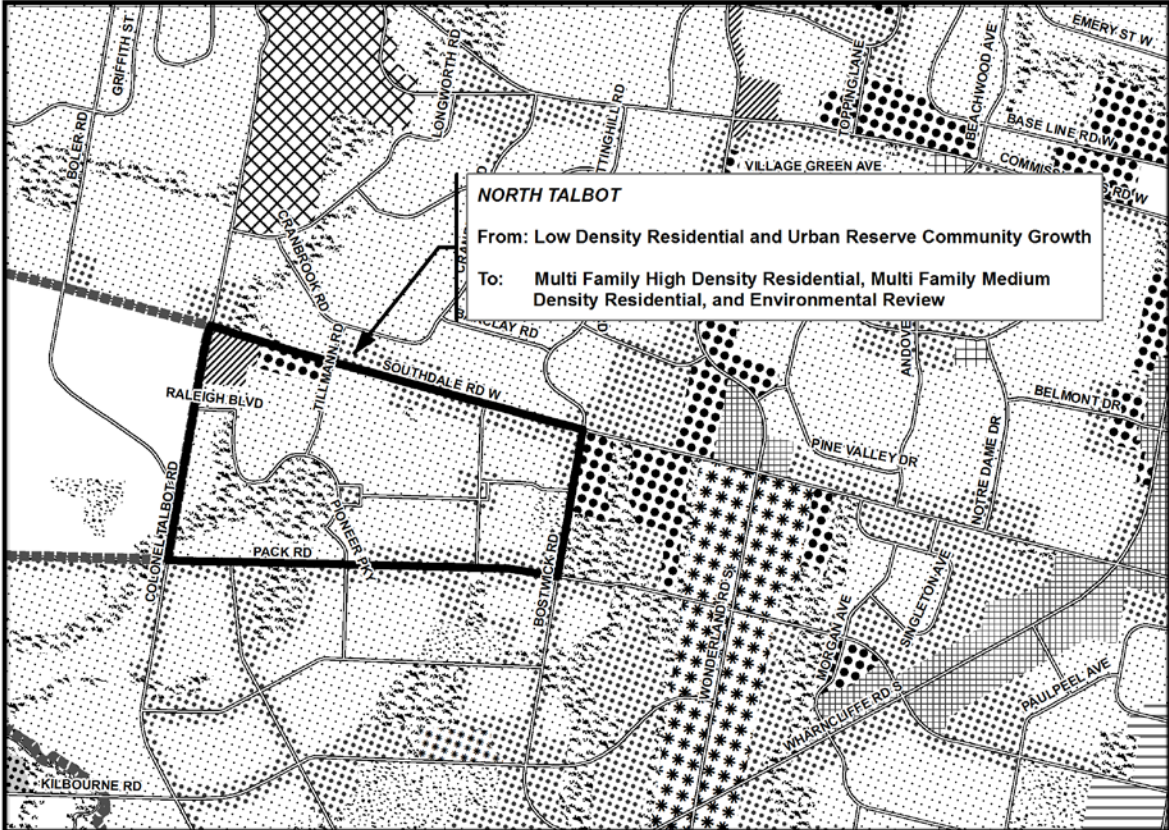


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



Legend

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|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

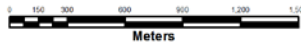
**SCHEDULE 1-h
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



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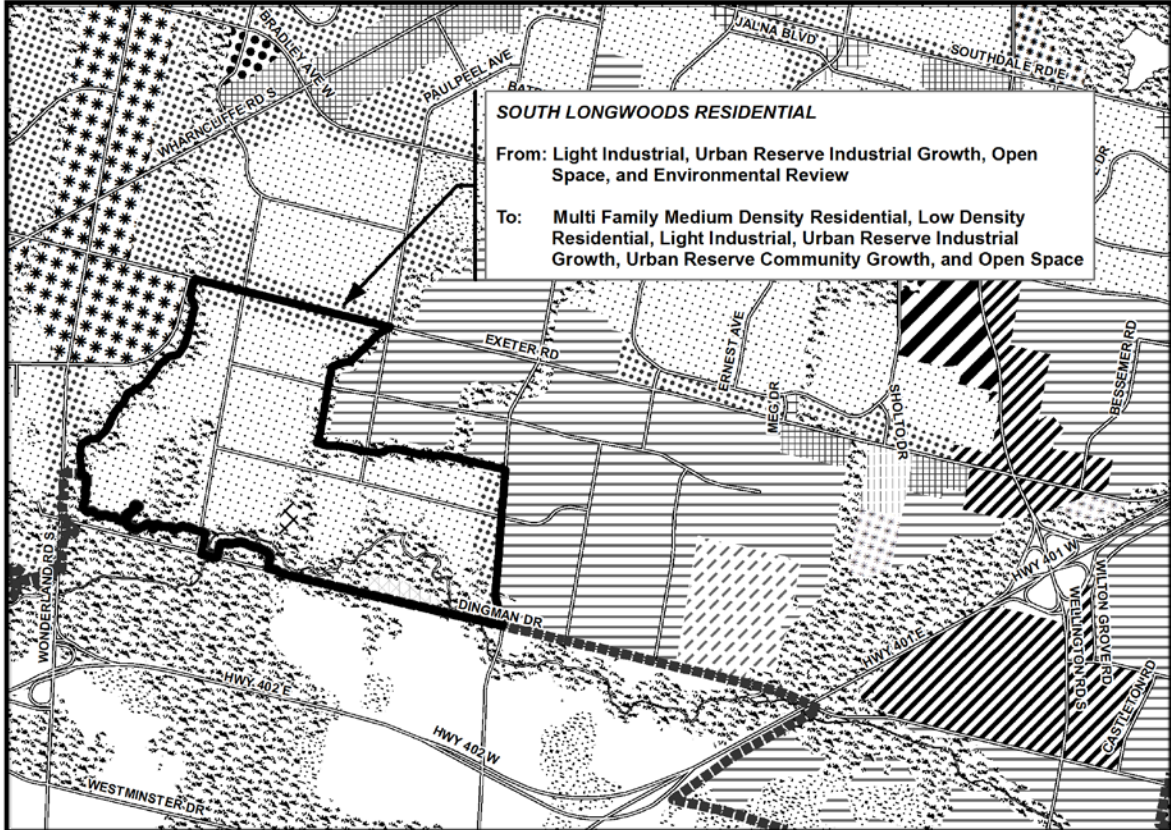


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



Legend

- | | |
|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

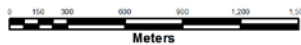
**SCHEDULE 1-i
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



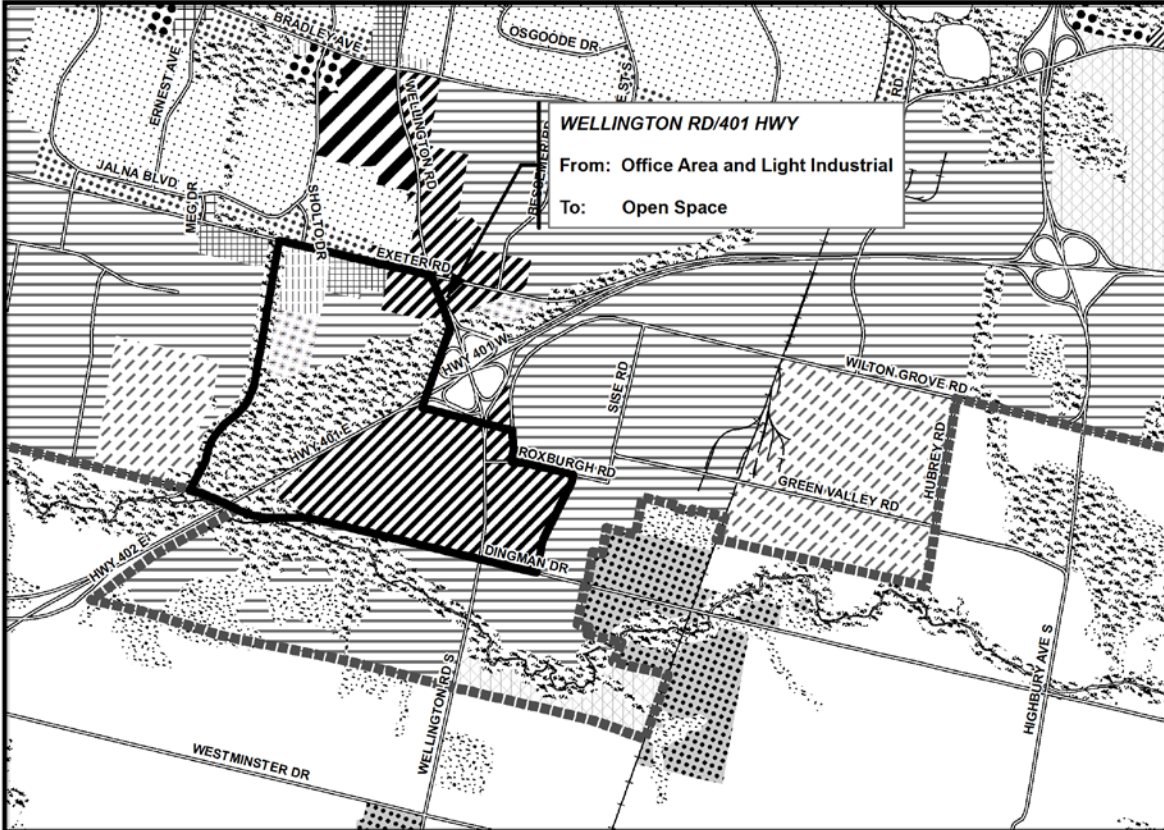
FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25

AMENDMENT NO:



Legend

- | | |
|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

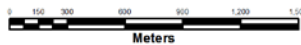
**SCHEDULE 1-j
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



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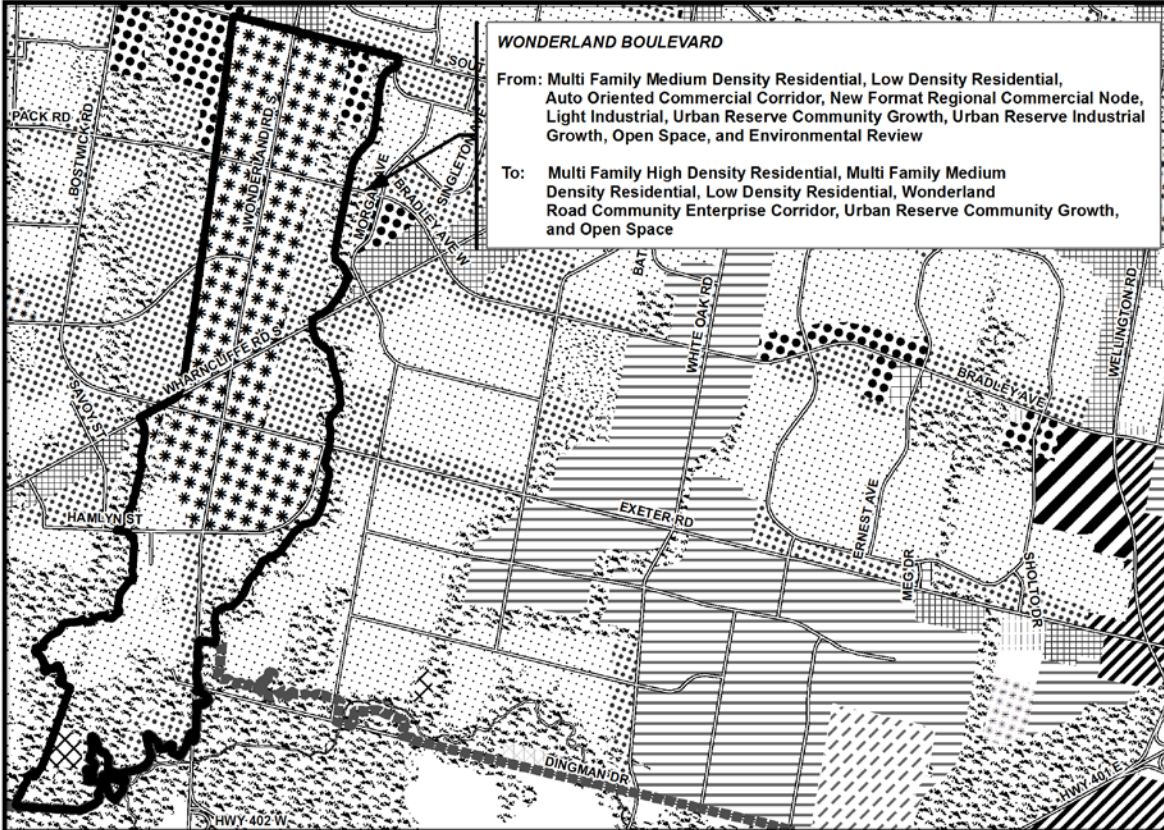


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



WONDERLAND BOULEVARD

From: Multi Family Medium Density Residential, Low Density Residential, Auto Oriented Commercial Corridor, New Format Regional Commercial Node, Light Industrial, Urban Reserve Community Growth, Urban Reserve Industrial Growth, Open Space, and Environmental Review

To: Multi Family High Density Residential, Multi Family Medium Density Residential, Low Density Residential, Wonderland Road Community Enterprise Corridor, Urban Reserve Community Growth, and Open Space

Legend

- | | |
|---|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Wonderland Road Community Enterprise Corridor | Urban Reserve - Industrial Growth |
| Multi-Family, High Density Residential | Rural Settlement |
| Multi-Family, Medium Density Residential | Environmental Review |
| Low Density Residential | Agriculture |
| Office Area | Urban Growth Boundary |
| Office/Residential | |

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

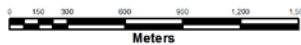
**SCHEDULE 1-k
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000

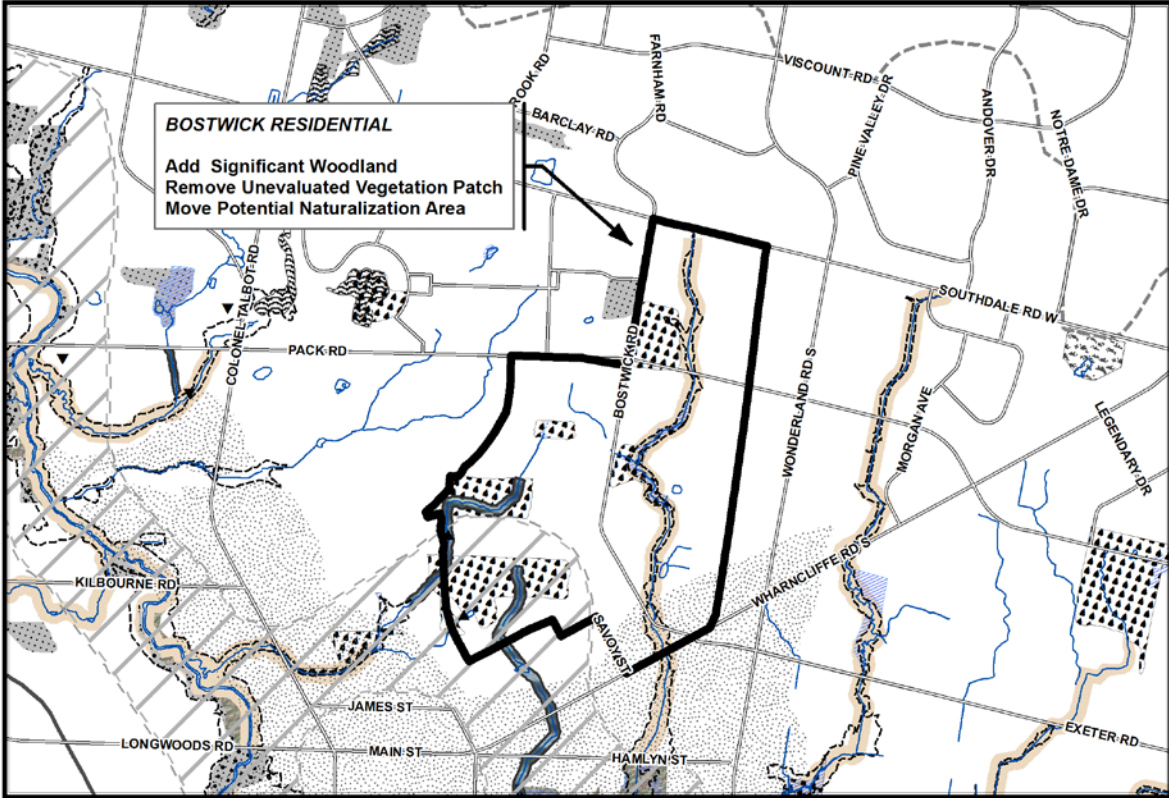


FILE NUMBER: 7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/25



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

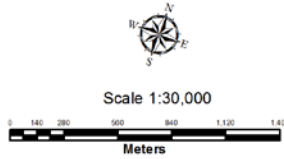
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2-a
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services

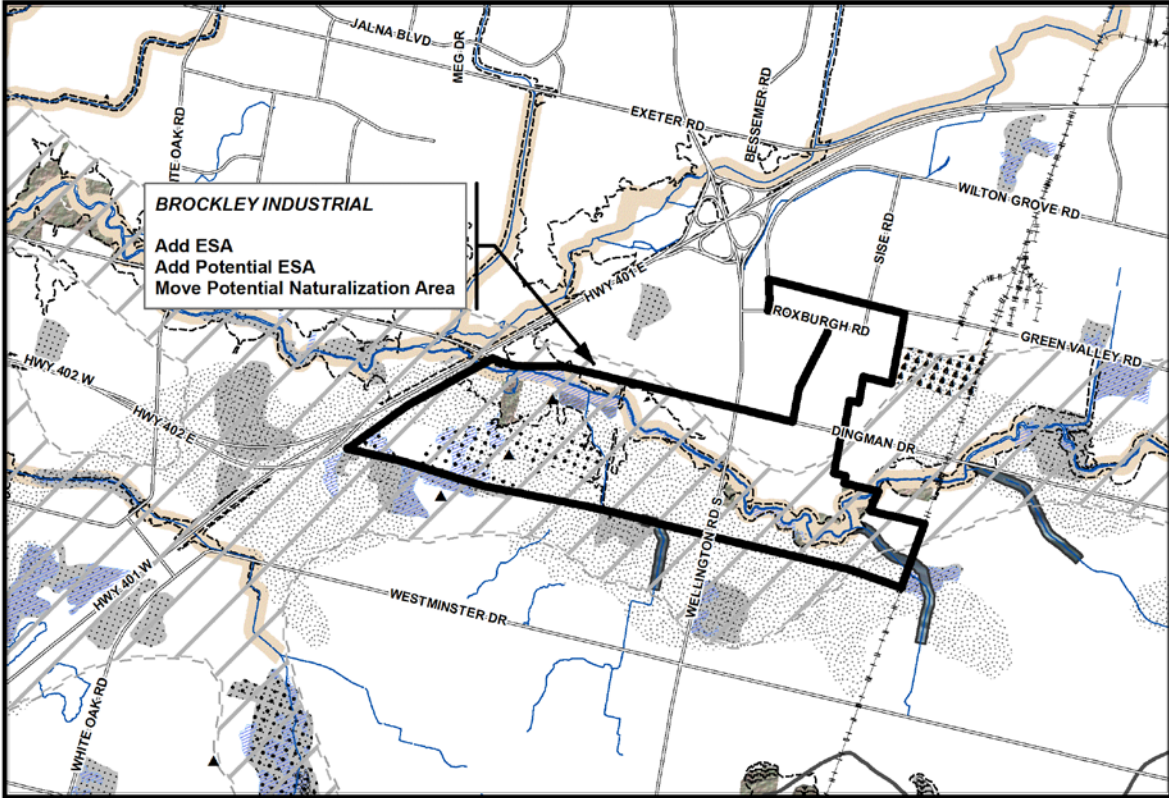


FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

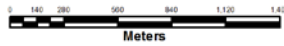
**SCHEDULE 2-b
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



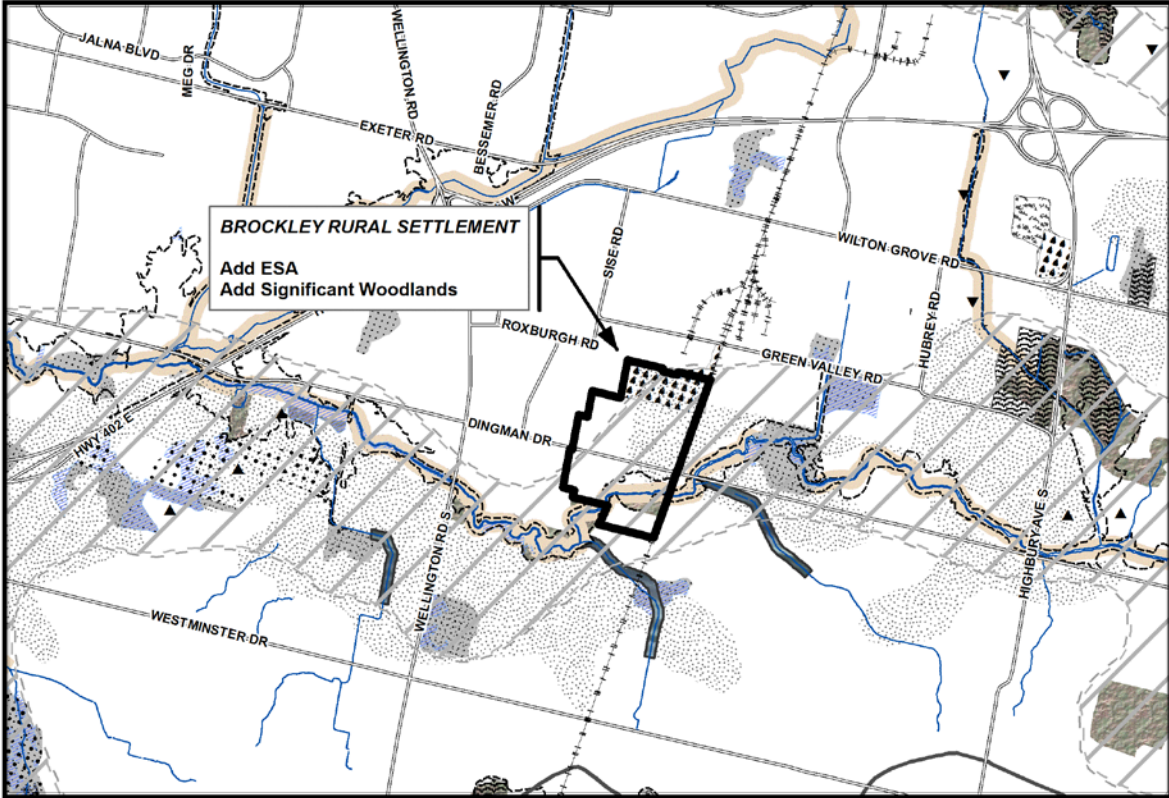
FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

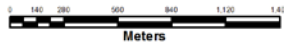
**SCHEDULE 2-c
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000

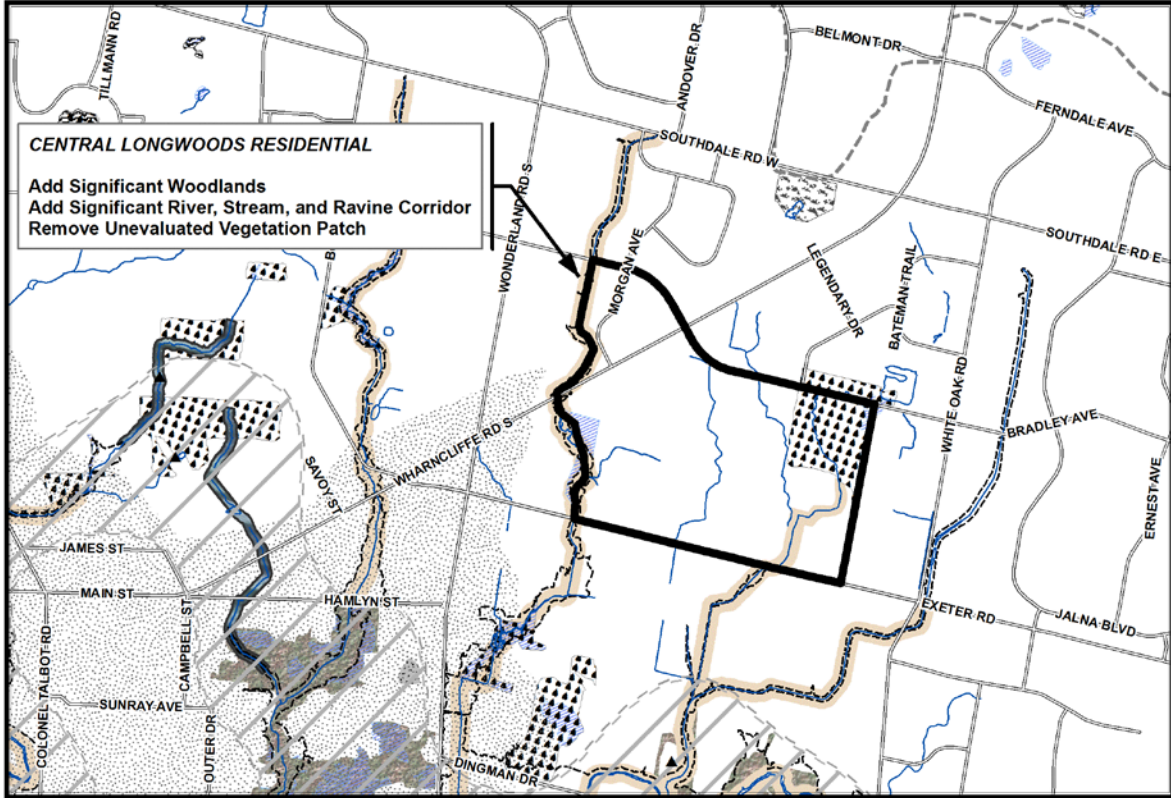


FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04



CENTRAL LONGWOODS RESIDENTIAL
 Add Significant Woodlands
 Add Significant River, Stream, and Ravine Corridor
 Remove Unevaluated Vegetation Patch

NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

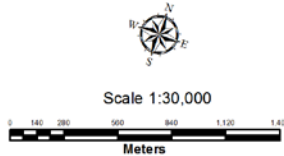
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2-d
 TO
 OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



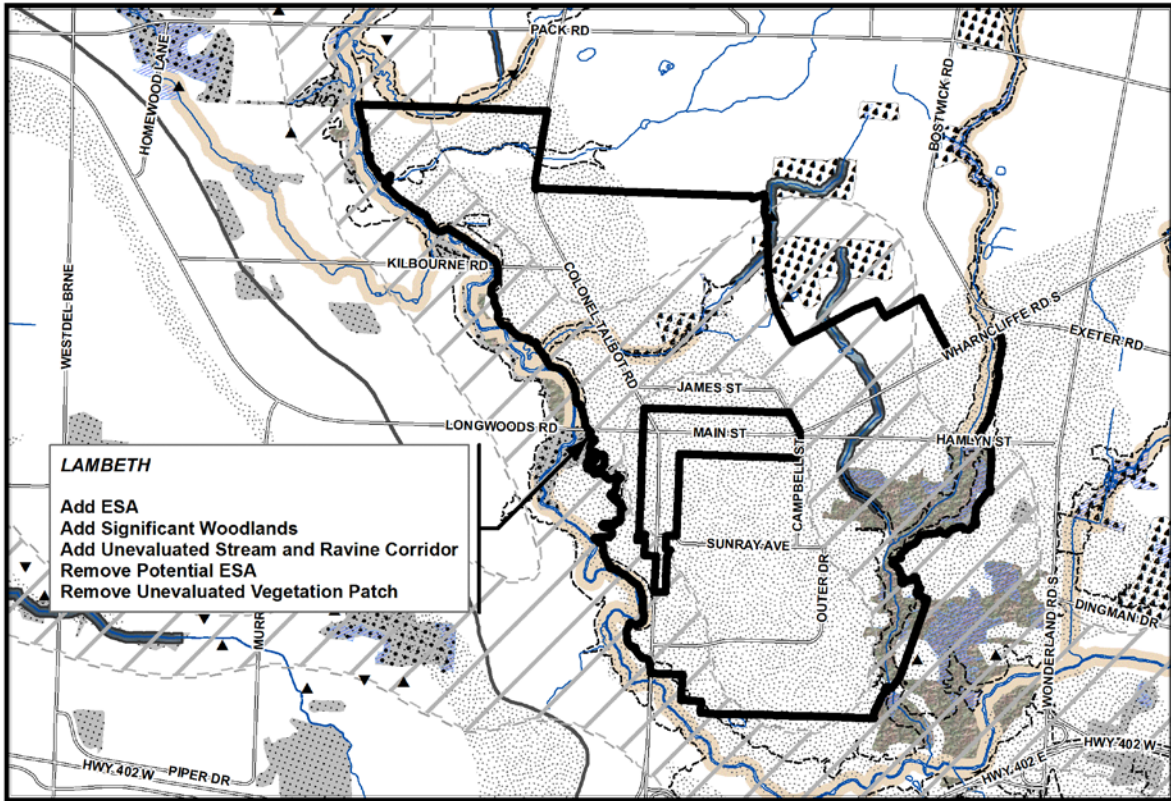
FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

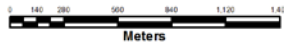
**SCHEDULE 2-e
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



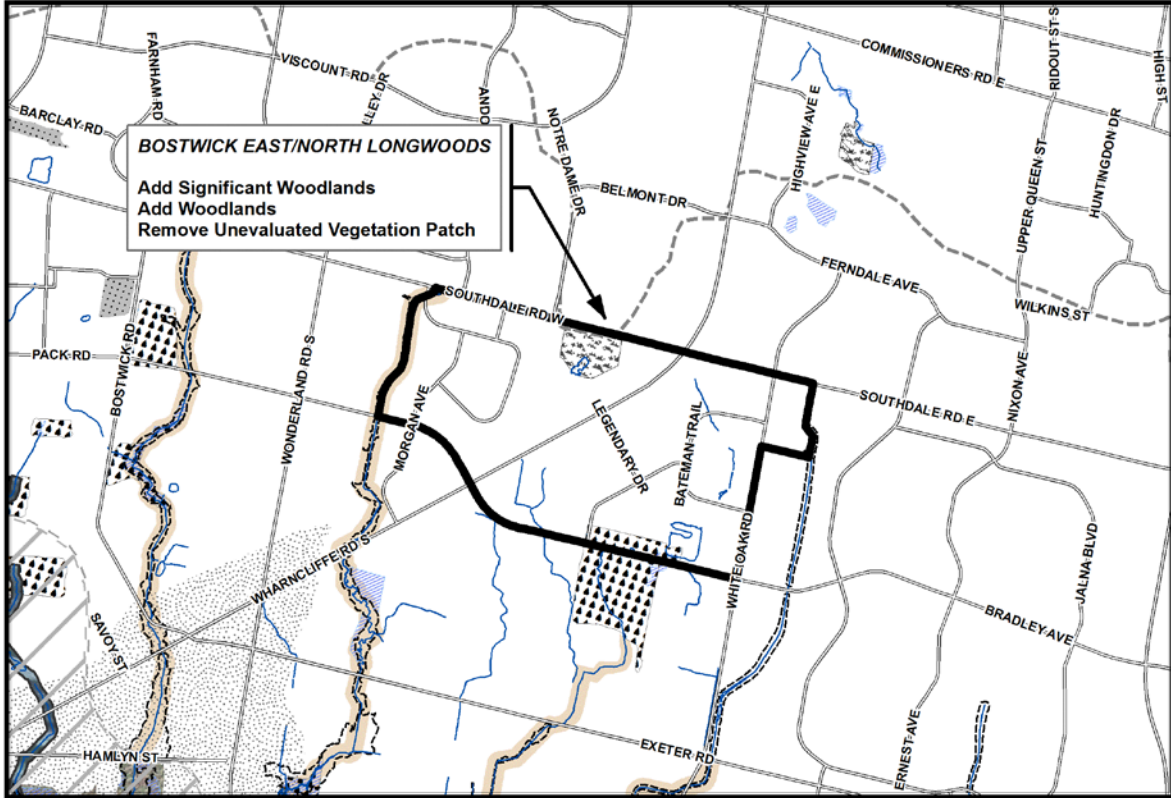
FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

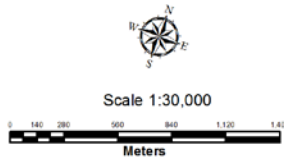
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2-f
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services

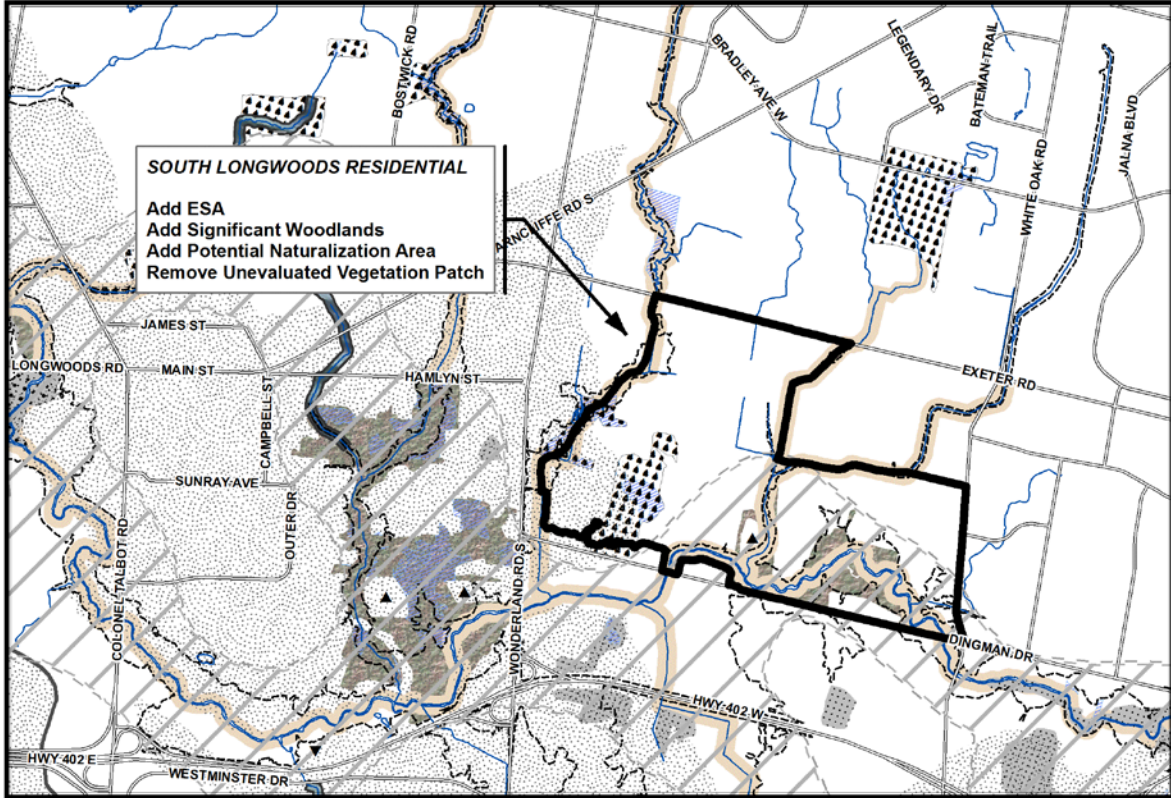


FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04



NATURAL HERITAGE SYSTEM

- ESAs
- Potential ESAs
- Significant Woodlands
- Woodlands
- Unevaluated Vegetation Patches
- Significant River, Stream, and Ravine Corridors
- Unevaluated Stream and Ravine Corridors
- Provincially Significant Wetlands
- Locally Significant Wetlands
- Unevaluated Wetlands
- Potential Naturalization Areas
- Potential Upland Corridors
- Ground Water Recharge Areas

NATURAL HAZARDS

- Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

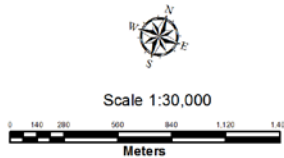
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2-g
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



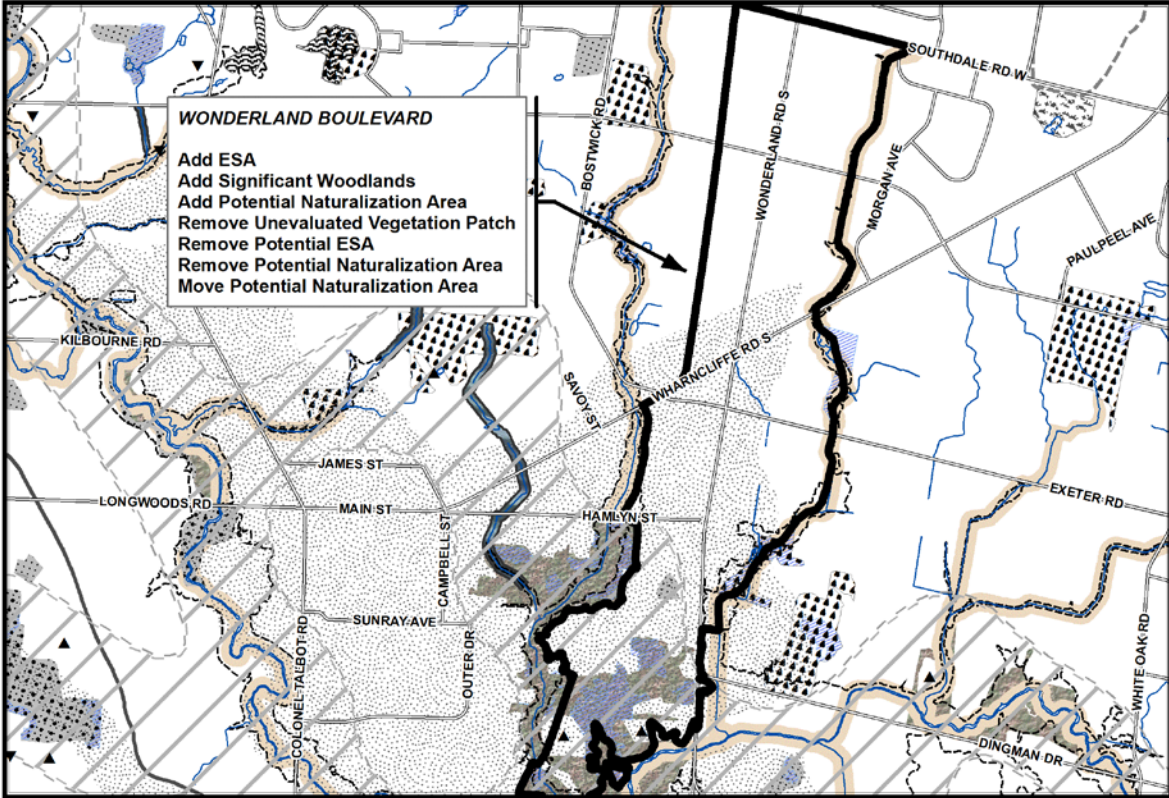
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PLANNER: HM














TECHNICIAN: MB

DATE: 2012/10/04


AMENDMENT NO: _____









NATURAL HERITAGE SYSTEM

-  ESAs
-  Potential ESAs
-  Significant Woodlands
-  Woodlands
-  Unevaluated Vegetation Patches
-  Significant River, Stream, and Ravine Corridors
-  Unevaluated Stream and Ravine Corridors
-  Provincially Significant Wetlands
-  Locally Significant Wetlands
-  Unevaluated Wetlands
-  Potential Naturalization Areas
-  Potential Upland Corridors
-  Ground Water Recharge Areas

NATURAL HAZARDS

-  Maximum Hazard Line
NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.

Base Map Features

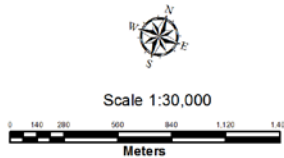
-  Railways
-  Water Courses/Ponds
-  Streets (refer to Schedule "C")
-  Conservation Authority Boundary
-  Subwatershed Boundary
-  Big Picture Meta-Cores and Meta-Corridors

This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.

**SCHEDULE 2-h
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



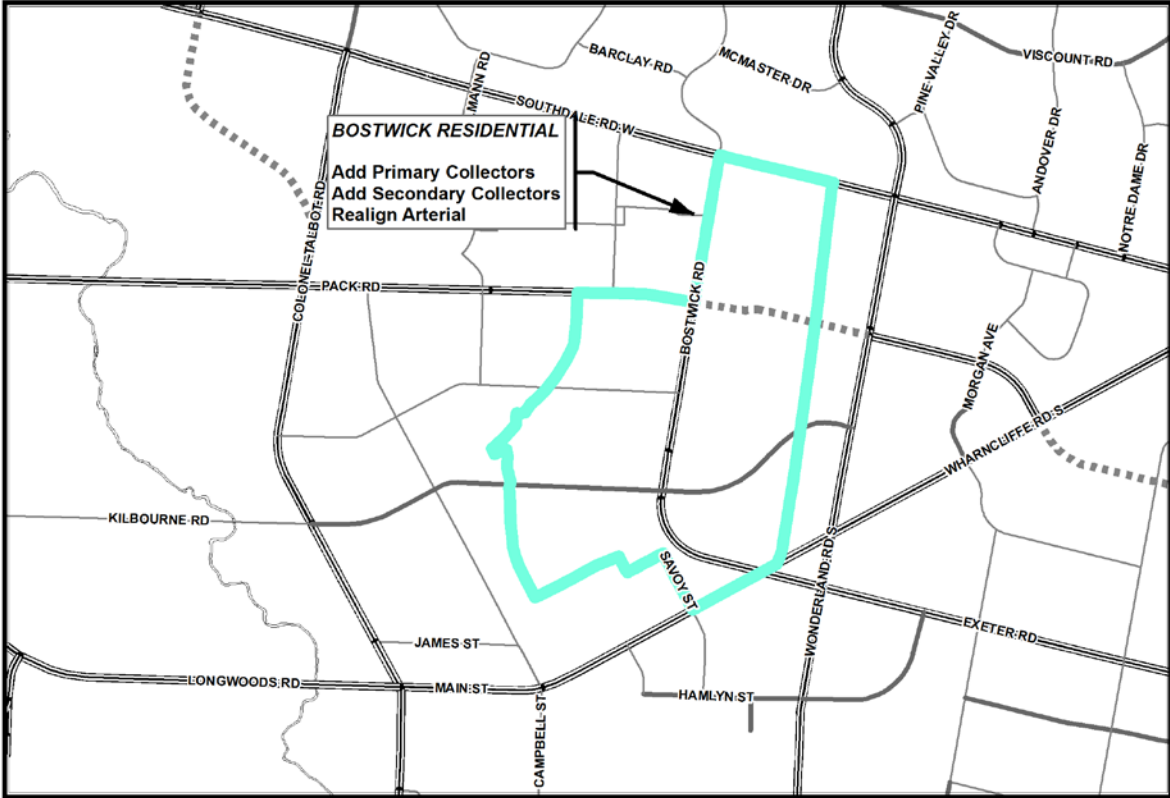
FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

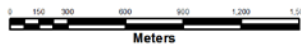
**SCHEDULE 3-a
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



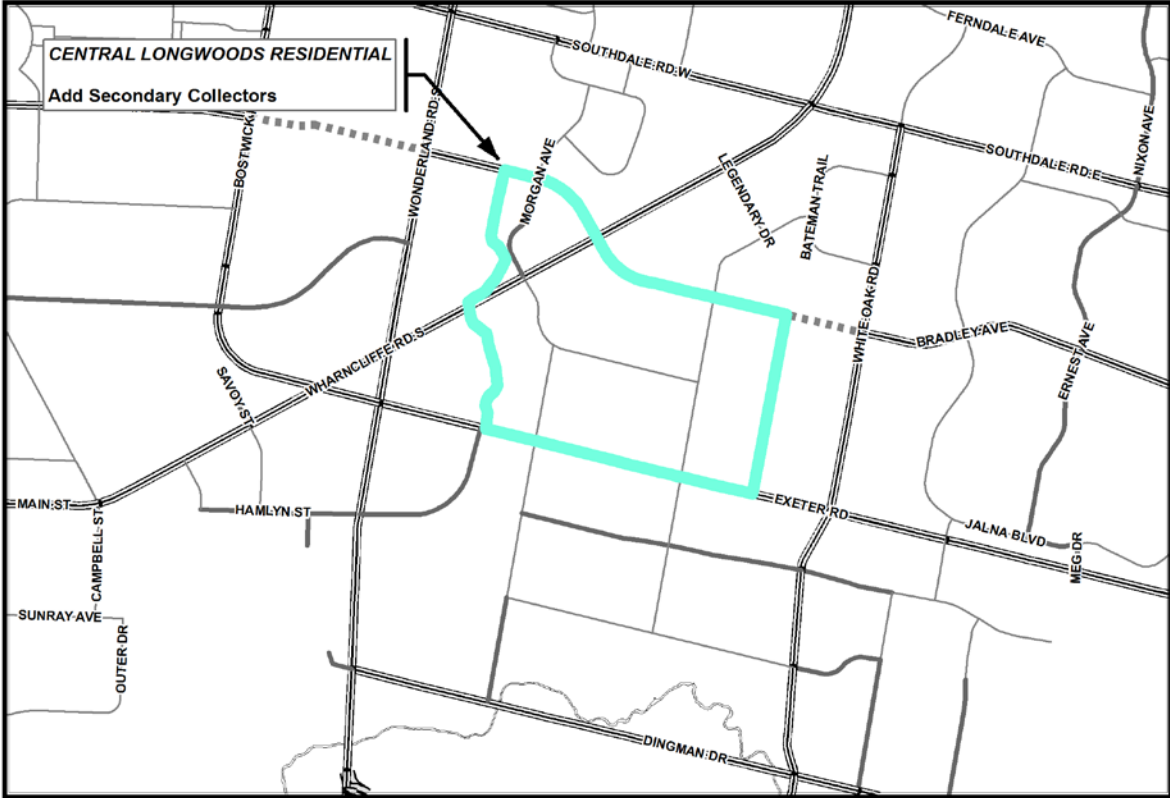
FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

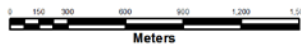
**SCHEDULE 3-b
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



Scale 1:30,000



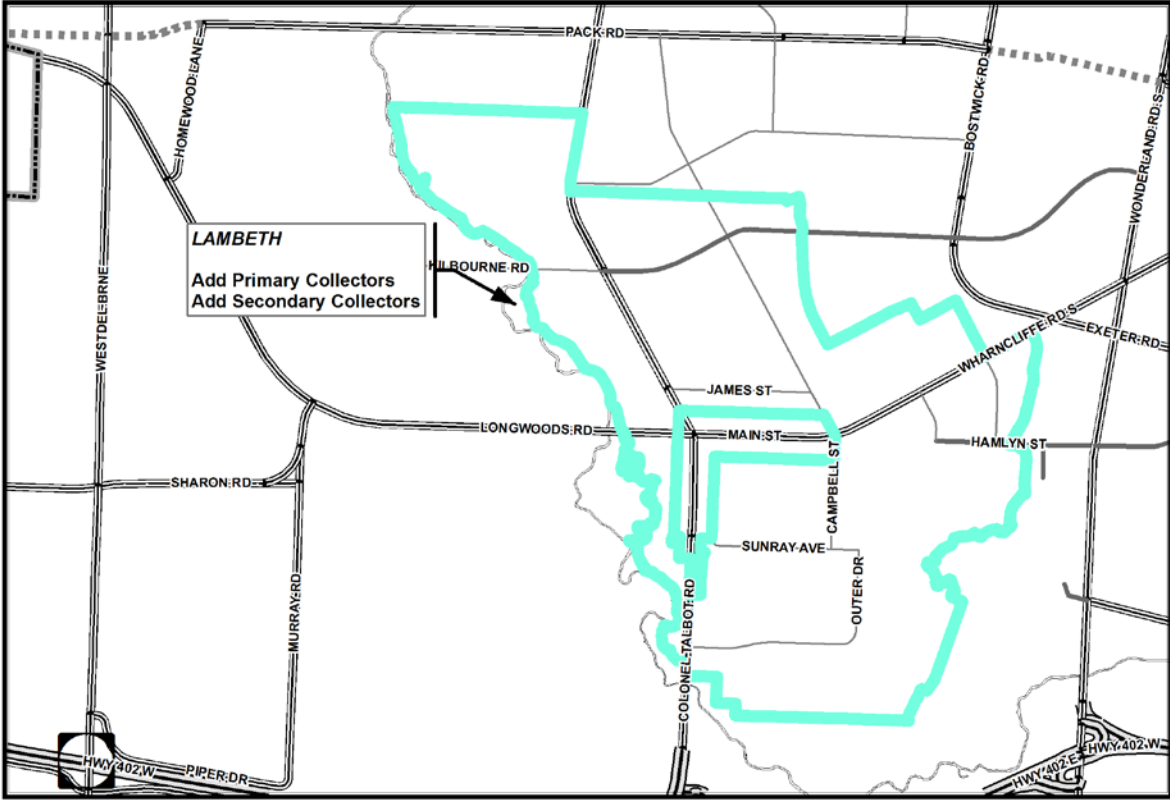
FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

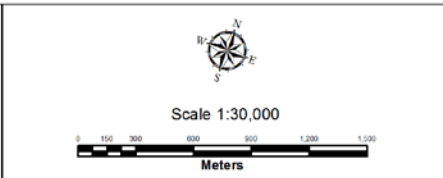
- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

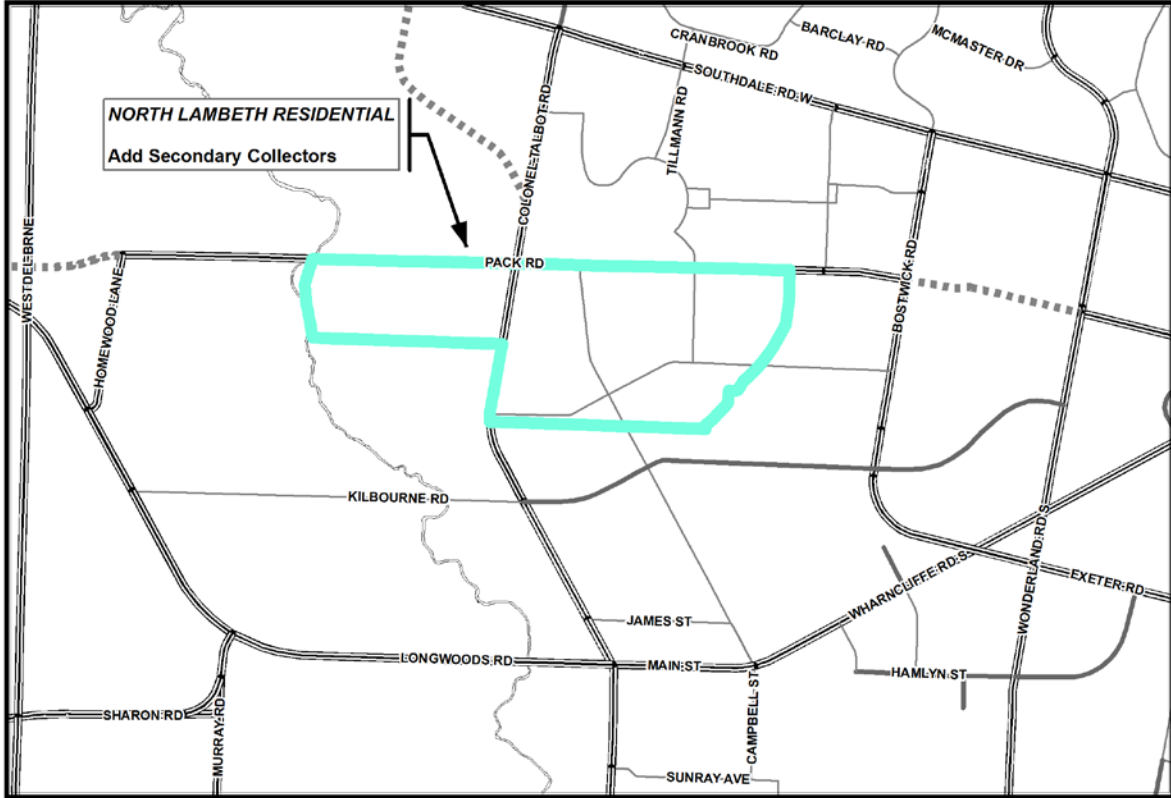
THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 3-c
TO
OFFICIAL PLAN**
AMENDMENT NO. _____
PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609
PLANNER: HM
TECHNICIAN: MB
DATE: 2012/10/04

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

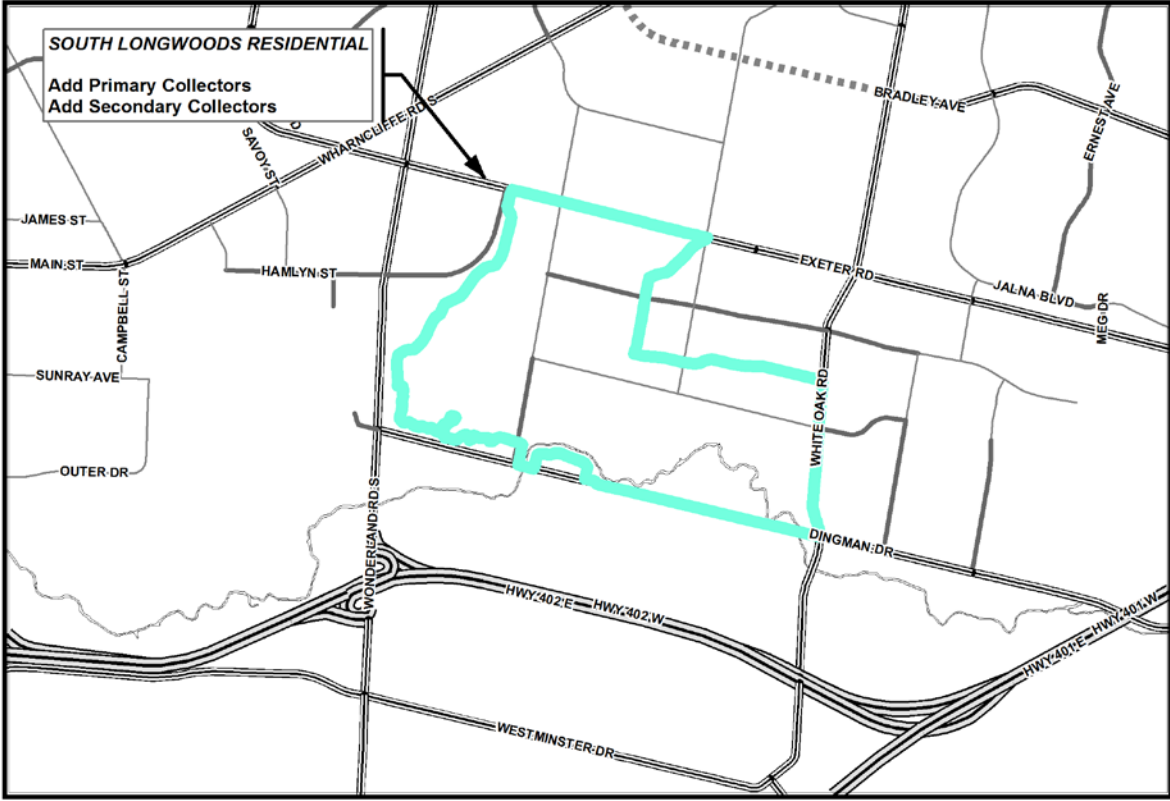
- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

<p align="center">SCHEDULE 3-d TO OFFICIAL PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-7609</p> <p>PLANNER: HM</p> <p>TECHNICIAN: MB</p> <p>DATE: 2012/10/04</p>
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PROJECT LOCATION: E:\Planning\Projects\p_areastudies\SouthwestAreaStudy\RevisedAreaStudy_Sep_2012\OPAs\projects\AMENDMENT_B1_NorthLambethResidential_b&w.mxd

AMENDMENT NO:



Legend


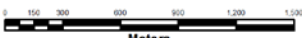
ROAD CLASSIFICATION

-  Secondary Collector
-  Primary Collector
-  Arterial
-  Freeway
-  Expressway

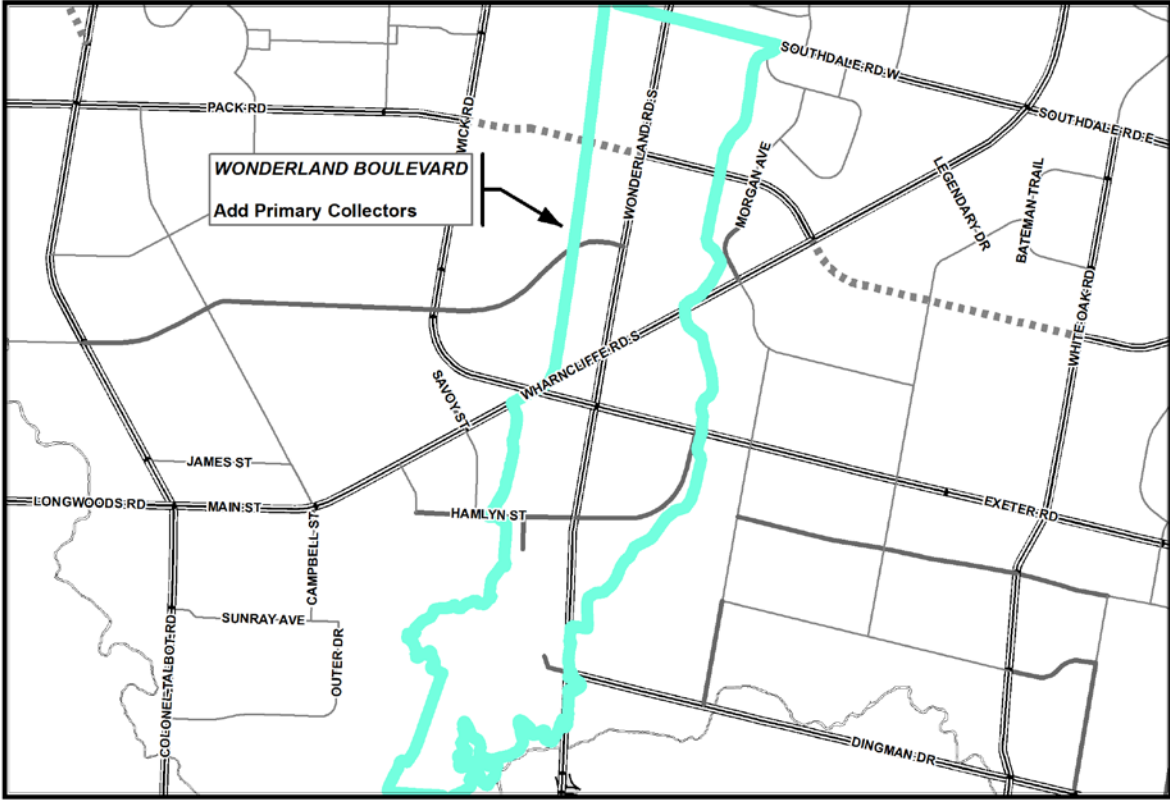
PROPOSED ROAD CORRIDOR

-  Proposed Secondary Collector
-  Proposed Primary Collector
-  Proposed Arterial
-  Proposed Freeway
-  Proposed Expressway
-  Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

<p align="center">SCHEDULE 3-c TO OFFICIAL PLAN</p> <p align="center">AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p align="center">  Scale 1:30,000  <small>Meters</small> </p>	<p>FILE NUMBER: O-7609</p> <p>PLANNER: HM</p> <p>TECHNICIAN: MB</p> <p>DATE: 2012/10/04</p>
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AMENDMENT NO:



Legend

ROAD CLASSIFICATION

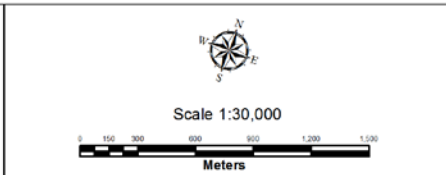
- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

PROPOSED ROAD CORRIDOR

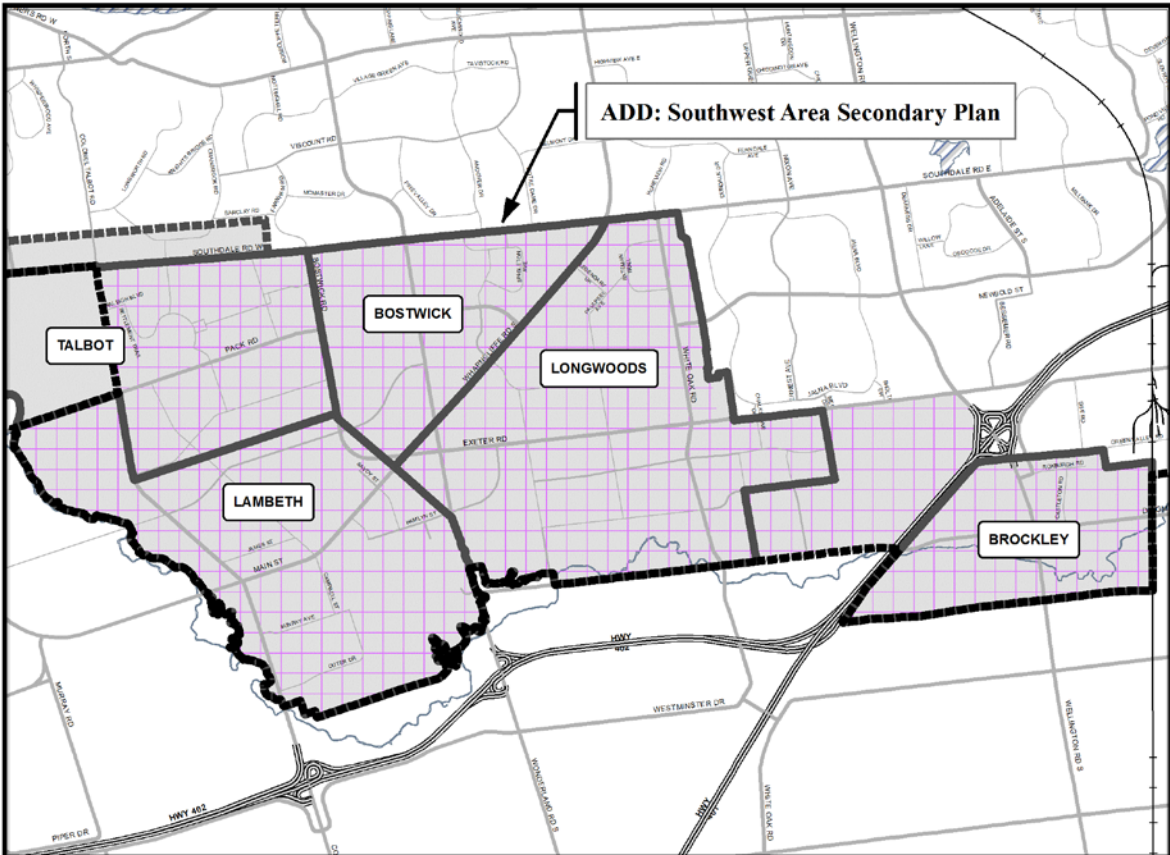
- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

**SCHEDULE 3-f
TO
OFFICIAL PLAN**
AMENDMENT NO. _____
PREPARED BY: Graphics and Information Services



FILE NUMBER: O-7609
PLANNER: HM
TECHNICIAN: MB
DATE: 2012/10/04



Legend

- Planning Areas
- Secondary Plan
- Planning Area\Secondary Plan Name
- Extensions to Existing Communities
- Urban Growth Boundary

Base Map Features

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

This Official Plan extract is provided for information purposes only. Please refer to Schedule "D" of the Official Plan and any amendments to it for current policy status.

**SCHEDULE 4
TO
OFFICIAL PLAN**

AMENDMENT NO. 510

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: O-7609

PLANNER: HM

TECHNICIAN: MB

DATE: 2012/10/04