

Bill No. 314
2020

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

A by-law to amend the Official Plan for the City of London, 1989 relating to the Meadowlily Environmentally Significant Area.

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

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. The Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c. P.13*.

PASSED in Open Council on October 27, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 27, 2020
Second Reading – October 27, 2020
Third Reading – October 27, 2020

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Urban Reserve Community Growth, Multi-family High Density Residential, Multi-family Medium Density Residential and Environmental Review designations, to an Open Space designation and from Environmental Review and Open Space designations to an Urban Reserve Community Growth on Schedule “A”, Land Use, to the Official Plan for the City of London.
2. To apply an “Environmentally Significant Area” (ESA) delineation on Schedule “B-1”, (Flood Plain and Environmental Features) to the Official Plan for the City of London.
3. To add the Meadowlily Woods Environmentally Significant Area Conservation Master Plan to the list of Guideline Documents in Section 19.2.2 of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to Meadowlily Environmentally Significant Area lands in the City of London.

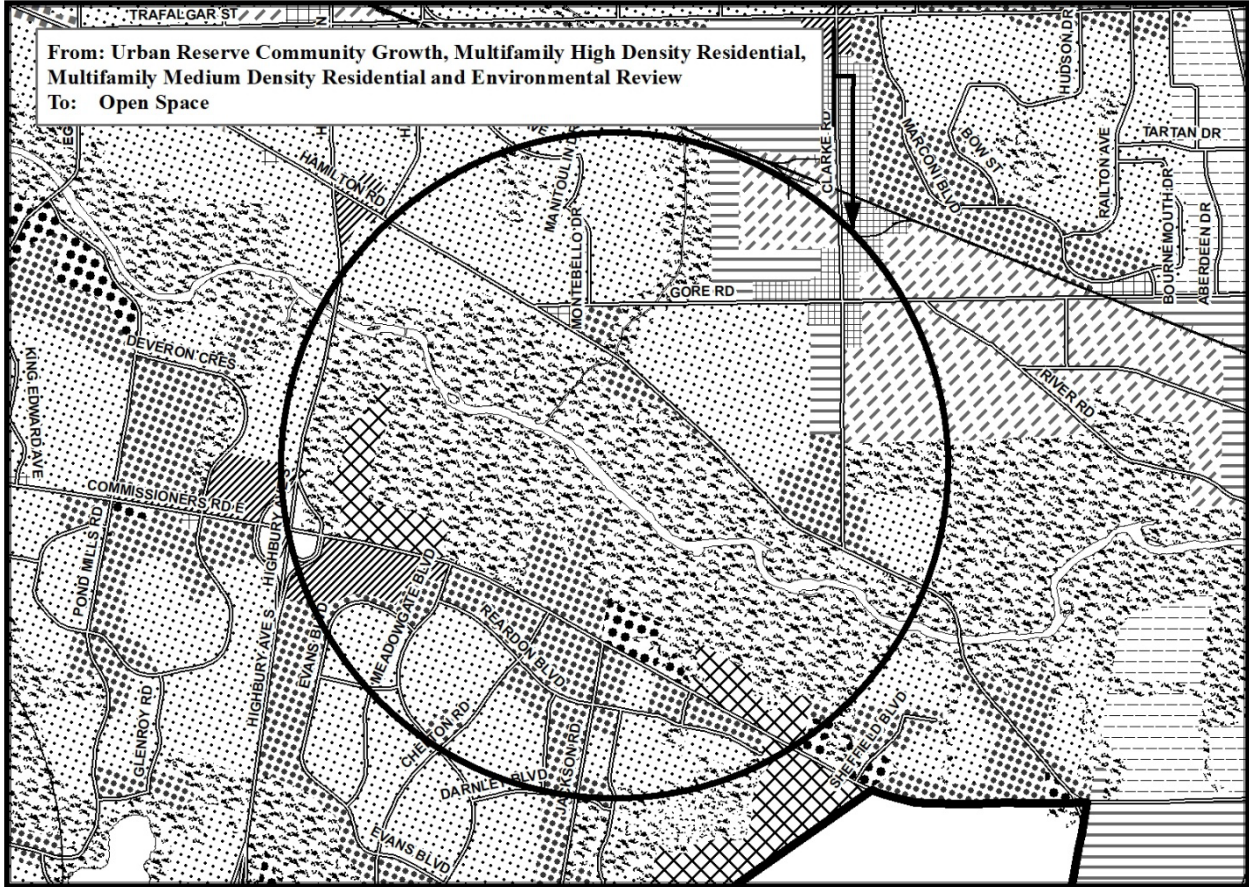
C. BASIS OF THE AMENDMENT

Based on more detailed information that has been made available through the completion of the Meadowlily Environmentally Significant Area Conservation Master Plan, the final land use designations and Natural Heritage features can now be accurately confirmed in the Official Plan.

D. THE AMENDMENT

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

1. Schedule “A”, Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands within the Meadowlily Environmentally Significant Area in the City of London, as indicated on “Schedule 1” attached hereto from an Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review designations, to an Open Space designation and from an Environmental Review and Open Space designations to an Urban Reserve Community Growth.
2. Schedule “B-1” Flood Plain and Environmental Features, to the Official Plan for the City of London Planning Area is amended by changing the delineation to the lands identified as the Meadowlily Woods Environmentally that are designated Open Space as amended above as Environmentally Significant Area as indicated on “Schedule 2” attached hereto.
3. Section 19.2.2 of the Official Plan for the City of London is amended by adding the following: Meadowlily Woods Environmentally Significant Area Conservation Master Plan



From: Urban Reserve Community Growth, Multifamily High Density Residential, Multifamily Medium Density Residential and Environmental Review
 To: Open Space

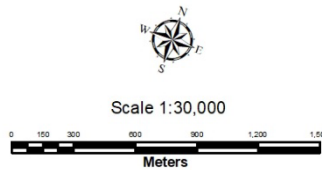
Legend

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

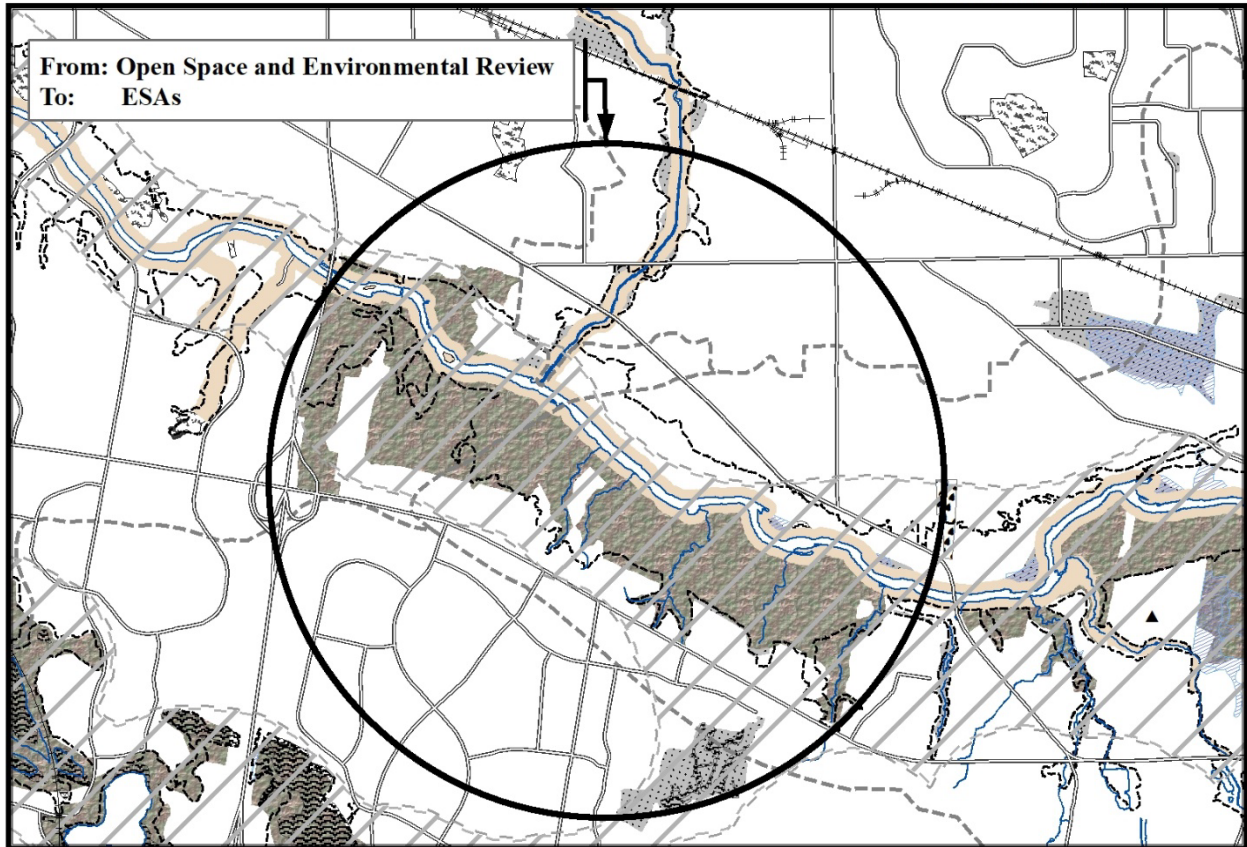
This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

**SCHEDULE 1
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9245
PLANNER: CS
TECHNICIAN: JTS
DATE: 2020/10/16



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

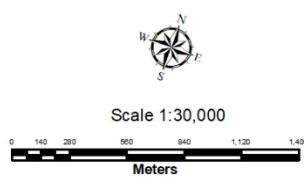
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Big Picture Meta-Cores and Meta-Corridors

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 #####
TO
OFFICIAL PLAN**

AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-9245

PLANNER: CS

TECHNICIAN: JTS

DATE: 2020/10/16

OFFICIAL PLAN AMENDMENT
No.

LOCATION MAP



Prepared on September 21, 2020 by:
City Planning & Development Services
Corporation of the City of London
based on April 2019 Right info
Planning projects_OPA-locationmaps

