

Bill No. 326  
2021

By-law No. C.P.-1284( )-\_\_

A by-law to amend the Official Plan for the City of London, 1989 for the Medway Valley Heritage Forest Environmentally Significant Area (South).

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

1. Amendment No. (to be inserted by Clerk's Office) 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(27) of the *Planning Act*, R.S.O. 1990, c.P.13.

PASSED in Open Council on August 10, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – August 10, 2021  
Second Reading – August 10, 2021  
Third Reading – August 10, 2021

**Amendment No.  
to the  
Official Plan for the City of London**

A. Purpose of this Amendment

The purpose of this Amendment is:

1. To add the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan to the list of Guideline Documents in Section 19.2.2 of the Official Plan for the City of London.
2. To change the designation of certain lands described herein from Low Density Residential to Open Space on Schedule "A", Land Use, to the Official Plan for the City of London.
3. To change the designation of certain lands described herein from Regional Facility to Open Space on Schedule "A", Land Use, to the Official Plan for the City of London.
4. To change the designation of certain lands described herein from Open Space to Low Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.
5. To change the designation of certain lands described herein from Open Space to Multi-Family, Medium Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.
6. To change the delineation the Environmentally Significant Areas (ESA) natural heritage feature described herein on Schedule "B1", Natural Heritage Features, to the Official Plan for the City of London.

B. Location of this Amendment

1. This Amendment applies to lands of the Medway Valley Heritage Forest Environmentally Significant Area (South) in the City of London.
2. The area is generally located south of Fanshawe Park Road West, east of Wonderland Road North, north of Sarnia Road, and west of Western Road.

C. Basis of the Amendment

Amended delineation of the Environmentally Significant Area natural heritage feature is in conformity with the Medway Valley Heritage Forest (South) Conservation Master Plan. Amended delineation of the ESA is consistent with the Provincial Policy Statement and conforms to in force policies of the London Plan and policies of the 1989 Official Plan.

D. The Amendment

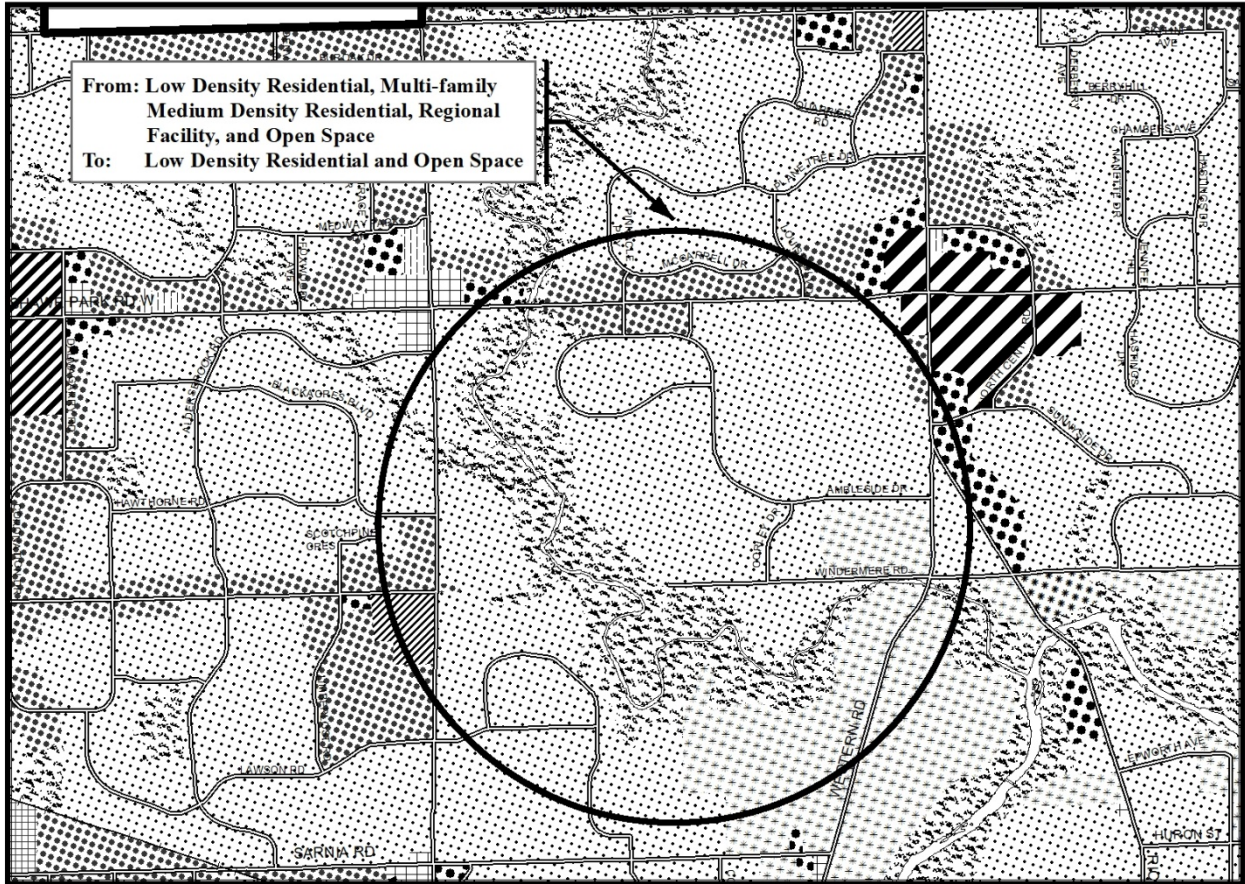
The Official Plan for the City of London is hereby amended as follows:

1. Section 19.2.2 of the Official Plan for the City of London is amended by adding the following to the list of guideline documents:
  - i. Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan
2. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating lands in the City of London from Low Density Residential to Open Space, as indicated on "Schedule 1" attached hereto.

3. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating lands in the City of London from Regional Facility to Open Space, as indicated on "Schedule 1" attached hereto.
4. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating lands in the City of London from Open Space to Low Density Residential, as indicated on "Schedule 1" attached hereto.
5. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating a portion of lands located at 410 Ambleside Drive in the City of London, as indicated on "Schedule 1" attached hereto from Open Space to Multi-Family, Medium Density Residential.
6. Schedule "B1", Natural Heritage Features, to the Official Plan for the City of London Planning Area is amended by changing the delineation of the Medway Valley Heritage Forest Environmentally Significant Areas (ESA) natural heritage feature, as indicated on "Schedule 2" attached hereto.

# Schedule "1"

AMENDMENT NO:



## 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

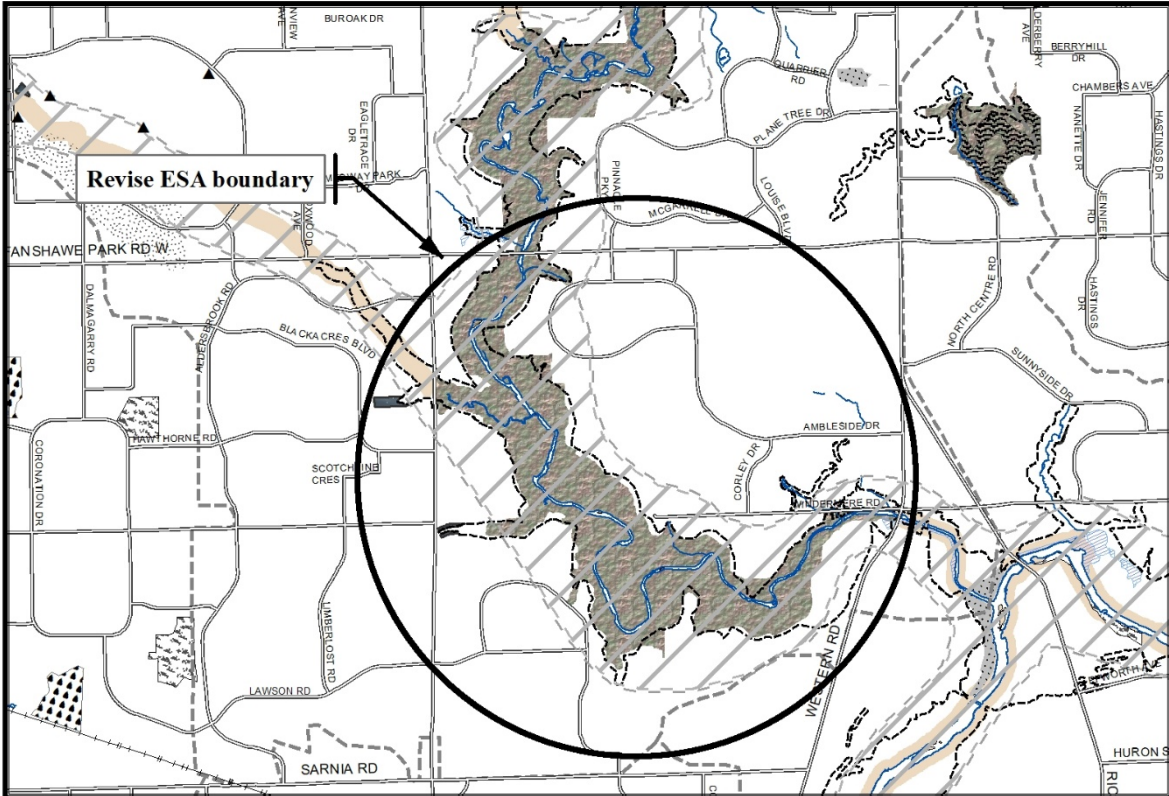
*This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.*

<p><b>SCHEDULE 1 TO OFFICIAL PLAN</b></p> <p>AMENDMENT NO. _____</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9367</p> <p>PLANNER: TM</p> <p>TECHNICIAN: MB</p> <p>DATE: 2021/06/15</p>
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# Schedule "2"

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

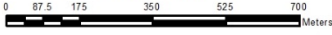
*This is an excerpt from the Planning Division's working consolidation of Schedule B1 to the City of London Official Plan, with added notations.*

<p align="center"><b>SCHEDULE 2 TO OFFICIAL PLAN</b></p> <p align="center">AMENDMENT NO. _____</p> <p>PREPARED BY: Graphics and Information Services</p>	<p align="center">                   Scale 1:30,000                  0 140 280 560 840 1,120 1,400                  Meters             </p>	<p><b>FILE NUMBER:</b> OZ-9367</p> <p><b>PLANNER:</b> TM</p> <p><b>TECHNICIAN:</b> MB</p> <p><b>DATE:</b> 2021/06/15</p>
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**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared on June 16, 2024 by:  
GIS Planning & Development Services  
Corporation of the City of London  
based on April 2020 flight info.  
PlanPlanning/projects/0\_CPA-locationmaps

