

Bill No. 14
2022

By-law No. C.P.-1512()-__

A by-law to amend The London Plan for the
City of London, 2016.

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

1. Amendment No. __ to The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This 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 December 7, 2021.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – December 7, 2021
Second Reading – December 7, 2021
Third Reading – December 7, 2021

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

A. PURPOSE OF THIS AMENDMENT

1. The purpose of this Amendment is to update “The London Plan” policies to allow more opportunities for the growing of food within the City’s urban growth boundary consistent with Council’s Urban Agriculture Strategy approved in November 2017.
2. To reduce regulatory barriers to urban agriculture (growing food within urban areas of London).
3. To ensure that urban agriculture is undertaken with adherence to sound planning principles and health and safety requirements.
4. To address regulatory barriers to greenhouses and converted shipping containers as two emerging forms of urban agriculture.
5. Create a new section within the Food Systems Chapter of the London Plan that consolidates policies to promote urban agriculture

B. LOCATION OF THIS AMENDMENT

This Amendment is a text amendment, which applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

1. The amendments are consistent with the policies of the *Provincial Policy Statement, 2020*, and are consistent with the Food System policies of the London Plan.

D. THE AMENDMENT

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

Create a new Section heading entitled “Growing Food in Urban Areas” after policy 674 and add the following policies:

GROWING OF FOOD IN URBAN AREAS

- 674A We will promote opportunities for growing of food in urban areas recognizing urban agriculture’s role in building a more sustainable and resilient city, increasing food security, providing access to local and nutritious food options, fostering community connections and health benefits and creating economic growth opportunities.
- 674B Growing of food on lands, in greenhouses and shipping containers, within buildings and on rooftops may be permitted in all Urban Place Types recognizing that the long-term vision of this Plan is for urban development consistent with the applicable Place Type. Permitted uses, and associated structures and infrastructure, will be limited to those which will not preclude future development options.
- 674C Greenhouses that are used exclusively for growing of food may be considered as farm buildings and permitted in all Urban Place Types. The Zoning By-law may establish specific regulations for such greenhouses within the Urban Growth Boundary.

- 674D Greenhouses used for the growing of food within an Urban Place Type that are less than 200m² may be exempt from site plan approval. However, site plan approval will be required if potential impacts on adjacent lands have been identified or to ensure the proposed greenhouse fits within its context, in accordance with Evaluation criteria for Planning and Development applications. The scoped site plan approval process may be applied for Greenhouses used for urban agriculture as described in the Our Tools part of this Plan.
- 674E Growing food in converted shipping containers may be permitted in all Urban Place Types and will require site plan approval. Within the Neighbourhoods Place Type the use of shipping containers for the growing of food shall be subject to a zoning by-law amendment where the Evaluation Criteria for Planning and Development Applications can be met.
- 674F Any proposed building or structure intended for the growing of food in the Urban Growth Boundary will be subject to all of the policies of this Plan, the regulations of the Zoning By-law and all other applicable legislation and regulations.

Amend Policy 951 by deleting and replacing it with the following policy:

- 951 The standard site plan approval process shall apply to intensification projects that will result in three or more residential units. However, for intensification proposals that will result in less than three residential units, and for additional residential units in accessory structures that are subject to site plan approval, a scoped site plan approval process may apply as described in the Our Tools part of this Plan.

1. Create a new subsection following policy 1683 entitled "Scoped Site Plan Process" and add the following policies:

SCOPED SITE PLAN PROCESS

- 1683A Where permitted by the policies of this Plan, a scoped site plan process may be applied as follows:
1. The full range of submissions required for the standard site plan approval process will not be required. Rather, the following submissions will be required:
 - a. A Planning and Design Report, scoped to address relevant design issues.
 - b. Site plan and building elevation drawings.
 - c. Where appropriate, a grading certificate and a water service and sewer/drainage connections plan.
 2. Upon review and approval, the site plan and building elevation drawings will be stamped as approved and constitute applicable law. No development agreement or security will be required unless there is a specific reason for such requirement.
- 1682B Applications for building permits will be reviewed for compliance based on the stamped site plan and building elevation drawings, prior to issuance of any building permit. Any future variation from the approved site plan and building elevations shall require a site plan approval amendment application.