

Bill No. 184
2022

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1055 Fanshawe Park Road West.

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 May 3, 2022

Josh Morgan
Deputy Mayor

Michael Schulthess
City Clerk

First Reading – May 3, 2022
Second Reading – May 3, 2022
Third Reading – May 3, 2022

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

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a policy in Section 10.1.3. of the Official Plan for the City of London Planning Area – 1989 to permit a maximum gross floor area of 6,343 square metres for medical/dental office uses.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1055 Fanshawe Park Road West in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the 2020 Provincial Policy Statement PPS as it promotes the efficient use of an underutilized site and encourages walkable access to local amenities. In addition, the amendment to increase the amount of medical/dental office uses at this location would not compete with Downtown office uses.

D. THE AMENDMENT

The Official Plan for the City of London Planning Area – 1989 is hereby amended as follows:

1. Section 10 – Policies for Specific Areas

1055 Fanshawe Park Road West

() In the Office Area designation located at 1055 Fanshawe Park Road West, medical/dental office uses may be permitted with a maximum gross floor area of 6,343 square metres (68,275 square feet).



**OFFICIAL PLAN AMENDMENT
LOCATION MAP**

Subject Site: 1055 Fanshawe Park Rd

Legend

- Subject Site
- Buildings
- Roads
- Lot Parcels

