

Community Advisory Committee on Planning Orientation Planning and Development

Gregg Barrett, AICP
Director, Planning and Development
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Who are we?

Planning and Development Planning and Economic Development

- Long Range Planning, Research and Ecology
- Subdivisions and Development Inspections
- Current Planning
- Community Planning, Urban Design and Heritage

Why do we Plan?

- Establish priorities for growth and development
- Establish a “vision” for how we want to grow
- Establish policies for the long term protection of agricultural lands
- Establish policies for the long term protection of the natural heritage system
- Establish policies to support sustainable and resilient development
- Establish policies for how we will consider changes to our policies
- Establish policies for how we will consult with the Public

Competing Perspectives



We Have Limitations



Planning Act

- Outlines what a municipality can do to plan land use
- Gives cities planning tools to:
 - Allow for the subdivision of land
 - Regulate land uses
 - Regulate site planning & design (with limitations)

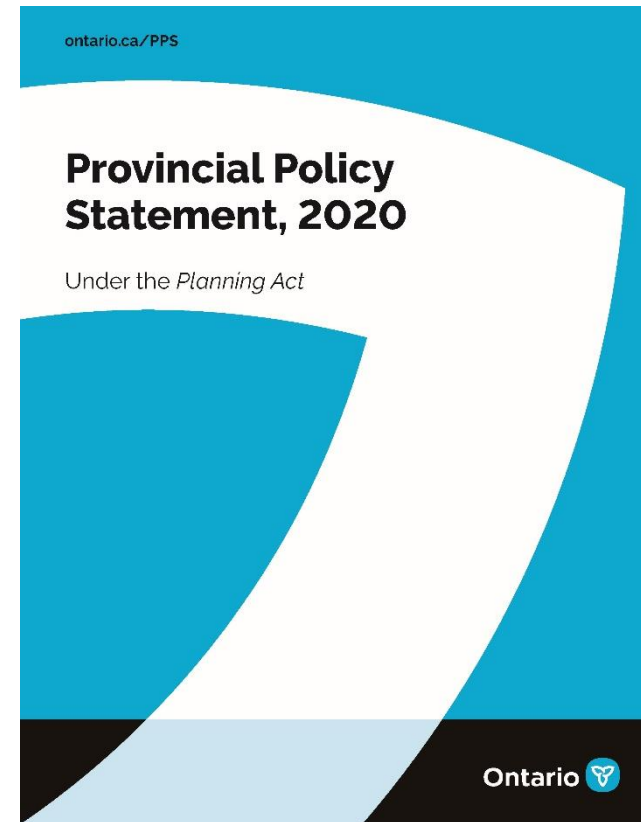


Planning Act Does Not Allow

- Planning by relationship or by tenure
- Planning by socio-economic status
- Planning for “nothing” on a site
- Positive obligations
- Detailed control over operations

Provincial Policy Statement (PPS)

- Planning Act **REQUIRES** that all municipalities make planning decisions that are consistent with the PPS
- PPS lays out provincial interests

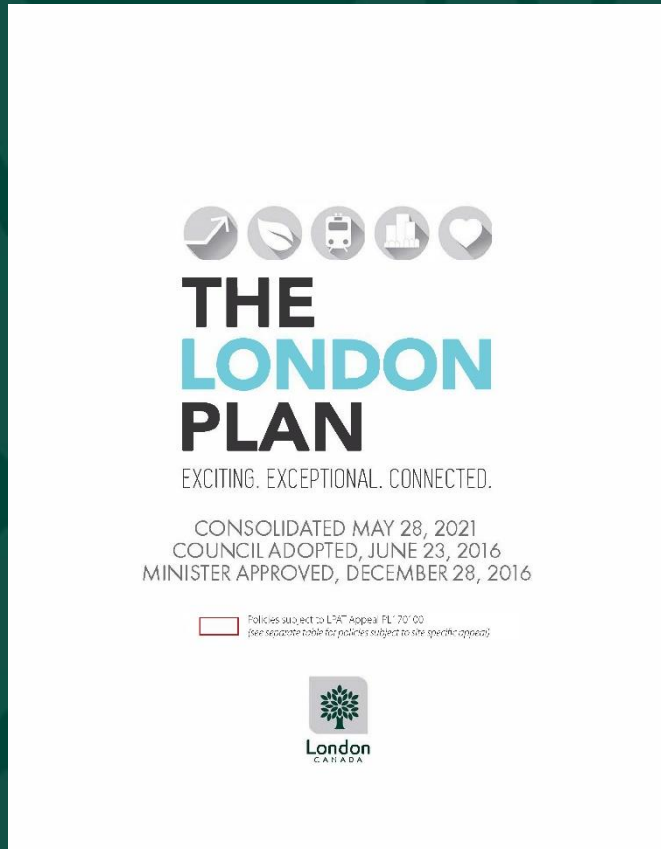


Planning Tools

- Official Plans
- Zoning By-laws
- Site Plan By-laws

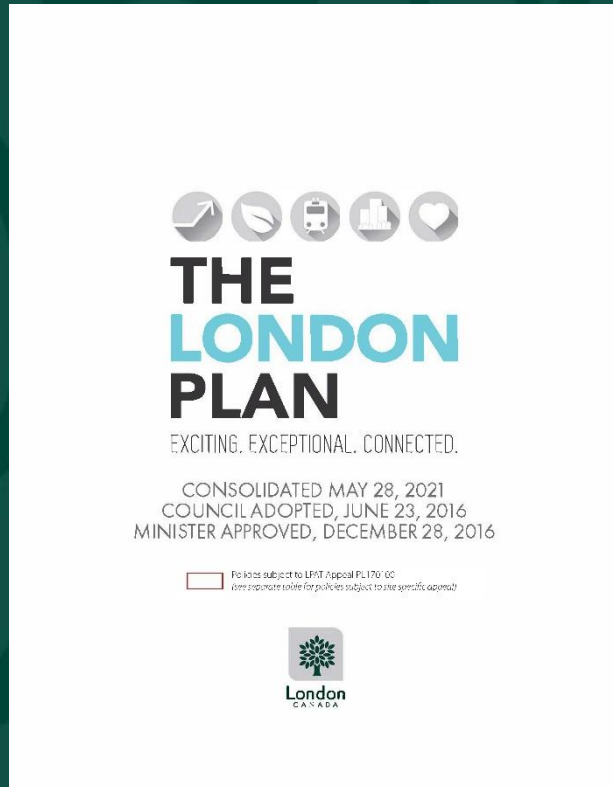


Official Plan



- The Planning Act requires municipalities to enact an Official Plan
- Maps & Policies
- Provides the vision for how the City will develop over time
- Anticipates ongoing changes in land use, but gives a policy framework for how proposed changes will be evaluated to achieve the long term vision

Official Plan



- All properties are given a land use designation
- Policies within that designation guide the evaluation of planning applications
- **ALL BY-LAWS AND PUBLIC WORKS MUST CONFORM WITH THE OFFICIAL PLAN**
- The Official Plan can be changed

Zoning By-law

- Regulates the use and development of lands
- Must be in conformity with the Place Types and policies of the Official Plan
- Applies zone boundaries and prescribes Regulations for each Zone, such as:
 - Permitted uses
 - Minimum setbacks
 - Maximum building height
 - Maximum building coverage
 - Landscape Open Space
 - Parking requirements

Changing the Zoning By-law

- Amendments to the Zoning By-law must be in conformity with the Official Plan
- Zoning By-law Amendments can be approved together with and Official Plan Amendment and/or a Plan of Subdivision
- All amendment applications include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)
- Final decision is made by Municipal Council, and Council's decision is subject to appeal to the Ontario Land Tribunal (OLT)

Plan of Subdivision

- Plans of subdivision regulate the division of land, and determine such things as lotting patterns, street layouts, and the installation of infrastructure
- Plans of subdivision are often submitted after a Secondary Plan has been adopted by Municipal Council
- Plans of Subdivision must be in conformity with the Place Types and policies of the Official Plan, and be consistent with any applicable Secondary Plan
- Applications for subdivision approval include Notice and provision for public input, including a public participation meeting before the Planning and Environment Committee (PEC)



THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.



COVENT GARDEN
MARKET

OUTDOOR FARMERS MARKET
Thurs. 8-2 Sat. 8-1
INDOOR MARKET OPEN 7 DAYS/WEEK



STRUCTURE OF THE PLAN



OUR CHALLENGE



OUR STRATEGY



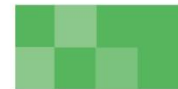
OUR CITY



CITY BUILDING POLICIES



PLACE TYPE POLICIES



ENVIRONMENTAL POLICIES



SECONDARY PLANS



OUR TOOLS



APPENDIX 1 - MAPS



STRUCTURE OF THE PLAN



**OUR
CHALLENGE**



**OUR
STRATEGY**



OUR CITY

THE LONDON PLAN APPROACH

BASED ON A VISION, VALUES & KEY DIRECTIONS

London 2035:

Exciting,
Exceptional,
Connected

VALUES

1. BE ACCOUNTABLE
2. BE COLLABORATIVE
3. DEMONSTRATE LEADERSHIP
4. BE INCLUSIVE
5. BE INNOVATIVE
6. THINK SUSTAINABLE



THE LONDON PLAN APPROACH

KEY DIRECTIONS

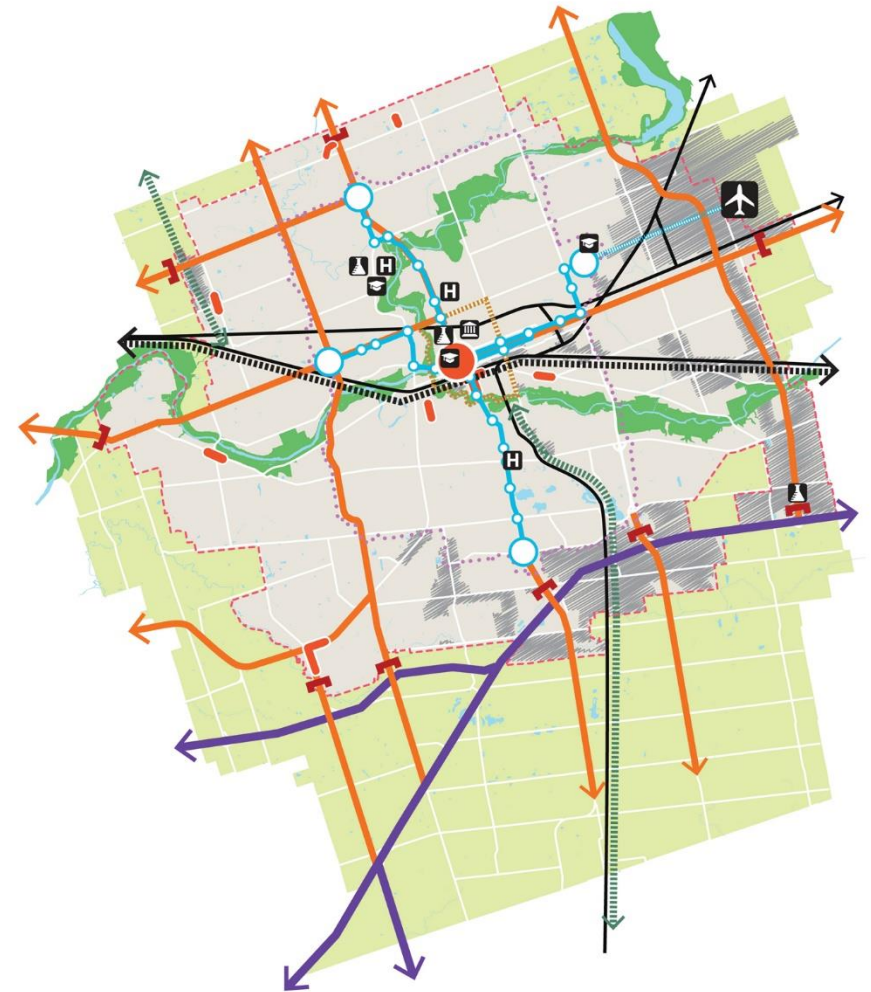
- #1** Plan strategically for a prosperous city
- #2** Connect London to the surrounding region
- #3** Celebrate and support London as a culturally rich, creative and diverse city
- #4** Become one of the greenest cities in Canada
- #5** Build a mixed-use compact city
- #6** Place a new emphasis on creating attractive mobility choices
- #7** Build strong, healthy and attractive neighbourhoods for everyone
- #8** Make wise planning decisions



THE LONDON PLAN APPROACH

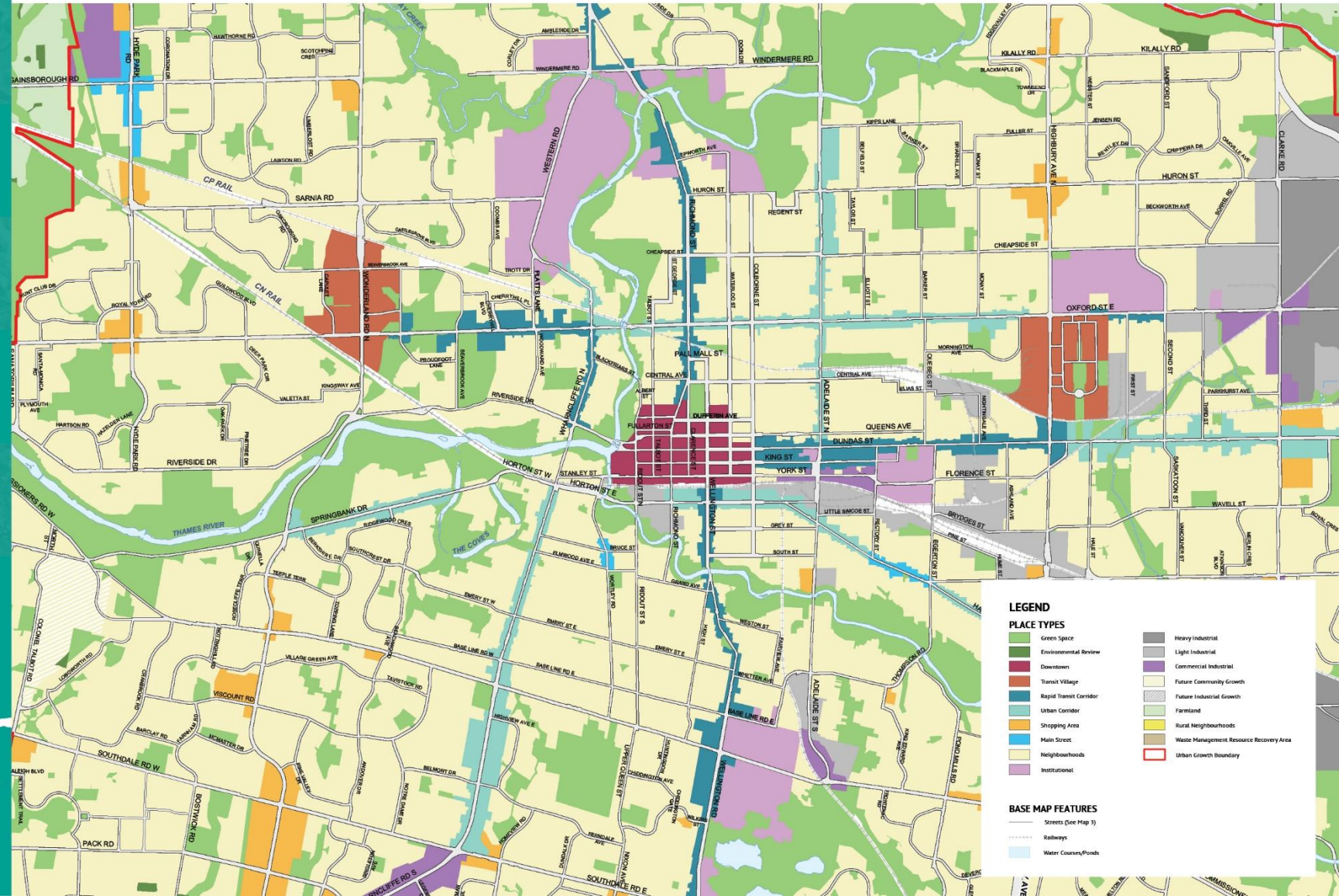
GROUNDED IN A CITY STRUCTURE CONCEPT

- #1 The growth framework
- #2 The green framework
- #3 The mobility framework
- #4 The economic framework
- #5 The community framework



STRUCTURE OF THE PLAN

PLACE TYPE POLICIES



CACP Mandate

Provide advice on the following matters:

- to advise Municipal Council within its capacity as the City's municipal heritage committee;
- to recommend and to comment on appropriate policies for the conservation of cultural heritage resources within the City of London, including Official Plan policies;
- to recommend and to comment on the protection of cultural heritage resources within the City of London, such as designation under the *Ontario Heritage Act*;
- to recommend and to comment on the utilization, acquisition and management of cultural heritage resources within the City of London, including those that are municipally owned;
- to recommend and to comment on cultural heritage matters, agricultural and rural issues;
- to recommend and comment on various planning and development applications and/or proposals;
- to review and to comment on the preparation, development, and implementation of any plans as may be identified or undertaken by the City of London or its departments where and when cultural heritage, rural and/or agricultural issues may be applicable;
- to advise Municipal Council and comment on legislation, programs, and funding that may impact the community's cultural heritage resources and rural issues; and
- to assist in developing and maintaining up-to-date information on cultural heritage resources, and to assist in the identification, evaluation, conservation, and management of those resources on an ongoing basis through the review of documents prepared by the Civic Administration and/or local community groups.

Concluding Points

- Conservation of the City's cultural heritage resources and our agricultural land base are key elements of The London Plan.
- Farmland and Rural Neighbourhoods Place Type policies apply to the 40% of London that lies outside the Urban Growth Boundary and are intended to protect our agricultural land resources and maintain the viability of farming.
- Cultural Heritage policies are included in the City Building policies of the London Plan, and are intended to promote and conserve London's cultural heritage and ensure that new development is sensitive to these resources
- Official Plan policies provide the framework for London's future growth and development.
- CACP has a role in providing advice on matters related to the protection and conservation of the City's Cultural Heritage Resources and agricultural and rural issues.
- CACP serves as Council's municipal heritage committee, and provides advice on *Ontario Heritage Act* matters.



Questions?