

Planning and Environment Committee

Report

7th Meeting of the Planning and Environment Committee
April 11, 2023

PRESENT: Councillors S. Lehman (Chair), S. Lewis, A. Hopkins, S. Franke, S. Hillier

ABSENT: Mayor J. Morgan

ALSO PRESENT: Councillors D. Ferreira, J. Pribil and C. Rahman; J. Adema, A. Anderson, J. Bunn, M. Corby, I. De Ceuster, K. Edwards, S. Filson, P. Kokkoros, T. MacBeth, S. Mathers, H. McNeely, N. O'Brien, M. Pease, A. Riley and J. Taylor

Remote attendance: Councillor S. Trosow; I. Abushehada, S. Corman, M. Davenport, J. Lee, L. Marshall, C. Maton, C. McCreery, C. McIntosh, S. Meksula, B. O'Hagen, B. Warner, B. Westlake-Power and S. Wilson

The meeting is called to order at 4:00 PM; it being noted that Councillor S. Hillier was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: A. Hopkins
Seconded by: S. Lewis

That Items 2.1, 2.2 and 2.3 BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins, S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

2.1 Building Division Monthly Report - February 2023

Moved by: A. Hopkins
Seconded by: S. Lewis

That the Building Division Monthly report for February, 2023 BE RECEIVED for information. (2022-A23)

Motion Passed

2.2 Draft Plan of Subdivision - Three Year Extension - Stoney Creek South Subdivision - 1300 Fanshawe Park Road East (39T-04512)

Moved by: A. Hopkins
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, based on the application by 700531 Ontario Limited, relating to the property located at 1300 Fanshawe Park Road East, the Approval

Authority BE ADVISED that the Municipal Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by 700531 Ontario Limited, prepared by AGM Ltd., certified by Bruce S. Baker, Ontario Land Surveyor (Plan No. 9-L-4901, dated August 30, 2016), as redlined amended, which shows one (1) commercial block, two (2) high density residential blocks, one (1) medium density residential block, two (2) road widening blocks, and two (2) 0.3 m reserves, all served by one (1) new secondary collector road/neighbourhood connector (Blackwell Boulevard) SUBJECT TO the revised conditions appended to the staff report dated April 11, 2023 as Appendix "A".

Motion Passed

2.3 Amendments to Various Planning Related By-laws Pertaining to Delegation and Signing Authority

Moved by: A. Hopkins
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the administration title changes:

a) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend By-law No. CP-1502-129, as amended, being "A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties" by deleting all references to the title "Manager, Community Planning, Urban Design and Heritage" and replacing them with the title "Manager, Community Planning";

b) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend By-law No. C.P-1470-218, as amended, being "A by-law to delegate the authority to require an applicant to provide information and material in support of various Planning Act applications", to:

i) delete all references to the title "Manager, Long Range Planning, Research and Ecology" and replace them with the title "Manager, Long Range Planning"; and,

ii) delete all references to the title "Manager, Community Planning, Urban Design and Heritage" and replace them with the title "Manager, Community Planning"; and,

c) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend By-law No. CP-23, as amended, being "A by-law to provide for the Committee of Adjustment and Consent Authority", by deleting all references to the title "Manager, Current Planning" and replacing them with the title "Manager, Current Development".

Motion Passed

2.4 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street (Z-9576)

Moved by: S. Franke
Seconded by: A. Hopkins

That, notwithstanding the recommendation of the Director, Planning and Development and on the direction of Planning and Environment Committee, based on the application by East Village Holdings Limited, relating to the property located at 376, 378, 380, 382, 386 & 390 Hewitt Street and 748 King Street, the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property, the following actions be taken:

a) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023 to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R8 (R8-4) Zone and a Business District Commercial Special Provision (BDC(2)) Zone TO a Residential R8/Temporary (R8-4/T-_) Zone and Business District Commercial Special Provision/Temporary (BDC(2)/T-_) Zone; and,

b) the Civic Administration BE DIRECTED to work with the applicant to select native plants, shrubs and trees for the landscaping, with a focus on four season screening plants; it being noted that planting decisions will reside with the City's Landscape Architect to work with the Applicant at the time of the Site Plan review.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins, S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3. Scheduled Items

3.1 Modifications to Public Site Plan Holding Provisions as a Result of Bill 23 (Z-9588)

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, based on the application by The Corporation of the City of London, relating to the h-5 and h-217 Holding Zones, the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 11, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the h-5 and h-217 Holding Zone to exempt Public Site Plan Meetings for residential developments with 10 or fewer units in accordance with the provisions of Bill 23;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment is consistent with the Planning Act, as amended through Bill 23 which exempts residential developments of 10 or fewer units; and,
- the recommended amendments support Council's goals in the 2019-2023 Strategic Plan, to improve the delivery of service through streamlined Council's decision-making process.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Franke

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.2 Zoning By-law Amendment - 2016 Huron Street (Z-9575)

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Director, Planning and Development, with respect to the application of The Corporation of the City of London relating to the property located at 2016 Huron Street, the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting April 25, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Light Industrial (LI1) Zone, a Light Industrial (LI2) Zone, a General Industrial (G1) Zone, and a Holding General Industrial (h*G11) Zone, TO a Light Industrial (LI2) Zone, and Open Space (OS4 and OS5) Zones;

it being noted that no individuals spoke at the public participation meeting associated with this matter;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Light Industrial Place Type; and,
- the recommended amendment would consolidate the zoning, simplifying the future development of the site.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.3 Housekeeping Amendment to The London Plan (O-9555)

Moved by: S. Franke
Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the proposed by-law, as appended to the staff report, dated April 11, 2023, BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, to amend The London Plan, by correcting errors and omissions, update references to older terminologies, and incorporating Council's approved amendments to the 1989 Official Plan into The London Plan;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being further noted that the Municipal Council approves this application based on the amendment improving clarity and consistency on the overall policies and maps in The London Plan.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke
Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.4 Official Plan and Zoning By-law Amendment - Street Width Policy Review (OZ-9584)

Moved by: S. Franke
Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to required Street Widths:

a) the by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, TO AMEND The London Plan, the Official Plan for the City of London, 2016 to clarify the planned street widths for the Main Street Classification, and modify the process for permitting alternative street widths; and,

b) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023, TO AMEND Zoning By-law No. Z.-1, to remove Road Allowance Requirements from Section 4.21, and delete Sections 4.21.1 and 4.21.2;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;

it being noted that the Municipal Council approves this application based on the amendments preventing unnecessary Zoning-By-law Amendments solely for a deviation from the required street width.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Franke
Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Franke
Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.5 Zoning By-law Amendment - 300-320 King Street (Z-9570)

Moved by: S. Lewis
Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Zelinka Priamo Ltd., on behalf of Royal Host GP Inc. and Holloway Lodging, relating to the property located at 300-320 King Street:

a) the proposed by-law appended to the staff report dated April 11, 2023 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 25, 2023 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a holding Downtown Area (h-3*DA2*D350)) Zone TO a holding Downtown Area Special Provision (h-()*DA2(_)) Zone;

it being noted that the following site plan, urban design and heritage matters that were raised during the application review process for consideration by the Site Plan Approval Authority:

- i) to ensure sufficient amenity space has been provided, the amount of outdoor amenity space as presented on the architectural drawings should remain;
- ii) to ensure the development represents uniqueness and individual creativity to develop a landmark and contribution, the proposed development should generally reflect the middle portion of the tower as submitted on the architectural drawings with materials and an architectural expression;
- iii) to ensure the built form enhances the pedestrian environment, the ground floor and podium facades should provide depth and variation;
- iv) provide a variety of bird-friendly window glazing along the King Street ground floor façade, to create visual interest and sightlines for sense of safety; as well as protect birds from collision;
- v) design the space between the building and the street to have an urban character and an appropriate mix of hard- and softscape. Include street trees and design pedestrian routes to follow natural desire lines;
- x) to ensure impact from wind, consideration will be given to the common amenity terraces to include wind screens on Level 6 predicted to experience wind conditions suitable for sitting to the immediate north and south of the tower, Level 33 and 35 predicted to be suitable for sitting;
- xi) to mitigate the risk for indirect impacts on the built heritage resource – The Delta Armouries Hotel, a strategy to carry out a pre-condition survey, vibration monitoring and post-condition survey should be developed by a licensed engineer preferably with heritage experience;
- xii) the property should be subject to a vibration assessment prior to the commencement of construction to establish a “Zone of influence” and vibration monitoring and control system and policy be developed and implemented to ensure levels remain below the accepted threshold during

all construction activities, to ensure there are no indirect impacts to adjacent structure, of particular note is the Delta Armouries Hotel at 325 Dundas Street. Vibration monitoring should be carried out by an individual with previous knowledge of heritage structures and the impact of vibration on heritage resources; and,

xiii) the recommendations outlined in the noise study including roadway and railway mitigation measures be implemented and a more detailed noise assessment will be required at the time of site plan review to determine specific noise control measures for the building itself; and,

b) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the recommended zoning generally implements the site concept submitted with the application. As part of the application review process a revised site plan concept was submitted with minor revisions including a new height of 112.0 metres; however, which is still within the 35-storeys as originally proposed;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with this matter:

- M. Campbell, Zelinka Priamo Ltd.;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020, which encourages land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment, as well as enhancing the vitality and viability of downtowns. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- the recommended amendment conforms to the policies of The London Plan including but not limited to the Key Directions, City Building policies, and the Downtown Place Type, facilitating a built form that contributes to achieving a compact, mixed-use city;
- the recommended amendment conforms to Our Move Forward: London's Downtown Plan, by providing for a landmark development within the downtown core;
- the recommended amendment facilitates the development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of development; and,
- the recommended amendment facilitates a type of residential development that will help to address the growing need for affordable types of housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Lewis

Seconded by: S. Franke

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3.6 Comprehensive Review of the London Plan: Terms of Reference (O-9595)

Moved by: S. Lewis

Seconded by: A. Hopkins

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the London Plan Comprehensive Review:

a) the Civic Administration BE DIRECTED to initiate the Comprehensive Review, based on the Terms of Reference appended to the staff report dated April 11, 2023 as Appendix 'A'; and,

b) the Terms of Reference appended to the staff report dated April 11, 2023 as Appendix "A" BE CIRCULATED to the Ministry of Municipal Affairs and Housing, Prescribed Agencies, and to development and community stakeholders;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with this matter:

- M. Wallace, London Development Institute;
- J. Zaifman, London Homebuilders Association;
- R. Zelinka, London and Area Planning Consultants;
- C. Colvin, Ontario Federation of Agriculture (Lambton-Middlesex);

it being noted that the presentation, as appended to the Added Agenda, with respect to this matter, was received.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Additional Votes:

Moved by: A. Hopkins

Seconded by: S. Franke

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: A. Hopkins
Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

None.

6. Confidential (Enclosed for Members Only)

Moved by: A. Hopkins
Seconded by: S. Lewis

That the Planning and Environment Committee convene, In Closed Session, for the purpose of considering the following:

6.1 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals arising out of the Masonville Secondary Plan ("SP") at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

6.2 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to appeals arising out of The London Plan at the Ontario Land Tribunal ("OLT"), and for the purpose of providing instructions and directions to officers and employees of the Corporation.

Yeas: (5): S. Lehman, S. Lewis, A. Hopkins , S. Franke, and S. Hillier

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

The Planning and Environment Committee convened, In Closed Session, from 5:58 PM to 6:25 PM.

7. Adjournment

The meeting adjourned at 6:27 PM

Bill No.
2023

By-law No. Z.-1-23_____

A by-law to amend By-law No. Z.-1 relating to the h-5 and h-217 Holding Zones to exempt Public Site Plan Meetings for residential developments of 10 or fewer units, as per Bill 23, *More Homes, Built Faster Act, 2022*.

WHEREAS the Corporation of the City of London has applied to amend the h-5 and h-217 Holding Zones, as set out below;

AND WHEREAS this zoning by-law amendment conforms to the Official Plan;

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

- 1) Section 3.8 Holding "h" Zones of the Zoning By-law is amended by deleting the existing h-5 Holding Zone and replacing it with the following:

h-5

Purpose: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-5" symbol. Notwithstanding this, residential developments of 10 or fewer units are exempt from Public Site Plan Meetings, as per Bill 23, *More Homes Built Faster Act, 2022*.

Permitted Interim Uses: Residential Developments of 10 units or fewer.

- 2) Section 3.8 Holding "h" Zones of the Zoning By-law is amended by deleting the existing h-217 Holding Zone and replacing it with the following:

h-217

Purpose: To ensure that residential development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the "h-_" symbol.

Permitted Interim Uses: Residential Developments of 10 units or fewer

This by-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on April 25, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 25, 2023
Second Reading – April 25, 2023
Third Reading – April 25, 2023

Bill No. 128
2023

By-law No. C.P.-1512

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

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

1. Amendment No. _____ to The Official Plan, 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 April 25, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 25, 2023
Second Reading – April 25, 2023
Third Reading – April 25, 2023

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON (2016)

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To correct errors and omissions identified throughout The Official Plan, including typographical, grammatical, formatting and mapping errors.
2. To remove references to old terminologies to reflect changes to provincial ministries, Council's committee, policy documents and legislation.
3. To make updates certain policies and maps of The Official Plan to reflect Council's decisions.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to all lands within the City of London.

C. BASIS OF THE AMENDMENT

This Amendment to The Official Plan is of a housekeeping nature. This amendment will refine wording and mapping in the Plan thereby improving clarity and consistency of existing policies of The Official Plan.

D. THE AMENDMENT

The Official Plan is hereby amended as follows:

1. The Our City part of The Official Plan for the City of London is amended by adding deleting Policy 80_1 and replacing it with the following:
 1. Addition of an additional residential unit.
2. The Mobility chapter of The Official Plan for the City of London is amended by deleting Policy 349_4 and replacing it with the following:

349_4. Window streets adjacent to higher-order streets such as Civic Boulevards or Urban Thoroughfares where sidewalk extensions join a boulevard sidewalk on the higher-order street.
3. The Forest City chapter of The Official Plan for the City of London is amended by deleting Policies 394 and 399_10 and replacing them with the following:

394_ The 20-year target identified above is intended to help us to achieve a long-term tree canopy cover of 34% within the Urban Growth Boundary by 2065.

399_10. Building height and densities may be increased, in appropriate circumstances and in conformity with the Our Tools part of this Plan, to support the safe and long-term preservation of existing healthy trees, rare species, and wildlife trees.
4. The Civic Infrastructure chapter of The Official Plan for the City of London is amended by deleting Policies 456, 474_1,

474_11, 478_3, 485 and 489 and replacing them with the following:

456_ Appropriate consultation and approvals will be obtained from agencies such as the conservation authorities and the Ministry of the Environment, Conservation and Parks, according to requirements of the *Environmental Protection Act*, *Environmental Assessment Act*, *Ontario Water Resources Act*, *Safe Drinking Water Act*, *Conservation Authorities Act*, *Water Opportunities and Water Conservation Act*, and other provincial legislation and regulations. Appropriate pre-consultation and engagement with First Nations will be a part of this process.

474_1. Water servicing within the city shall comply with the requirements of the Ministry of the Environment, Conservation and Parks, the *Environmental Protection Act*, the *Safe Drinking Water Act* and all other provincial and municipal requirements as applicable.

474_11. Outside of the Urban Growth Boundary, private wells may be used to supply water, only in accordance with the requirements of relevant legislation and standards, consistent with the *Provincial Policy Statement* and in conformity with the Water Services policies of this Plan. The City will require that the applicant provide information with their application to demonstrate that the site can provide water supply which meets the requirements of Ministry of the Environment, Conservation and Parks *Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment*, meets or exceeds the *Ontario Drinking Water Standards* and can provide a sufficient quantity of water without affecting the quantity and quality of water in active wells operating within 500 metres of the proposed development, and that the required separation distances set out in the *Ontario Building Code* between wells, septic systems and storm drainage systems can be adequately met. This must be to the satisfaction of the City of London and an accepted peer review as necessary. The applicant may be required to pay for the cost of a peer review of the information submitted.

478_3. They will require the approval of the Ministry of the Environment, Conservation and Parks, including certification under the appropriate section of the *Environmental Protection Act*.

485_ Solid waste treatment and processing facilities serving a plant located on the same site are permitted in the Heavy Industrial Place Type and the Waste Management Resource Recovery Area Place Type, subject to receipt of an Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks.

489_ Planning and development applications in the potential influence area of closed landfill sites and other sites which produce gases similar to those found in landfill areas will require a compatibility study which meets Ministry of the Environment, Conservation and Parks guidelines.

5. The Homelessness Prevention and Housing chapter of The Official Plan for the City of London is amended by deleting Policies 506 and 521 and replacing them with the following:

506_ Subject to the City Structure Plan and Residential Intensification policies in the Neighbourhoods Place Type chapter of this Plan, infill and intensification in a variety of forms, including additional residential units, will be supported to increase the supply of housing in areas where infrastructure, transit, and other public services are available and accessible.

521_ Building height and densities may be increased, in conformity with the Our Tools part of this Plan, to support the provision of affordable housing in planning and development proposals.

6. The Culturally Rich and Diverse City chapter of The Official Plan for the City of London is amended by deleting Policy 546 and replacing it with the following:

546_ Incentivize the provision of public art through the Planning and Development process.

7. The Cultural Heritage chapter of The Official Plan for the City of London is amended by deleting Policy 570_7 in its entirety, and deleting Policies 556, 557, 584 589, 596 and 618 and replacing them with the following:

Municipal Heritage Committee

556_ In accordance with the *Ontario Heritage Act*, City Council may, by by-law, establish a municipal heritage committee to advise and assist Council on cultural heritage matters. In London, the municipal heritage committee is known as the Community Advisory Committee on Planning (CACP).

The Register of Cultural Heritage Resources

557_ In accordance with the *Ontario Heritage Act*, City Council, in consultation with the Community Advisory Committee on Planning (CACP), will prepare and maintain a Register listing properties of cultural heritage value or interest. The Register may also be known as *The City of London Inventory of Heritage Resources*. In addition to identifying properties designated under the *Ontario Heritage Act*, the Register may include properties that are not designated but that Council believes to be of cultural heritage value or interest.

584_ Building height and densities may be increased, in conformity with the Our Tools part of this Plan, in support of heritage designation of a property that is of cultural heritage value or interest.

589_ A property owner may apply to alter the cultural heritage attributes of a property designated under the *Ontario Heritage Act*. The City may, pursuant to the Act, issue a permit to alter the structure. In consultation with the Community Advisory Committee on Planning, the municipality may delegate approvals for such permits to an authority.

596_ A property owner may apply to alter a property within a heritage conservation district. The City may, pursuant to the *Ontario Heritage Act*, issue a permit to alter the structure. In consultation with the Community Advisory Committee on

Planning, the City may delegate approvals for such permits to an authority.

618_ All archaeological assessments shall be provided to the Ministry of Heritage, Sport, Tourism and Culture Industries in accordance with the *Ontario Heritage Act*. The assessment report shall be provided to the City for comment to ensure that the scope is adequate and consistent with the conservation objectives of the City.

8. The Food System chapter of The Official Plan for the City of London is amended by deleting Policy 667 and replacing it with the following:

667_ The provision of publicly-accessible rooftop garden space and green roofs designed for food production or recreation will be encouraged as part of a Planning and Development Application.

9. The Green and Healthy City chapter of The Official Plan for the City of London is amended by deleting Policy 731 and replacing it with the following:

731_ Incentives may be considered that support incorporating sustainable development forms, technologies and techniques.

10. The Green Space Place Type policies of The Official Plan for the City of London are amended by deleting Policy 761_7 and replacing it with the following:

761_7. Provide for the protection of natural heritage features and areas which have been identified, studied and recognized by City Council as being of city-wide or regional significance, and/or by the Ministry of Northern Development, Mines, Natural Resources and Forestry as provincially significant.

11. The Downtown Place Type policies of The Official Plan for the City of London are amended by deleting Policies 799_3, 800_5, 802_1 and 803_1 and replacing them with the following:

799_3. Prepare design guidelines to ensure that all development contributes to a vibrant and walkable environment and enhances the city's Downtown skyline and heritage properties.

800_5. Where surface commercial parking lots have previously been established through temporary zoning and have been in place for an extended period of time, further extensions of such temporary uses will only be considered where the criteria described in the Our Tools section of the Plan have been met.

802_1. Buildings within the Downtown Place Type will be a minimum of either three storeys or nine metres in height and will not exceed 20 storeys in height. High-rise buildings up to 35 storeys, may be permitted in conformity with the Our Tools policies of this Plan.

803_1. All planning and development applications will conform with the City Design policies of this Plan, and have

regard for *Our Move Forward: London's Downtown Plan* and applicable design guidelines.

12. Specific Policies for the Downtown Place Type of The Official Plan for the City of London are amended by deleting Policies 805A and 805B and replacing them with the following:

100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue

805A_ Within the Downtown Place Type applied to the lands located at 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue, a maximum height of 129 metres or up to 38 storeys may be permitted.

435-451 Ridout Street North

805B_ In the Downtown Place Type at 435-451 Ridout Street North, a maximum intensity of 40-storeys, excluding a mechanical penthouse and measured from the Ridout Street North frontage, may be permitted subject to a zoning by-law amendment.

13. Specific Policies for the Transit Village Place Type of The Official Plan for the City of London are amended by deleting Policy 822 and replacing it with the following:

1067, 1069 and 1071 Wellington Road

822_ In the Transit Village Place Type at 1067, 1069 and 1071 Wellington Road, a mixed-use development with a maximum height of 27 storeys may be permitted, to provide for affordable housing.

14. The Specific-Segment policies for the Rapid Transit and Urban Corridors Place Type of The Official Plan for the City of London are amended by deleting Policy 847_2 and replacing it with the following:

847_2. Buildings in these three Main Street segments will be a maximum of 12 storeys in height. Buildings up to 16 storeys, may be permitted in conformity with the *Our Tools* part of this Plan.

15. The Preservation policies for Rapid Transit and Urban Corridor segments of The Official Plan for the City of London are amended by adding a new policy number 849A for the Segment Goals policies, and deleting policy 1 of the Segment Goals policies and replacing it with the following:

849A_ The goals of the Preservation segments are described as follows:

1. Heritage designated properties will be protected and conserved in conformity with the Cultural Heritage policies of this Plan and in accordance with the *Ontario Heritage Act*.

16. The Transitional policies for Rapid Transit and Urban Corridor segments of The Official Plan for the City of London are amended by deleting Policy 855 and replacing it with the following:

855_ The Transitional segment policies are meant to guide development within Rapid Transit Corridors and Urban

Corridors in specific areas so that proposals that do not generally fulfill the long-term vision for these Place Types can be allowed on a transitional basis, without precluding the future redevelopment of these areas into more compact and transit-oriented mixed-use corridors.

17. Specific Policies for the Rapid Transit and Urban Corridor Place Types of The Official Plan for the City of London are amended by deleting Policies 864A and 864D and the first paragraph in Policies 867 and 869, and replacing them with the following:

809 Dundas Street

864A_ In the Rapid Transit Corridor Place Type located at 809 Dundas Street, building height of up to 24 storeys and density of up to 710 units per hectare may be permitted.

676-700 Beaverbrook Avenue and 356 Oxford Street West

864D_ In the Rapid Transit Corridor Place Type located at 676-700 Beaverbrook Avenue and 356 Oxford Street West, a maximum height of 18 storeys (62 metres) may be permitted.

867_ In addition to the above policies, the following additional policies may apply subject to the Our Tools part of this Plan:

869_ In addition to the above policies, the following additional policies may apply subject to the Our Tools part of this Plan:
18. The Shopping Area Place Type policies of The Official Plan for the City of London are amended by deleting Policy 878_2 and replacing it with the following:

878_2. Buildings within the Shopping Area Place Type will not exceed four storeys in height. Buildings up to six storeys, may be permitted in conformity with the Our Tools policies of this Plan.
19. Specific Policies for the Shopping Area Place Type of the Official Plan for the City of London are amended by deleting Policies 897 and 902A and replacing them with the following:

897_ Net density within the Mixed Use area will not exceed 100 units per hectare, on an overall basis for the Mixed Use area. Building heights will typically range from two to twelve storeys. Buildings exceeding twelve storeys may be permitted at key locations such as gateways and focal points so long as they meet the intent of these policies and associated Urban Design Guidelines.

1761 Wonderland Road North

902A_ In the Shopping Area Place Type at 1761 Wonderland Road North, a mixed-use commercial/residential apartment building up to 17 storeys may be permitted.
20. The Main Street Place Type policies of The Official Plan for the City of London are amended by deleting Policy 910_4 and replacing it with the following:

910_4. Buildings will be a minimum of either two storeys or eight metres in height and will not exceed four storeys in height. Buildings up to six storeys may be permitted in conformity with the Our Tools policies of this Plan.

21. The Neighbourhoods Place Type policies of The Official Plan for the City of London are amended by deleting Policies 936_4 and 951 and replacing them with the following:

936_4. With the exception of properties located on Civic Boulevards or Urban Thoroughfares, large amounts of onsite parking will not be permitted on properties within the Neighbourhoods Place Type to accommodate the parking requirements of mixed-use buildings. Front yard parking will not be permitted on properties fronting a Neighbourhood Street or Neighbourhood Connector. The City Design policies of this Plan will provide direction for parking for other locations within the Neighbourhoods Place Type. On-street parking may be permitted to address parking requirements where it is demonstrated that there is capacity for such parking and it is appropriate and permitted.

Scoped Site Plan Approval Process

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 follows:

22. Specific Policies for the Neighbourhoods Place Type of The Official Plan for the City of London are amended by deleting Policies 1058A and 1074 in its entirety; adding new policies 1057C, 1068A and 1070F as follows; and deleting Policies 988, 995_1, 995_2, 997, 1004, 1006, 1007, 1038, 1038C, 1039A, 1052, 1053, 1056, 1058, 1060, 1062A_3, 1067B and 1070C_4 and the first paragraph in Policies 1069, 1069A and 1072 and replacing them with the following:

988_ Consideration shall be given to alternative development standards, where urban design guidelines have been approved by City Council, and associated zoning regulations for small groupings of multiple-attached dwellings, such as street townhouses, and mix of residential dwelling types along Neighbourhood Street and Neighbourhood Connector frontages provided on-street parking and other zoning requirements are achieved. The intent is to achieve a mix of residential uses along the streetscape. Consideration will be given to incorporating gateway street amenities, such as street furnishings, vegetation and landscaping, benches, cycling paths, signs and banners where possible.

995_1. Normally heights will not exceed four storeys. In some instances, heights may be permitted to exceed this limit, if determined through a planning and development process to be appropriate subject to a site-specific zoning by-law amendment and/or the Our Tools part of this Plan.

995_2. Residential development will not exceed an approximate net density of 75 units per hectare. Exceptions to the density limit may be made without amendment to this

Plan for developments which are designed and occupied for senior citizens' housing, in conformity with the Our Tools part of this Plan.

997_ The primary permitted uses shall be in conformity with the Neighbourhoods Place Type. Permitted uses may be mixed along the Neighbourhood Street and Neighbourhood Connector frontages. Small groupings of multiple-attached dwellings, such as street townhouses, may be permitted along a residential streetscape in conformity with the intensity and height limitations of the Neighbourhoods Place Type policies of this Plan. Zoning on individual sites may not allow for the full range of permitted uses.

High Density Residential Overlay (From 1989 Official Plan)

1004_ The lands located at the most southwestern extent of the Old Victoria community, including the High Density Residential Overlay (from 1989 Official Plan) as identified on Map 2, may be served by a private street or a public Neighbourhood Street having direct access to Commissioners Road East. The exact location of the intersection of the private street or public street, and Commissioners Road East shall be determined at the detailed subdivision, zoning and site plan approval stages. Development of the subject lands may provide for connection to the lands to the west, thereby providing a second access.

Town Centre

1006_ The intersection of Commissioners Road East and Sheffield Boulevard will provide an identifiable centre and gateway for the westerly area of the Old Victoria community. This Town Centre, comprising the High Density Residential Overlay (from 1989 Official Plan) as identified on Map 2, will develop as a mixed-use area with no more than 1,000 to 2,000m² of ground floor commercial retail space in buildings that are generally two storeys or more. A public square and enhanced site and architectural design together with substantial landscaping will produce an identifiable and pleasing focus and west gateway to the Old Victoria community. Consideration will be given to the use of innovative zoning approaches in order to implement the mixed-use intent and principles of the Town Centre.

Neighbourhood Connector

1007_ The Neighbourhood Connector through the Old Victoria community is to be designed as a residential street with direct access for adjacent land uses and on-street parking. Its intersections with Commissioners and Hamilton Roads shall be spaced strategically to preserve function and safety. The west portion of the Neighbourhood Connector shall gently curve and extend northerly to a roundabout, to facilitate a visual terminus of the heritage farm residence along local street development. Specific street design and intersection locations shall be studied in detail at the subdivision and zoning stage with respect to potential alternatives to City standard street widths, design and cross-sections. Consideration is to be given to alternatives that strengthen the community vision such as on-street parking, widened sidewalks, and outdoor patio opportunities at Town Centre locations, reduced building setbacks, reduced street

widths, alternative utility servicing, medians with planting strips, reduced design speeds, rear lanes, etc.

1038_ The lands in the Neighbourhoods Place Type within the block bounded by Richmond Street, Central Avenue, Wellington Street and Hyman Street may be developed for a greater density and range of uses consistent with the form of development that has already occurred within this area. The maximum density for residential development shall be 100 units per hectare. Exceptions to the density limit may be made without amendment to the Plan for developments in conformity with the Our Tools part of this Plan. Offices will be a main permitted use in this area in the form of office conversions, freestanding office buildings and office-apartment buildings. A type of development which is similar in scale and design features to that existing in the area and the retention of existing structures including their heritage features shall be encouraged.

175-199 Ann Street and 84-86 St. George Street

1038C_ In the Neighbourhoods Place Type at 175-199 Ann Street and 84-86 St. George Street, the lands located within the High Density Residential Overlay (from 1989 Official Plan) are appropriate for a greater intensity of development. Heights in excess of 12 storeys may be permitted on these lands, where the Evaluation Criteria for Planning and Development Applications policies of this Plan can be met. Development along the St. George Street frontage will include a significant step back to provide a low-rise character that is consistent with the streetscape.

633, 635, 637, 645, 649, 651 and 655 Base Line Road East

1039A_ In the Neighbourhoods Place Type at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East, the proposed continuum of care facility may have a building height of 8 storeys (38.5m).

1052_ A maximum building height of approximately 14 storeys (45m) shall be permitted provided the development is consistent with the City Design chapter of this Plan and the urban design objectives of City Council as determined through the zoning by-law amendment process. Building height and densities may be increased, in conformity with the Our Tools part of this Plan, through enhanced design.

1053_ 1960 Dalmagarry Road and 705 Freeport Street may be developed, in conjunction with the provisions for stepping-down the building height, for a multi-storey apartment building or multi-storey buildings which have a high degree of design and compatibility with the surrounding land use(s). A maximum building height of approximately six storeys (20 m) may be permitted provided the development is consistent with the City Design chapter of this Plan and the urban design objectives of City Council as determined through the zoning bylaw amendment process. Building height and densities may be increased, in conformity with the Our Tools part of this Plan, through enhanced design.

1056_ Access to 1960 Dalmagarry Road will be from Dalmagarry Road only and through internal driveways. Access to 705 Freeport Street will be from Freeport Street. Access to high-rise apartment

buildings on located at 669 Freeport Street will not be permitted to Freeport Street or Fanshawe Park Road West in order to limit the impact of increased traffic on the neighbourhood street and to maintain traffic flow on the urban thoroughfare street network.

18 Elm Street

1057C_ In the Neighbourhoods Place Type at 18 Elm Street, a mixed-use apartment building with community uses at grade may be permitted. The mixed-use apartment building permitted may be up to 4 storeys in height.

1058_ In the Neighbourhoods Place Type at 1156 Dundas Street the following specific policy applies to lands north of the original McCormick Factory building and south of the extension of Gleeson Street. Notwithstanding the height and density maximums identified in the Neighbourhoods Place Type policies and the policies of the McCormick Area Secondary Plan, a maximum total density of up to 125 units per hectares may be permitted, subject to the Residential Intensification policies in the Neighbourhoods Place Type chapter of this Plan, the Urban Design Principles in the McCormick Area Secondary Plan, and the Urban Design Guidelines for the McCormick Factory Site.

545 Fanshawe Park Road West

1060_ Within the High Density Residential Overlay (from 1989 Official Plan), for the lands at 545 Fanshawe Park Road West, a site-specific zone may be permitted for a height in excess of 12 storeys and a density in excess of 150 units per hectares subject to the evaluation criteria for Planning and Development Applications.

1062A_3. A compatibility study has demonstrated that Ministry of the Environment, Conservation and Parks D-6 Guidelines: Compatibility Between Industrial Facilities and Sensitive Land Uses can be met, or mitigative measures provided, to the satisfaction of the City of London.

415 Oxford Street West

1067B_ In the Neighbourhoods Place Type located at 415 Oxford Street West, a broad range of residential dwelling types including townhouses, stacked townhouses, back-to-back stacked townhouses, and apartment buildings are permitted. Residential buildings with a maximum height of 8 storeys may be permitted within 150 metres of the Oxford Street West right-of-way. Buildings within 150 metres of the Oxford Street right-of-way shall have their primary entrances and orientation toward Oxford Street West. Buildings up to a maximum of 12 storeys may be permitted within 150 metres of the Oxford Street West right-of-way where the site plan and building design mitigate the impacts of the additional height in conformity with the Our Tools part of this Plan. Beyond 150 metres from the Oxford Street West right-of-way in the Neighbourhoods Place Type, townhouses, stacked townhouses, and back-to-back stacked townhouses with a maximum height of 4 storeys are permitted.

Hamilton Road Main Street Area

1068A_ In the Neighbourhoods Place Type located at 90-92, 111-113 Rectory Street, 821-871 Stedwell Street, 75-81

Chesley Avenue, 86 Anderson Avenue, 119 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 217-227 Egerton Street, the uses, intensity and form permitted in the Main Street Place Type may be permitted if the property is combined with a property fronting Hamilton Road.

1069_ For the property located at 2118 Richmond Street, buildings with a maximum height of up to ten storeys and a maximum density of up to 123 units per hectare may be permitted subject to the following:

1069A_ In the Neighbourhoods Place Type applied to the lands located at 2300 Richmond Street within the area bounded by Richmond Street to the west and the limit of Green Space Place Type to the north, east and south, a maximum height of 8 storeys and 320 dwelling units may be permitted, subject to the following conditions:

1070C_4. Maximum Building heights will be limited to four storeys, and zoning by-law amendments for additional height will not be permitted. Minimum heights of one storey may be permitted.

Old Victoria Hospital Land

1070F_ In the Neighbourhoods Place Type at 370 South Street and 124 Colborne Street, Policies 1709_3, 4 and 5 shall not apply to vacant land condominiums on those lands.

1072_ In addition to the above policies, the following policies may apply subject to the Our Tools part of this Plan:

23. The Institutional Place Type policies of The Official Plan for the City of London are amended by deleting Policy 1086_1 and replacing it with the following:

1086_1. Buildings within the Institutional Place Type will be a minimum of either two storeys or eight metres in height and will not exceed 12 storeys in height. Buildings up to 15 storeys, may be permitted in conformity with the Our Tools policies of this Plan.

24. Specific Policies for the Institutional Place Type of The Official Plan for the City of London are amended by deleting Policy 1101A and replacing it with the following:

754-760 Base Line Road East

1101A_ At 754-760 Base Line Road East, in addition to the permitted uses of the Institutional Place Type and the Baseline Office Area Specific Policy Area, residential uses that are not accessory to an institutional use may be permitted in the form of a low rise apartment building up to a maximum height of 4 storeys and a maximum density of 75 units per hectare. Development above 75 units per hectare, up to a maximum of 165 units per hectare may only be permitted subject to a site-specific zoning by-law amendment where the site and building design mitigates the impacts of the additional height and/or density in conformity with the Our Tools part of this Plan. Enhanced landscaped open space should be incorporated in the site design to provide amenity areas for the increased number of dwelling units.

25. The Industrial Place Type policies of The Official Plan for the City of London are amended by deleting Policies 1114_10c, 10g and 10h, 1115_12c and 1120 and replacing them with the following:

1114_10c. Waste disposal sites and transfer stations, subject to meeting the requirements of the Ministry of the Environment, Conservation and Parks and other ministries in accordance with all relevant legislation, policies and guidelines.

1114_10g. Solid waste treatment and processing facilities serving a plant on the same site are permitted in the Heavy Industrial Place Type, subject to receipt of an Environmental Compliance Approval issued by the Ministry of the Environment, Conservation and Parks.

1114_10h. Waste transfer stations or storage areas, and facilities for storing hazardous waste will be permitted only on lands in the Heavy Industrial Place Type and lands within the Waste Management Resource Recovery Area Place Type. They will require an amendment to the *Zoning By-law* and also require the approval of the Ministry of the Environment, Conservation and Parks, including certification under the *Environmental Protection Act*. They will be planned, designed, operated, and maintained in such a way as to promote compatibility with adjacent, existing and future land uses, and to minimize any adverse impacts on the natural environment and surrounding area.

1115_12c. The outdoor patio capacity, location with respect to residential uses, outdoor lighting, loading, and parking criteria outlined in the *Zoning By-law* are addressed.

1120_ Composting and recycling facilities are preferred within the Heavy Industrial Place Type and the Waste Management Resource Recovery Area, but may also be permitted within the Light Industrial Place Type where appropriate. The location of composting facilities and recycling facilities will require an amendment to the *Zoning By-law*. If the proposed operation requires an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks, such Approval shall be applied for concurrent with the application for a zoning by-law amendment such that the public process and City Council consideration will have the opportunity of providing input into the conditions of the Environmental Compliance Approval. Final reading of the zoning by-law amendment will be withheld or a holding provision may be applied to require the Environmental Compliance Approval process as a pre-condition. Such facilities must be planned, designed, operated and maintained in such a way as to promote compatibility with adjacent, existing and future land uses, and to minimize any adverse impacts on the natural environment.

26. Specific Policies for the Industrial Place Type of The Official Plan for the City of London are amended by moving Policy 1131 right after the heading "Light Industrial Specific Policies", and deleting Policy 1139 and replacing it with the following:

1139_ All uses adding, emitting, or discharging a contaminant into the natural environment that are required to obtain an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks as required by the *Environmental Protection Act* and associated regulations are not permitted. Uses permitted in this category will also be required to comply with additional requirements as set out in this section of the Plan and in the City of London's *Waste Discharge By-law*.

27. The Future Growth Place Type policies of The Official Plan for the City of London are amended by deleting Policy 1158 and replacing it with the following:

Future Community Growth Place Type

1158_ The Future Community Growth Place Type will be applied where there is an expectation that non-Industrial Place Types will be established. While this will likely include the Neighbourhoods Place Type, it may also support the application of many other place types such as Urban Corridor, Shopping Area, Institutional, and Green Space.

28. The Farmland Place Type policies for The Official Plan for the City of London are amended by deleting Policies 1193, 1221_4, 1226_3 and 1230_3 and replacing it with the following:

1193_ A severance to create a new residential lot outside the Urban Growth Boundary in the Farmland Place Type will not be permitted, except in conformity with the Surplus Farm Dwellings policies in the Agricultural Land Consent section of this chapter.

1221_4. Encourage property owners to make use of programs and services provided by the Ministry of Northern Development, Mines, Natural Resources and Forestry and the conservation authorities for the management of forests and woodlots.

1226_3. As a condition of consent being granted, the applicant shall demonstrate that an adequate supply of potable water that meets the requirements of the *Ontario Drinking Water Standards* can be provided to the proposed lot(s), and that there will be no impacts on adjacent properties that are serviced by private water wells. The applicant shall also demonstrate that the development of private on-site waste water systems and private stormwater systems on the proposed lot(s) will not have an adverse impact on existing area properties serviced by private water wells. The reporting must meet the requirements of the Ministry of the Environment, Conservation and Parks *Procedure D-5 Technical Guidelines for Private Wells: Water Supply Assessment*. A peer review by a qualified professional of this report may be required, at the applicant's expense.

1230_3. The dwelling lot cannot be severed if it is part of the farm cluster. The farm cluster is the grouping of buildings and structures on the farm unit that would include the principal farm residence and any secondary farm dwelling unit and farm-related buildings and structures.

29. The Rural Neighbourhoods Place Type policies of The Official Plan for the City of London are amended by deleting Policies 1242_2 and 1243 and replacing them with the following:

1242_2. Additional residential unit.

Residential Use

1243_ Within the Rural Neighbourhoods Place Types shown on Map 1 – Place Types, the primary use of land will be single detached dwellings on lots suitably sized to allow for the proper siting and functioning of individual on-site water supply and wastewater treatment systems. Additional residential units may be permitted subject to the ability of existing services to accommodate the proposed use.

30. The Waste Management Resource Recovery Area policies of The Official Plan for the City of London are amended by deleting the “Ministry of the Environment and Climate Change” reference and replacing it with “Ministry of Environment, Conservation and Parks” in Policies 1268_3, 1284 and 1287.

31. The Natural Heritage chapter of The Official Plan for the City of London is amended by deleting the “Ministry of Natural Resources and Forestry” reference and replacing it with “Ministry of Northern Development, Mines, Natural Resources and Forestry” in Policies 1323, 1325, 1327_1, 1332, 1333, 1335, 1341, 1354, 1387, 1394 and 1408_5; and deleting Policies 1340, 1342, 1350_2, 1367, 1369, 1370, 1414 and 1431 and replacing them with the following:

1340_ A woodland will be considered significant if it achieves a minimum of one High or five Medium criteria scores as determined by application of the *Environmental Management Guidelines*. A significant woodland will be included in the Green Space Place Type on Map 1 and identified as significant woodlands on Map 5.

1342_ Woodlands that are determined to be ecologically significant on the basis of the criteria in this Plan and the application of the *Environmental Management Guidelines* will be included in the Green Space Place Type on Map 1 and identified as significant woodlands on Map 5.

1350_2. The minimum width of significant valleylands will generally be comprised of 30 metres on each side of the watercourse measured from the high water mark. The ultimate width of a corridor will be established on a case-by-case basis to address the impacts of the adjacent development and the sensitivity of the features and functions through the application of the *Environmental Management Guidelines*, as part of an environmental impact study and/or subject lands status report approved by the City. The City may also consider technical and/ or scientific documents that reflect improvement in scientific knowledge regarding natural features.

1367_ Environmentally significant areas (ESAs) are large areas that contain natural features and perform ecological functions that warrant their retention in a natural state. Environmentally significant areas are large features of the

Natural Heritage System, often represented by a complex of wetlands, woodlands, significant wildlife habitat or valleylands. Wetlands, areas of natural and scientific interest and species at risk will be identified and evaluated in accordance with provincial requirements. While environmentally significant areas are protected by their inclusion in the Green Space Place Type, additional measures to provide for their protection, management and utilization are considered necessary, and may include the preparation of conservation master plans. Environmentally significant areas are delineated through the application of the *Environmental Management Guidelines* and through the application of provincial guidelines.

1369_ Certain lands adjacent to these recognized environmentally significant areas may have potential for inclusion in the environmentally significant area if warranted on the basis of site-specific evaluation, including the application of the *Environmental Management Guidelines* that shall be undertaken in conjunction with secondary plans, subject lands status reports, or environmental impact studies associated with a development application.

1370_ To assist in the consideration of proposals to recognize environmentally significant areas in The Official Plan, City Council may request the submission of detailed supporting information from any agency, individual or group proposing the recognition of a candidate area. The evaluation criteria contained in the following policy will be used, together with more detailed criteria and application of the *Environmental Management Guidelines*, to recognize environmentally significant areas in this Plan.

1414_ The location, width, composition and use of ecological buffers necessary to protect natural heritage areas from the impacts of development on adjacent lands will be specified through application of the *Environmental Management Guidelines* as part of an approved secondary plan and/or an environmental impact study. The City may also consider technical and/ or scientific documents that reflect improvements in scientific knowledge regarding natural features

1431_ Environmental impact studies are required to determine whether, or the extent to which, development may be permitted in areas within, or adjacent to, specific components of the Natural Heritage System. They will confirm or refine the boundaries of components of the Natural Heritage System, and will include conditions to ensure that development does not negatively impact the natural features and ecological functions for which the area is identified in accordance with the *Environmental Management Guidelines*.

32. The Natural Resources chapter of The Official Plan for the City of London is amended by deleting the “Ministry of Natural resources and Forestry” reference and replacing it with “Ministry of Northern Development, Mines, Natural Resources and Forestry” in Policies 1539, 1540, 1541, 1542_1 and 1542_3; and deleting the “Ministry of Environment and Climate Change” reference and replacing it with “Ministry of Environment, Conservation and Parks” in Policies 1542_1 and 1542_3.

33. The Our Tool part of The Official Plan for the City of London is amended by deleting Policies 1709A and 1719_4, 5, 6, 7 and 8 in its entirety, and deleting Policies 1627_1 and 1683_4 and replacing them with the following:

1627_1. A parcel of land subject to a planning application is surrounded by a limited number of large parcels that effectively comprise the entire circulation area (e.g. Institutional, Green Space, Industrial, Farmland).

1683_4. Projects where zoning has been applied for additional height or density.

34. The Glossary of The Official Plan for the City of London is amended by deleting the “Group Home”, “Secondary dwelling unit”, “Built-Area Boundary”, “Ministry of the Environment and Climate Change D-series Guidelines” and “Wildland Fire Assessment and Mitigation Standards” definitions in its entirety and replacing them with the following:

Additional residential unit means self-contained residential units with kitchen and bathroom facilities within dwellings or within accessory structures as defined in the Additional Residential Unit policies of this Plan.

Built-Area Boundary describes the built area of the City as of 2016. The City Structure Plan shows the Built-Area Boundary. The Built-Area Boundary is fixed in time for the purposes of implementing and monitoring the City’s target for intensification. Residential development occurring within the Built-Area Boundary will be considered as intensification for the purposes of meeting the City’s intensification target.

Group Home means a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well-being. A group home may include youth on probation under federal or provincial statute.

Ministry of the Environment, Conservation and Parks D-series Guidelines are a series of guidelines that are to be applied in the land use planning process to avoid and mitigate land use planning conflicts.

Wildland Fire Assessment and Mitigation Standards means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ministry of Northern Development, Mines, Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

35. Table 10 of The Official Plan for the City of London is amended by deleting “Secondary suites” and replacing it with “Additional residential units”.

36. Map 1 – Place Types, of The Official Plan is amended as indicated on “Schedule 1” attached hereto, by:

- 1) Changing the lands at 1577 and 1687 Wilton Grove Road from Future Industrial Growth Place Type and Environmental Review Place Type to Light Industrial and Green Space Place.
- 2) Changing the lands at 1176, 1200 and 1230 Hyde Park Road from Green Space Place Type to Neighbourhoods Place Type.
- 3) Changing the lands at 3334 and 3354 Wonderland Road South from Neighbourhoods Place Type to Shopping Area Place Type.
- 4) Adding a Rural Connector identified as Scotland Drive.
- 5) Changing the lands at 3130 Dingman Drive from Shopping Area Place Type to Green Space Place Type.
- 6) Changing the Blackwell Park and 1200 Blackwell Boulevard from Neighbourhoods Place Type to Green Space Place Type.
- 7) Changing the Byron View Park from Neighbourhoods Place Type to Green Space Place Type.
- 8) Changing the Campbell Woods from Neighbourhoods Place Type to Green Space Place Type.
- 9) Changing the Carriage Hill Park from Neighbourhoods Place Type to Green Space Place Type.
- 10) Changing the Clara Brenton Woods from Neighbourhoods Place Type to Green Space Place Type.
- 11) Changing the Clayton Walk Park from Neighbourhoods Place Type to Green Space Place Type.
- 12) Changing the Dragon Fly Woods from Future Industrial Growth Place Type to Green Space Place Type.
- 13) Changing the Edgevalley Park, Drew Park, and 289 Edgevalley Road from Neighbourhoods Place Type to Green Space Place Type.
- 14) Changing the Exmouth Circle Open Space and Marconi Blvd Open Space from Neighbourhoods Place Type to Green Space Place Type.
- 15) Changing the Farnborough Park from Neighbourhoods Place Type to Green Space Place Type.
- 16) Changing the southeast corner of Fountain Grass Drive and Upper West Avenue from Green Space Place Type to Neighbourhoods Place Type, and the lands at 1540 Upper West Avenue from Neighbourhoods Place Type to Green Space Place Type.
- 17) Changing the Foxwood SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 18) Changing the Graham Place Type Stormwater Management Facility from Neighbourhoods Place Type to Green Space Place Type.

- 19) Changing the Grand Oak Park from Neighbourhoods Place Type to Green Space Place Type.
- 20) Changing the Hickory Woods from Neighbourhoods Place Type to Green Space Place Type.
- 21) Changing the Lambeth Optimist Park from Neighbourhoods Place Type to Green Space Place Type.
- 22) Changing the Middleton Park and Middleton SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 23) Changing the Morgan Park from Neighbourhoods Place Type to Green Space Place Type and the Pincombe Drain Park South from Shopping Area Place Type to Green Space Place Type.
- 24) Changing the Murray-Marr SWM Park from Institutional Place Type to Green Space Place Type.
- 25) Changing the North London Athletic Fields from Neighbourhoods Place Type to Green Space Place Type.
- 26) Changing the Pebblecreek Park East and South from Neighbourhoods Place Type to Green Space Place Type.
- 27) Changing the Pibline Park from Neighbourhoods Place Type to Green Space Place Type.
- 28) Changing the Riverbend Park from Neighbourhoods Place Type to Green Space Place Type.
- 29) Changing the Riverbend SWMF West from Neighbourhoods Place Type to Green Space Place Type.
- 30) Changing the Riverside Woods and Riverside Woods West from Neighbourhoods Place Type to Green Space Place Type.
- 31) Changing the Silverleaf SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 32) Changing the Stanton Meadows (Hyde Park SWMF #5) Park from Neighbourhoods Place Type to Green Space Place Type.
- 33) Changing the Stoney Creek Meadow Marsh from Neighbourhoods Place Type to Green Space Place Type.
- 34) Changing the Stronach Park from Neighbourhoods Place Type to Green Space Place Type.
- 35) Changing the Sunningdale SWM Park from Neighbourhoods Place Type to Green Space Place Type.
- 36) Changing the Vauxhall Park and St. Julien Park from Neighbourhoods Place Type to Green Space Place Type.
- 37) Changing the Vimy Ridge Park from Neighbourhoods Place Type to Green Space Place Type.
- 38) Changing the White Oak Rd Open Space from Light Industrial Place Type to Green Space Place Type.

- 39) Adding Neighbourhood Connectors at southeast corner of Commissioner Road East and Jackson Road.
- 40) Removing a Neighbourhood Connector identified as Oriole Drive.
- 41) Removing a Neighbourhood Connector identified as Concept Drive east of Innovation Drive.
- 42) Realigning Kains Road with the built subdivision road alignment.
- 43) Removing a Neighbourhood Connector identified as Maynard Patterson Boulevard in its entirety.
- 44) Realigning the intersection of Trafalgar Street and Hale Street with the roundabout road.
- 45) Extending a Neighbourhood Connector identified as Savoy Street.
- 46) Adding a Neighbourhood Connector identified as Superior Drive at east of Adelaide Street.
- 47) Extending a street identified as Sharon Road to Murray Road.

37. Map 3 – Street Classifications, of The Official Plan for the City of London is amended as indicated on “Schedule 2” attached hereto, by:

- 1) Adding Neighbourhood Connectors at southeast corner of Commissioner Road East and Jackson Road.
- 2) Removing a Neighbourhood Connector identified as Oriole Drive.
- 3) Removing a Neighbourhood Connector identified as Concept Drive east of Innovation Drive.
- 4) Realigning a Neighbourhood Connector identified as Kains Road.
- 5) Removing a Neighbourhood Connector identified as Maynard Patterson Boulevard in its entirety.
- 6) Realigning the intersection of Trafalgar Street and Hale Street with the roundabout road.
- 7) Extending a Neighbourhood Connector identified as Savoy Street.
- 8) Extending a Neighbourhood Connector identified as Superior Drive to east of Adelaide Street.
- 9) Adding a Rural Thoroughfare connecting Sharon Road and Murray Road.
- 10) Extending a Rural Connector identified as Pack Road to east of Westdel Borne.
- 11) Adding a Neighbourhood Connector east of Highbury Avenue North.

12) Changing Hubrey Road from Neighbourhood Street to Neighbourhood Connector.

13) Extending a Civic Boulevard identified as Exeter Road to east of Bessemer Road.

38. Map 5 – Natural Heritage, of The Official Plan for the City of London is amended as indicated on “Schedule 3” attached hereto, by:

1) Realigning the Woodland boundary in the Old Victoria Hospital area.

2) Removing the Valleylands and Unevaluated Wetlands at 15880 Robin’s Hill Road.

3) Realigning the boundaries of the Environmentally Significant Area and Provincially Significant Wetlands, removing a Potential Naturalization Area, and adding a Potential Naturalization Area at the lands located at 1577 and 1687 Wilton Grove Road.

39. Map 7 – Specific Policy Areas, of The Official Plan for the City of London is amended as indicated on “Schedule 4” attached hereto, by:

1) Removing Specific Policy Area #79 in its entirety.

2) Changing the boundary of Specific Policy Area #30.

3) Changing the boundary of Specific Policy Area #31.

4) Adding a new specific policy area for the lands located at 240 Waterloo Street and 358 Horton Street East.

5) Adding a new specific policy area for Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan.

6) Adding a new specific policy area for the lands located at 21 Wharncliffe Road South.

7) Adding a new specific policy area for the lands located at 1577 and 1687 Wilton Grove Road.

8) Adding a new specific policy area for the lands located at 1448 Adelaide Street North.

9) Adding a new specific policy area for the lands located at 633, 635, 637, 645, 649, 651 and 655 Base Line Road East.

10) Adding a new specific policy area for the lands located at 100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street, and 1151 York Street.

11) Adding a new specific policy area for the lands located at 379 Sunningdale Road West.

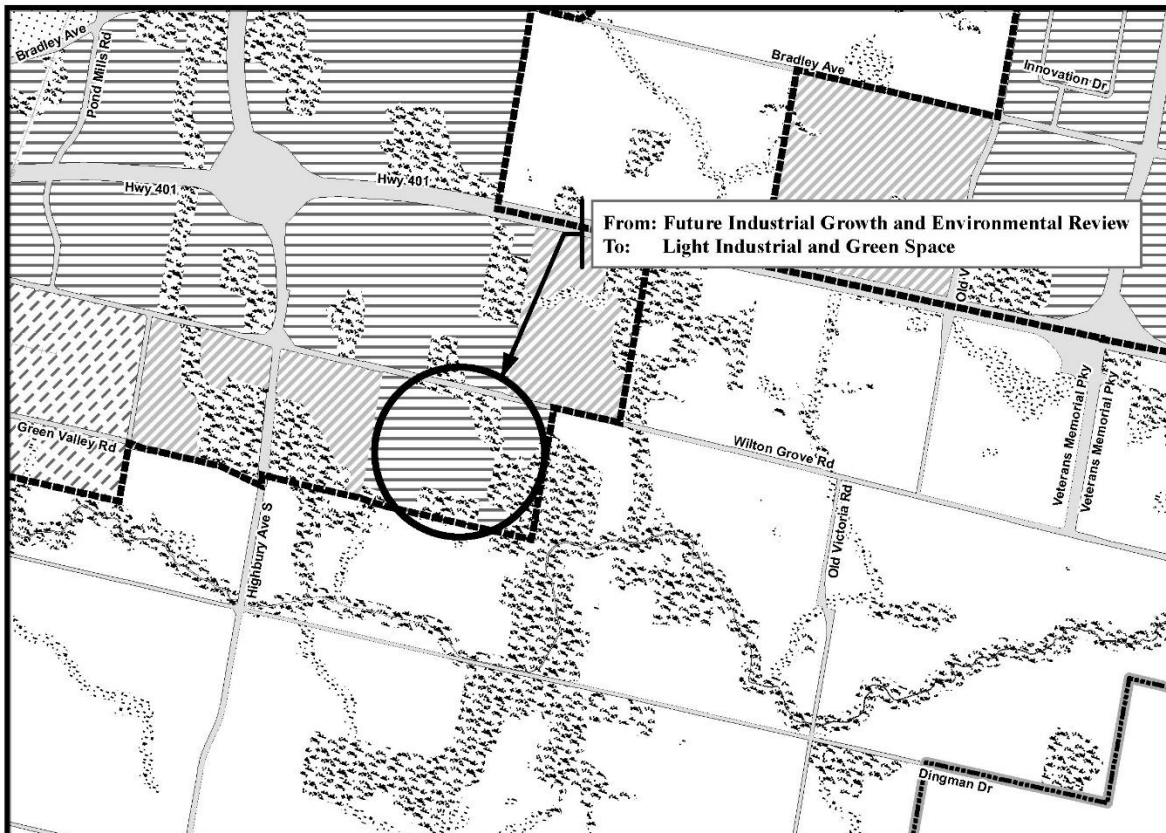
12) Adding a new specific policy area for the Brydges Street Area.

13) Adding a new specific policy area for the lands located at 2150 Oxford Street East.

- 14) Adding a new specific policy area for the lands located at 1176, 1200 and 1230 Hyde Park Road.
 - 15) Adding a new specific policy area for the lands located at 335-385 Saskatoon Street.
 - 16) Adding a new specific policy area for the lands located at 340-390 Saskatoon Street.
 - 17) Adding a new specific policy area for the lands located at 585 Third Street.
 - 18) Adding a new specific policy area for the lands located at 676-700 Beaverbrook Avenue and 356 Oxford Street.
 - 19) Adding a new specific policy area for the Hamilton Road Main Street Area.
 - 20) Changing Specific Policy Area #15 in the list of Specific Policy Areas by adding "and 825 Proudfoot Lane" at the end.
-
40. Figure 14 of The Official Plan for the City of London is amended as indicated on Schedule 5 attached hereto by re-aligning the rapid transit routes to align with the approved routes.
 41. Figure 17 of The Official Plan for the City of London is amended as indicated on Schedule 6 attached hereto by adding a layer feature that shows the Thames Valley corridor.
 42. Figure 20 of The Official Plan for the City of London is amended as indicated on Schedule 7 attached hereto by re-aligning the rapid transit routes to align with the approved routes.

SCHEDULE 1

AMENDMENT NO:



Legend

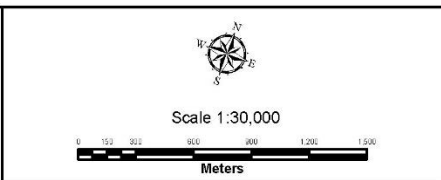
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

OPA to 1989 Official Plan: OPA 650 (File Number: OZ-8667)

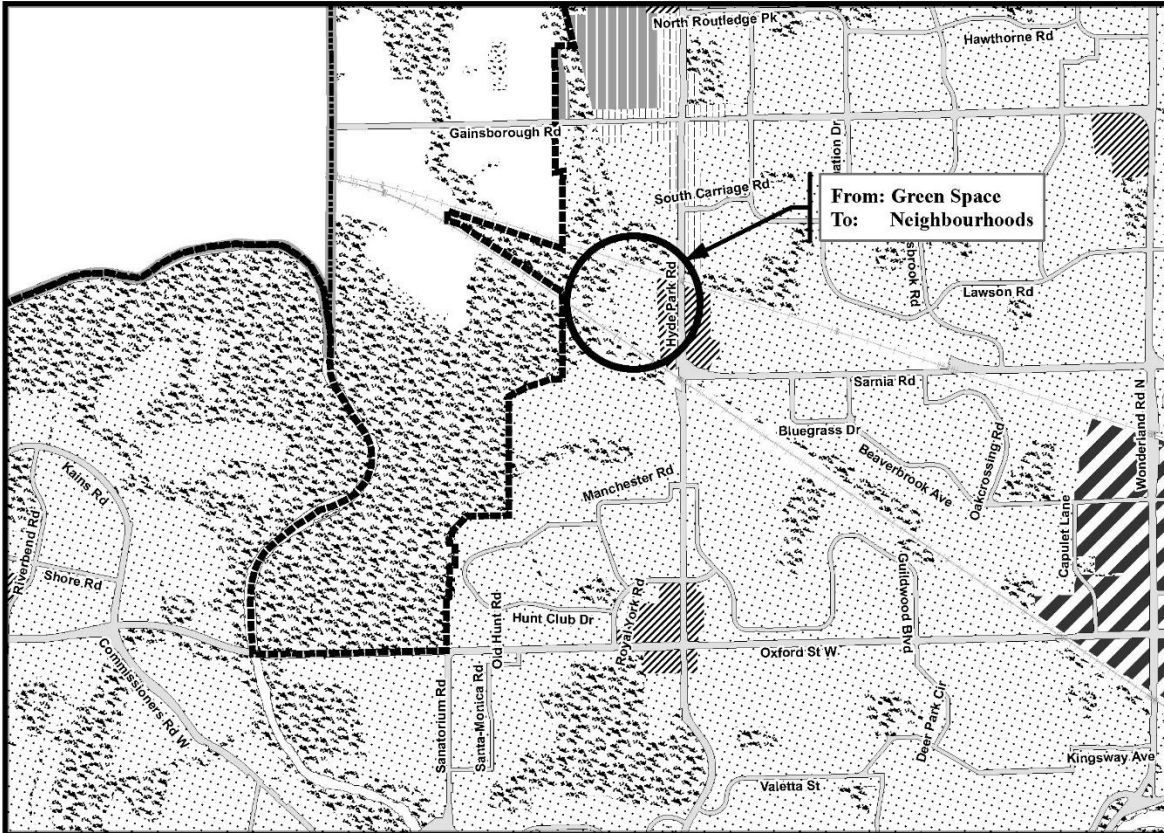
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1-1
TO
OFFICIAL AMENDMENT NO. ____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/3/2023



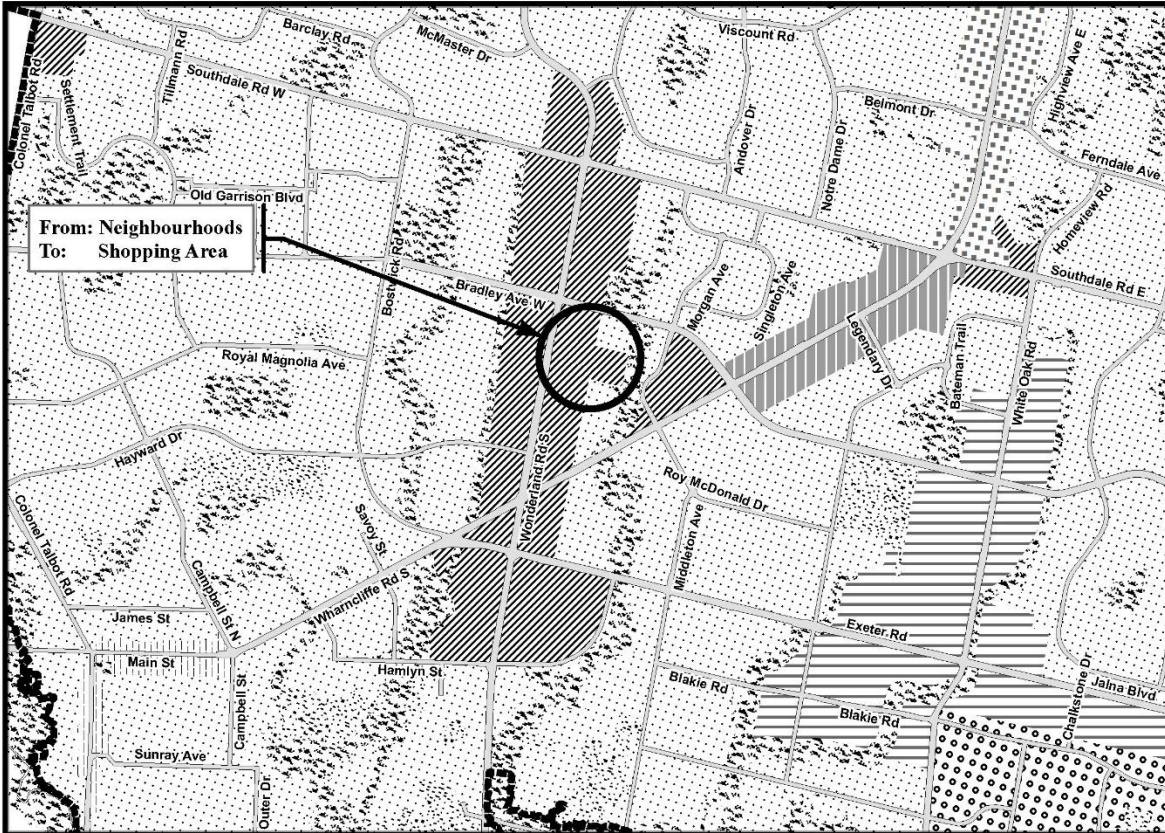
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

OPA to 1989 Official Plan: OPA 672 (File Number: O-8822)

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-2 TO</p> <p>OFFICIAL AMENDMENT NO. ____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/3/2023</p>
---	-------------------------------------	---



Legend

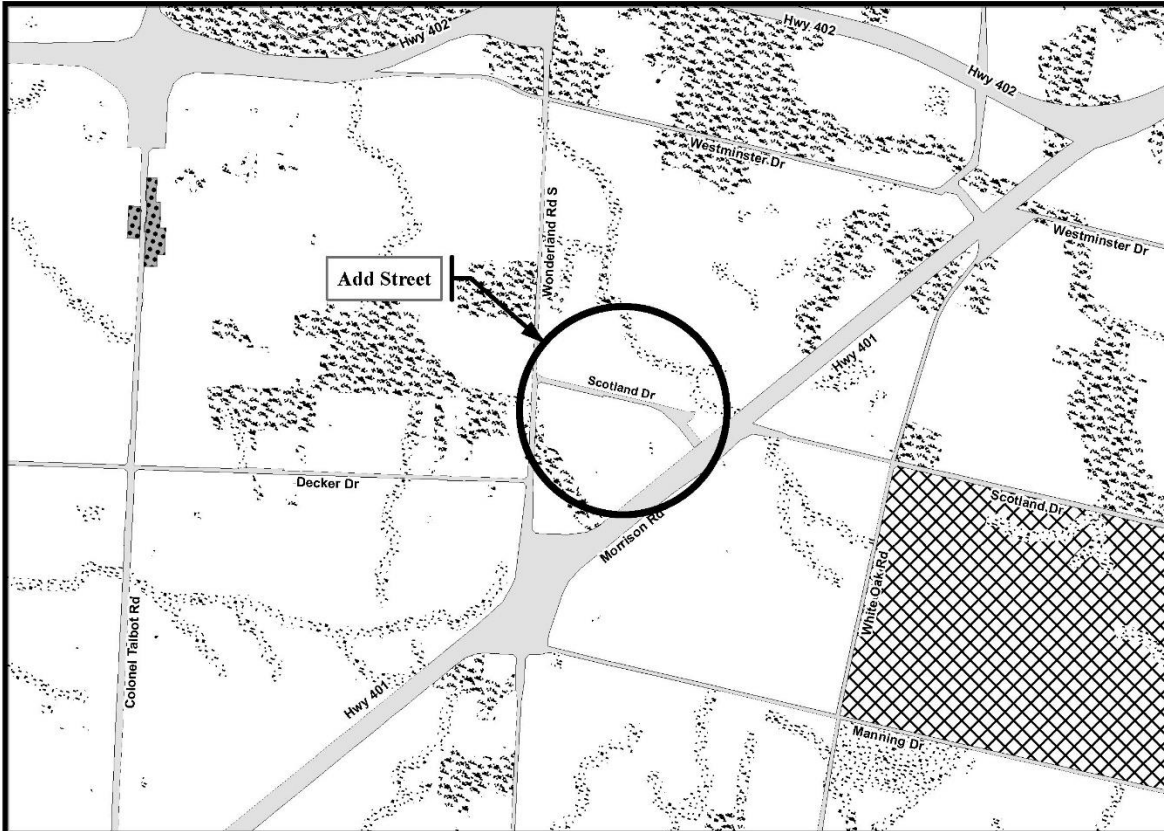
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

OPA to 1989 Official Plan: OPA 705 (File Number: OZ-9043)

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p align="center">SCHEDULE 1-3 TO OFFICIAL AMENDMENT NO. ____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 0 50 100 150 200 250 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/3/2023</p>
--	--	---

AMENDMENT NO:

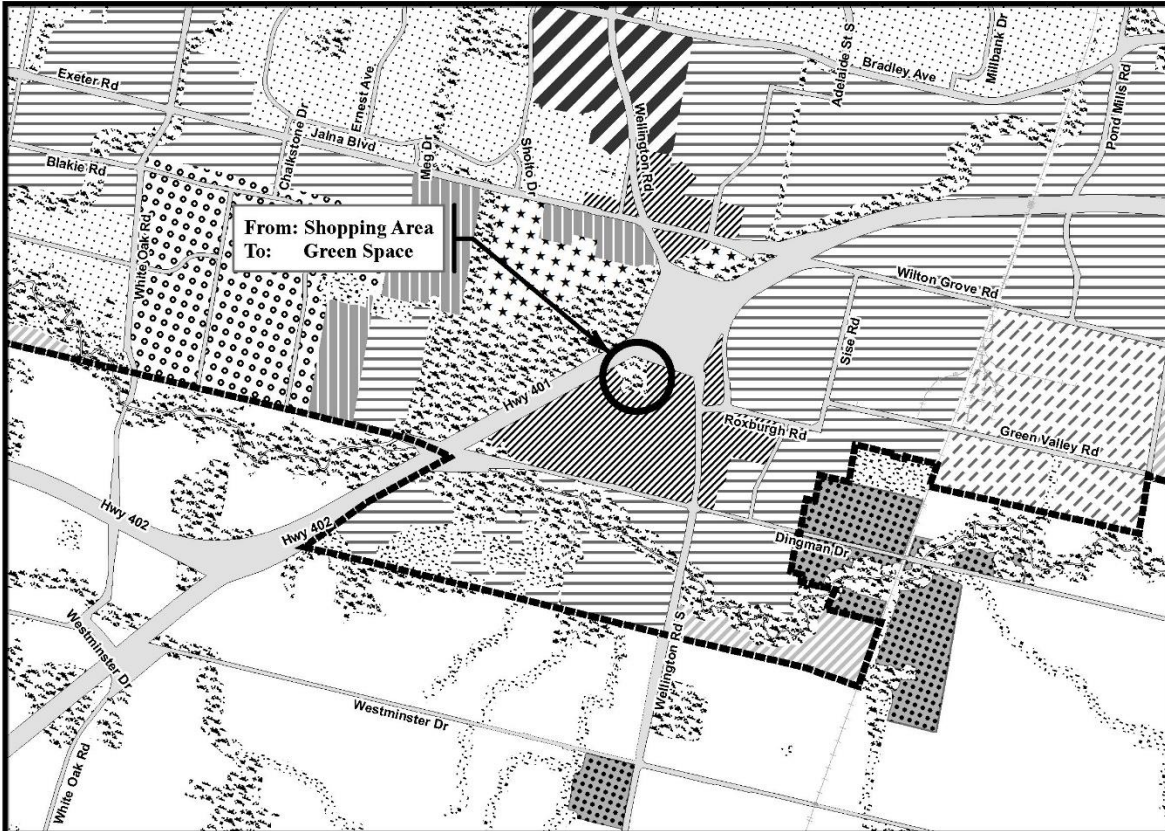


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-4 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	-------------------------------------	---

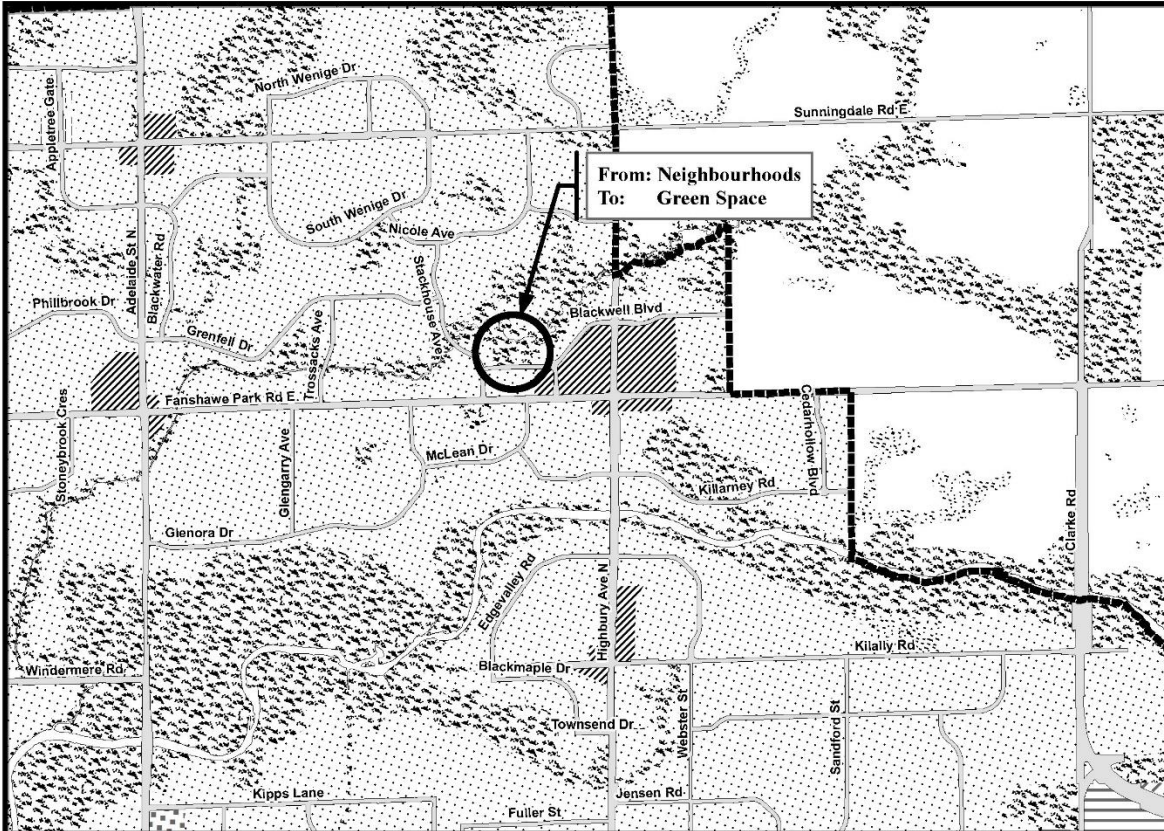


Legend




















- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

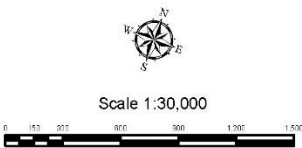
<p align="center">SCHEDULE 1-5 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
---	--	---

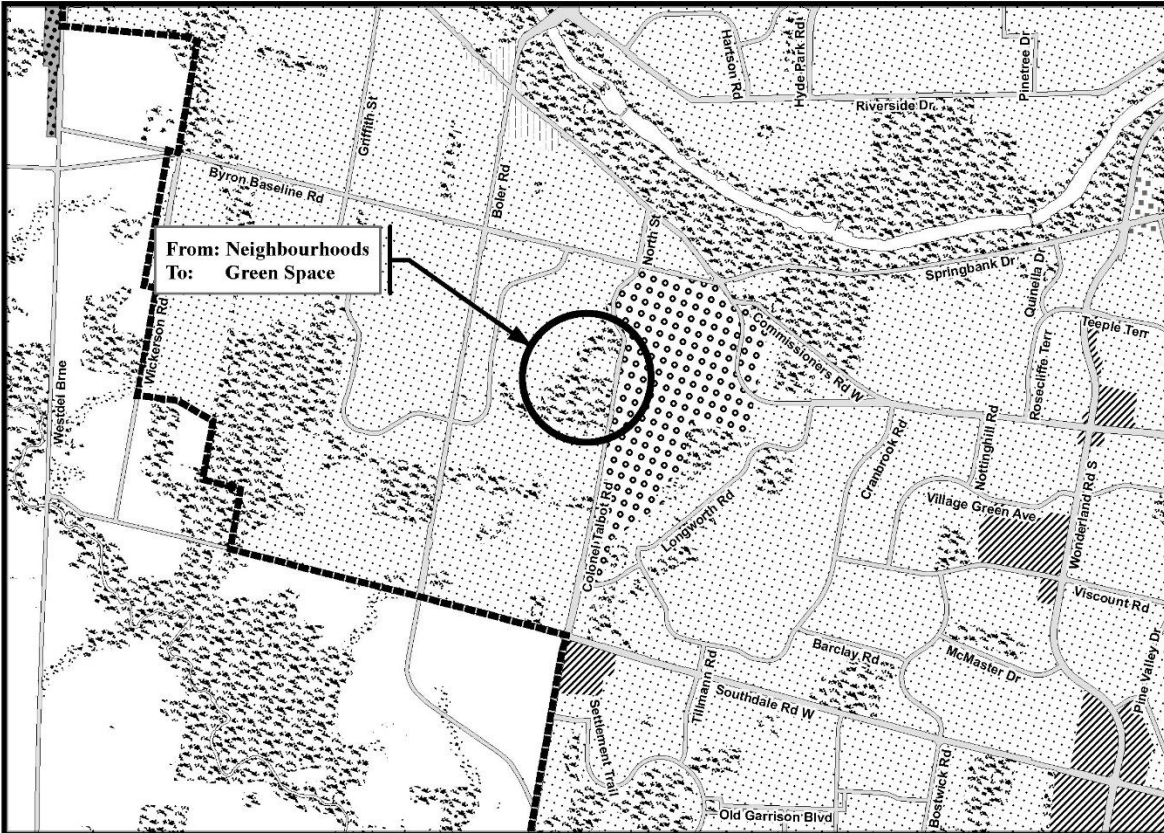


Legend

 Downtown	 Future Community Growth	 Environmental Review
 Transit Village	 Heavy Industrial	 Farmland
 Shopping Area	 Light Industrial	 Rural Neighbourhood
 Rapid Transit Corridor	 Future Industrial Growth	 Waste Management Resource Recovery Area
 Urban Corridor	 Commercial Industrial	 Urban Growth Boundary
 Main Street	 Institutional	
 Neighbourhoods	 Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-6 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	 <p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
---	---	---



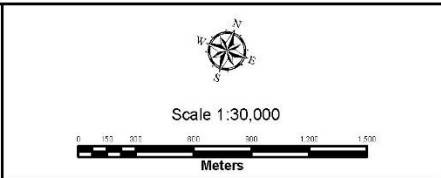
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

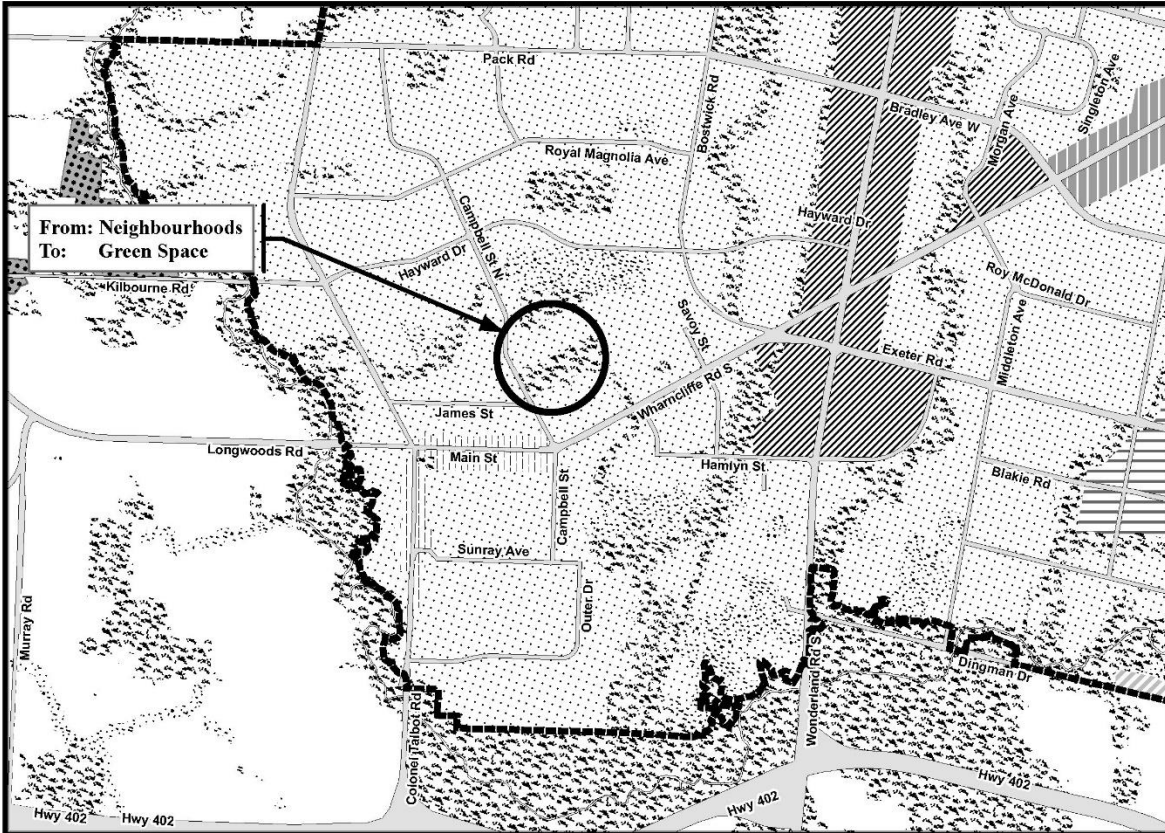
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1-7
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/1/2023



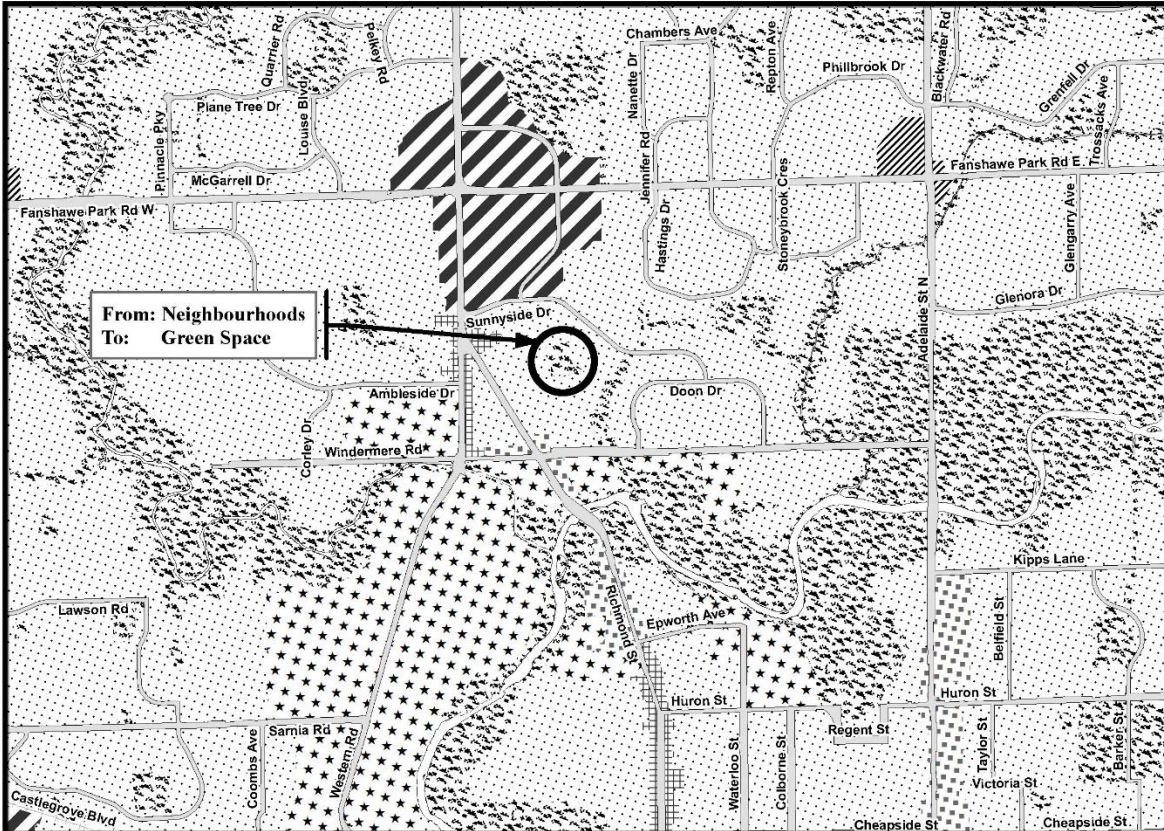
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-8 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
---	-------------------------------------	---

AMENDMENT NO:

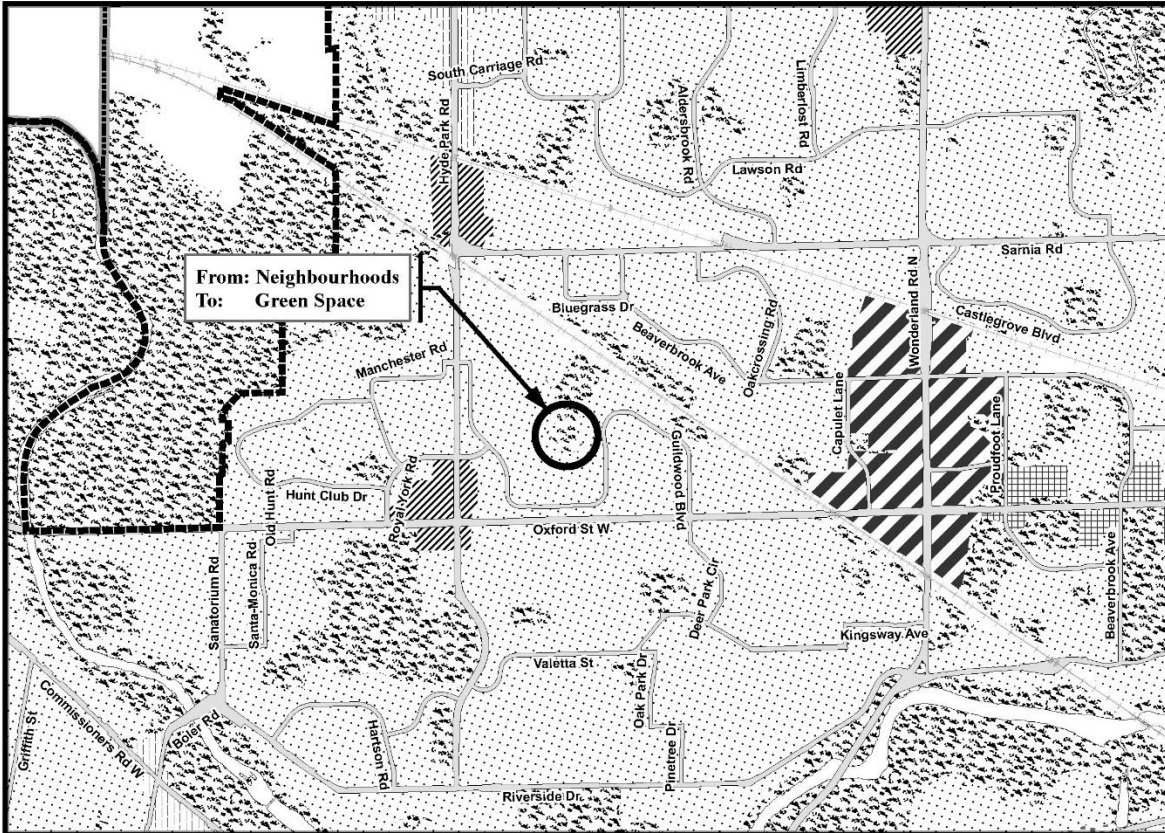


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-9 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
---	-------------------------------------	---

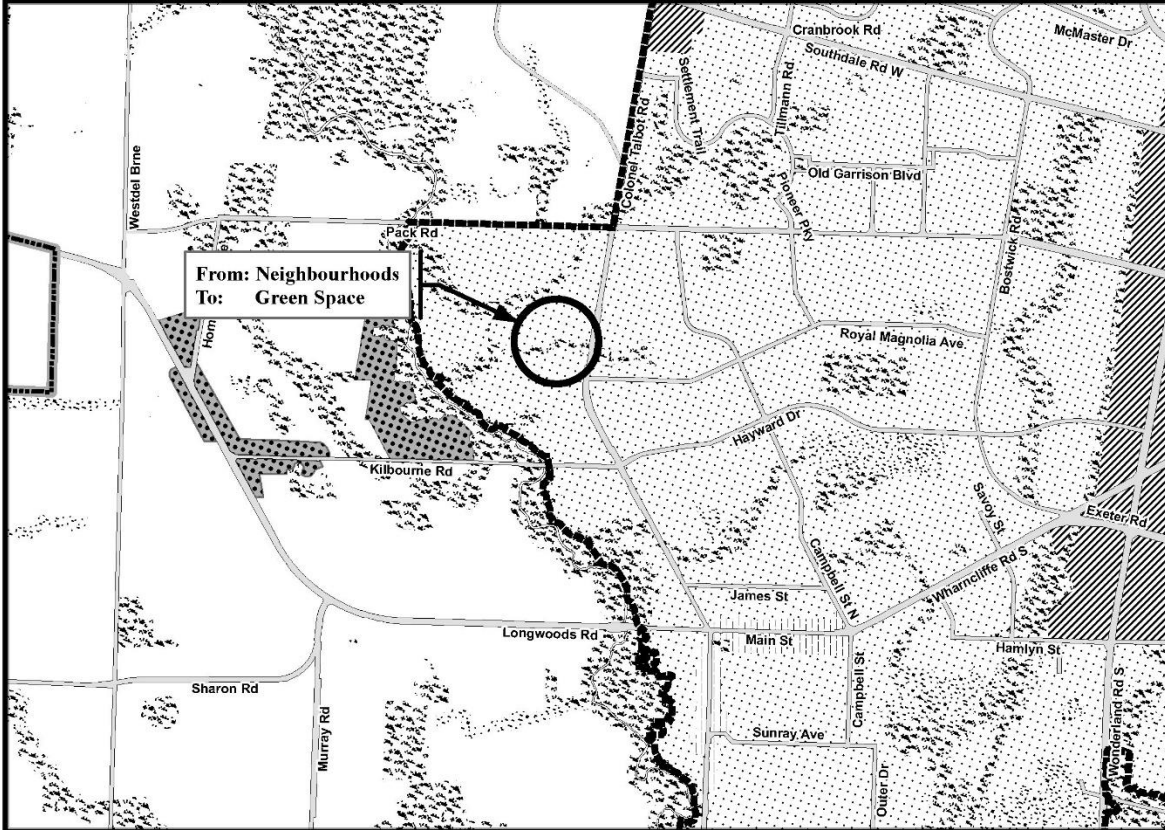


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-10 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	-------------------------------------	---



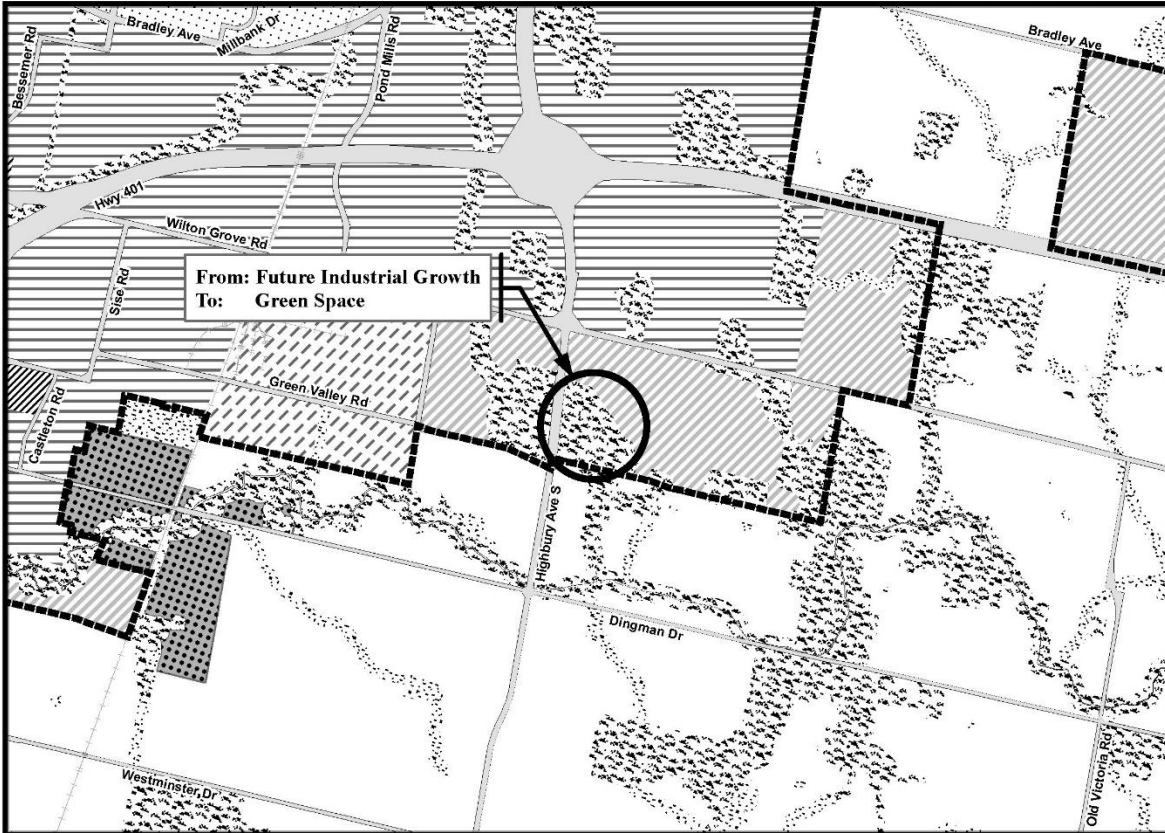
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-11 TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
---	-------------------------------------	---

AMENDMENT NO:

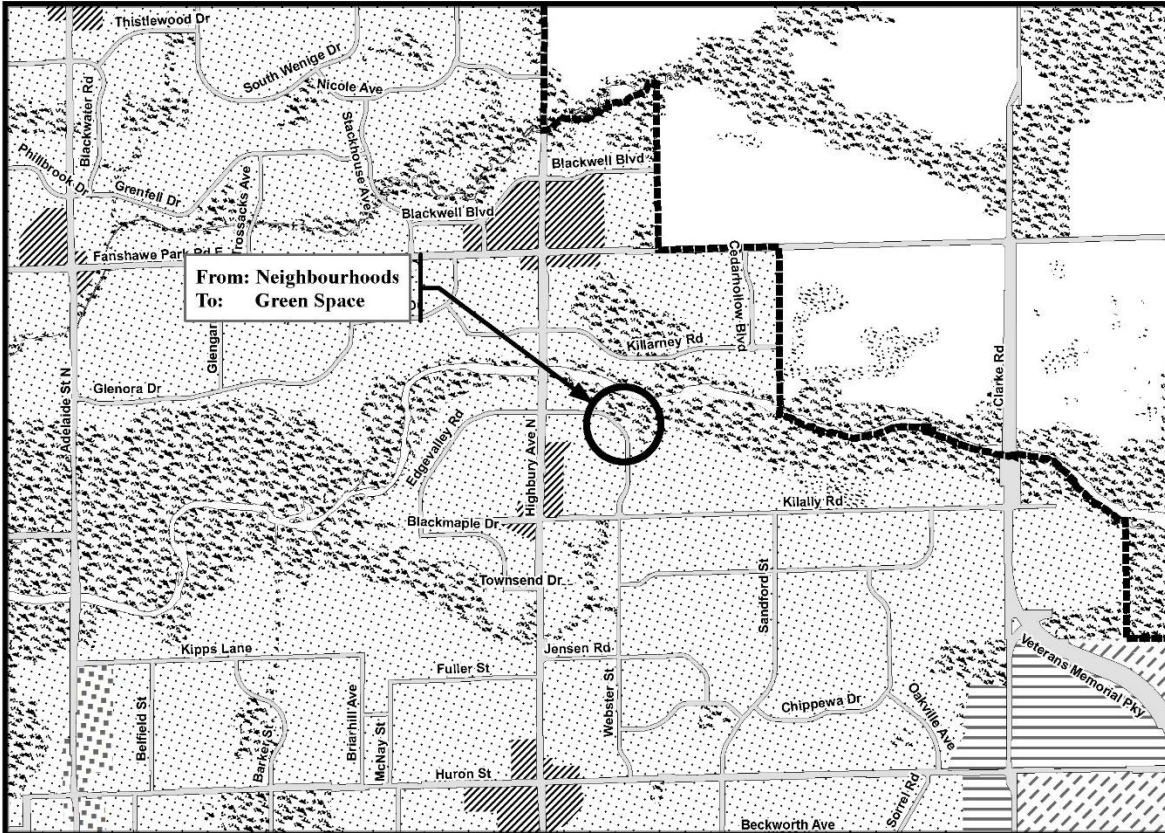


Legend

	Downtown		Future Community Growth		Environmental Review
	Transit Village		Heavy Industrial		Farmland
	Shopping Area		Light Industrial		Rural Neighbourhood
	Rapid Transit Corridor		Future Industrial Growth		Waste Management Resource Recovery Area
	Urban Corridor		Commercial Industrial		Urban Growth Boundary
	Main Street		Institutional		
	Neighbourhoods		Green Space		

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-12 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	-------------------------------------	---

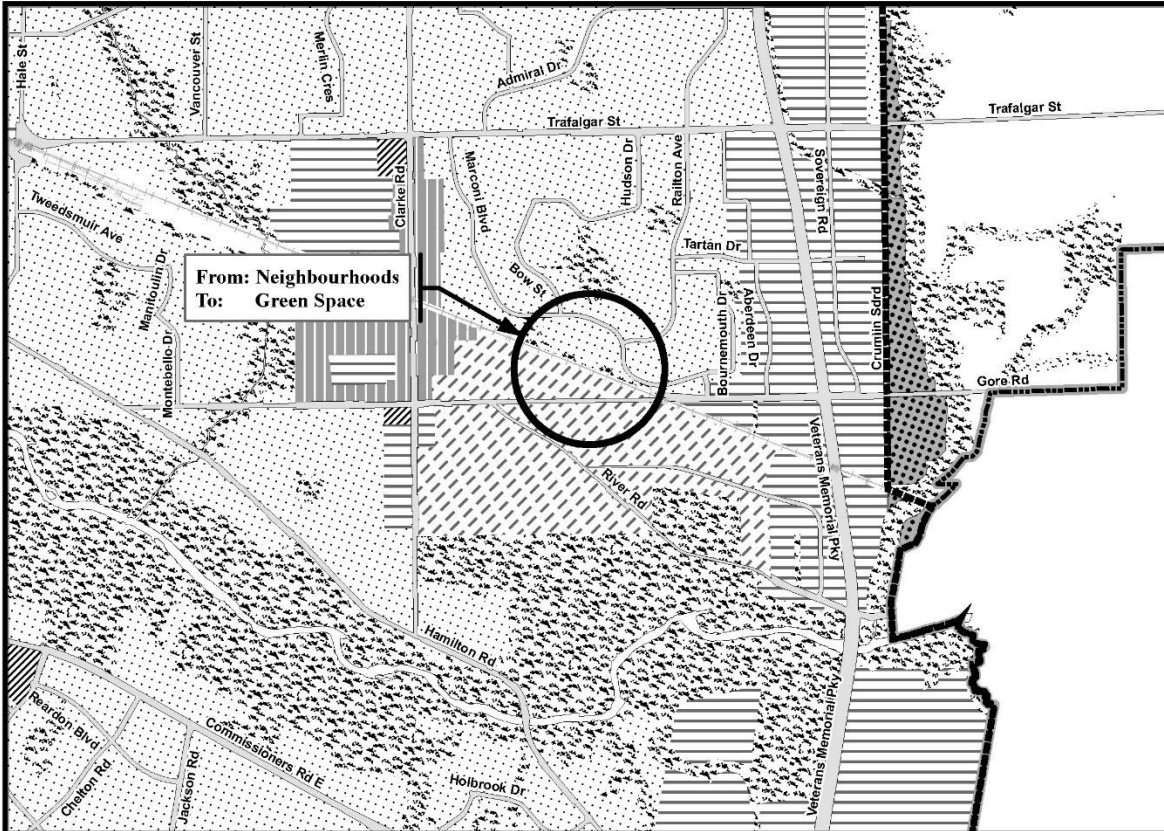


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-13 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	-------------------------------------	---

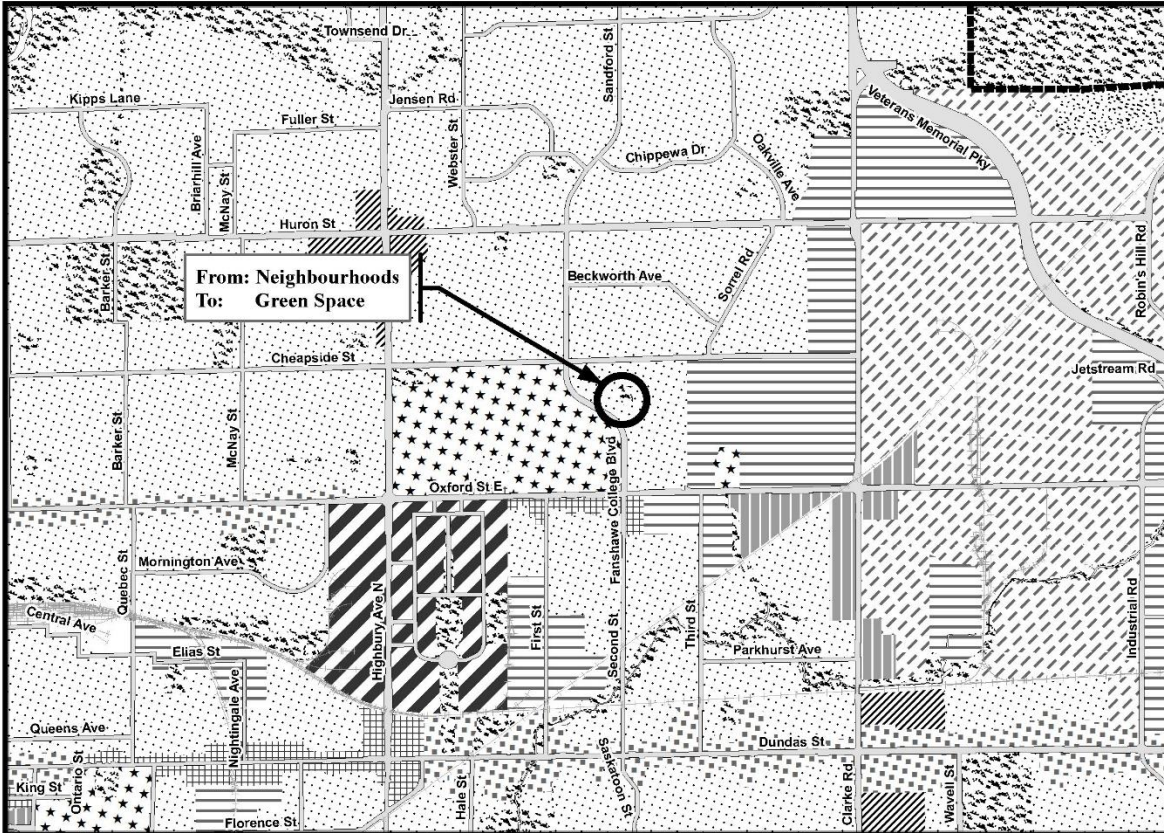


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-14 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	-------------------------------------	---

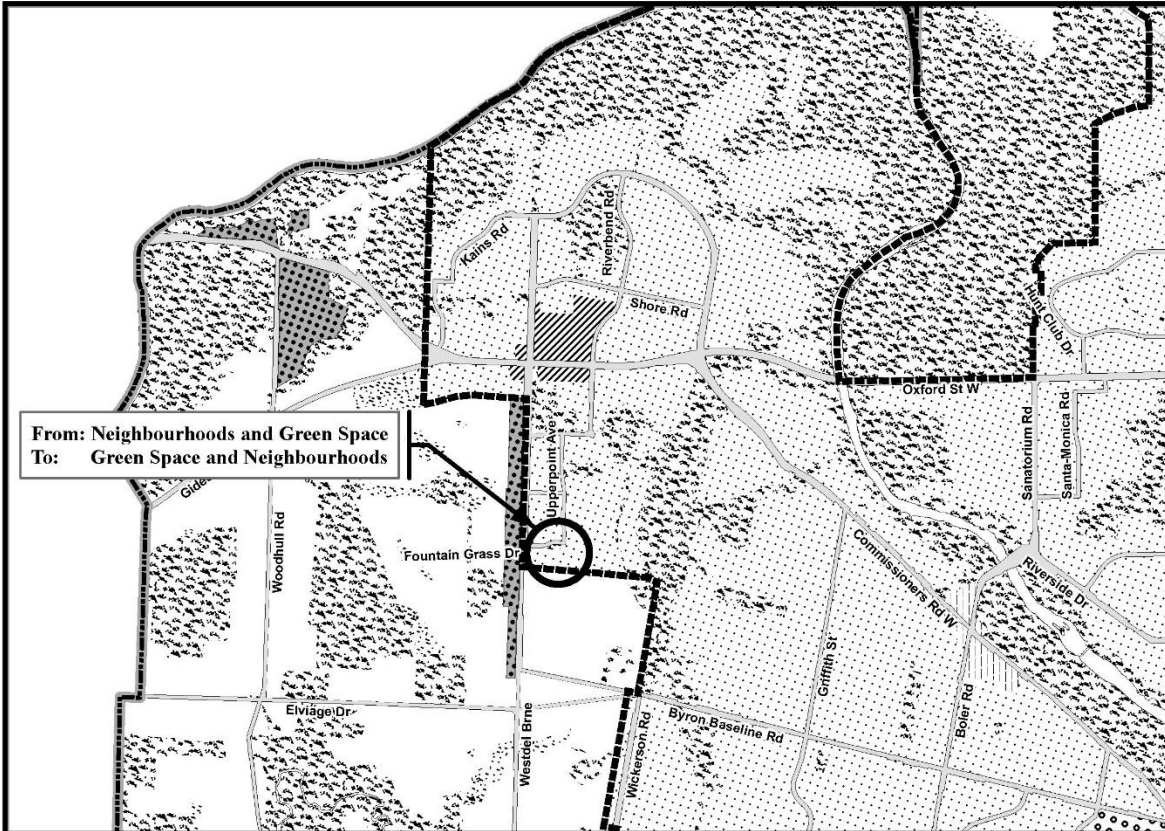


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-15 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---



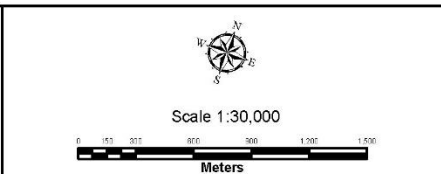
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

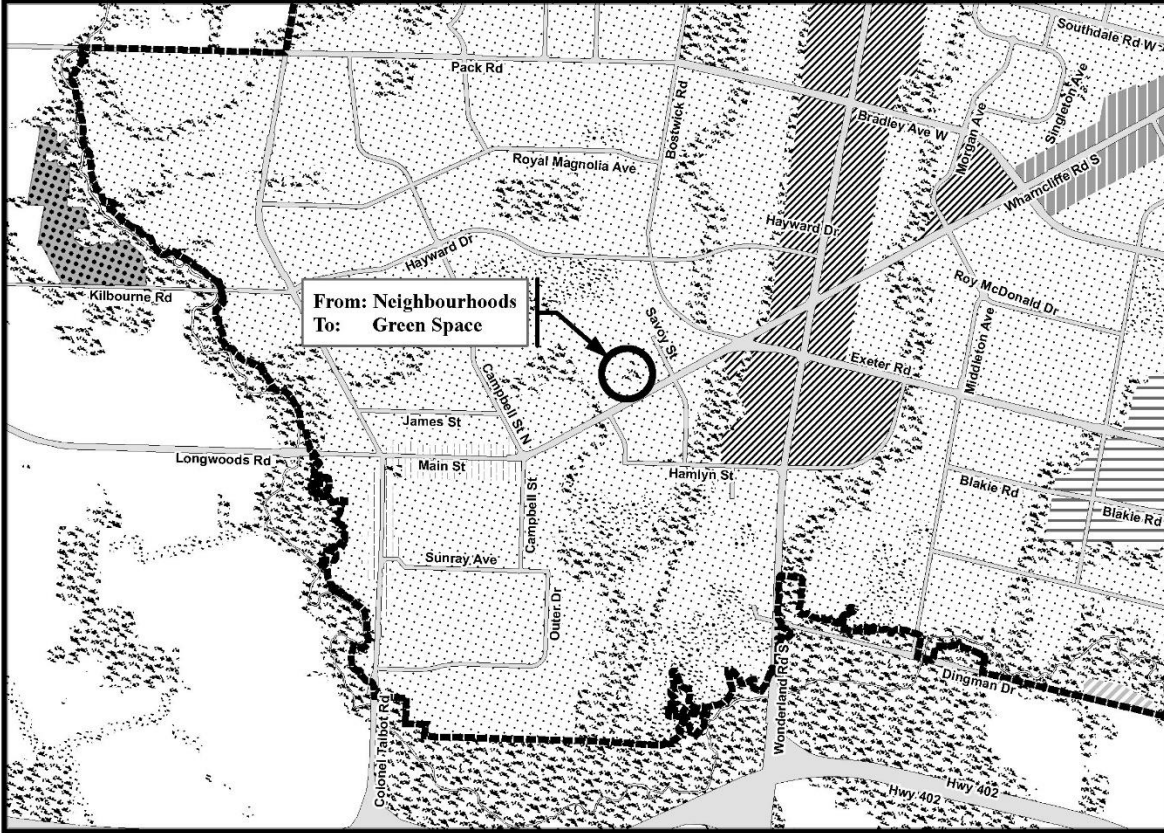
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1-16
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/1/2023



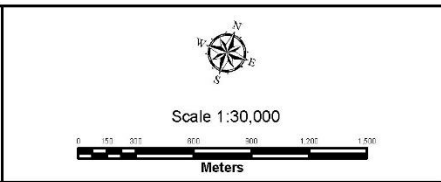
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

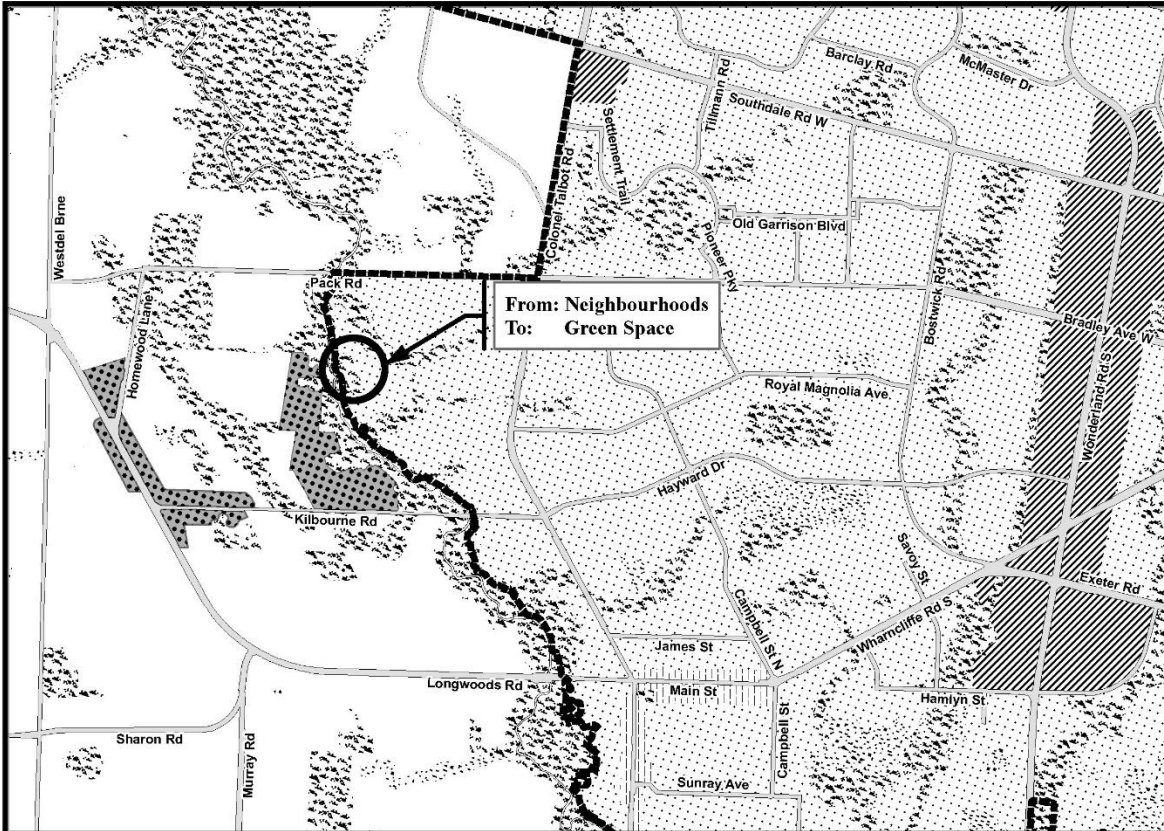
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1-17
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/1/2023

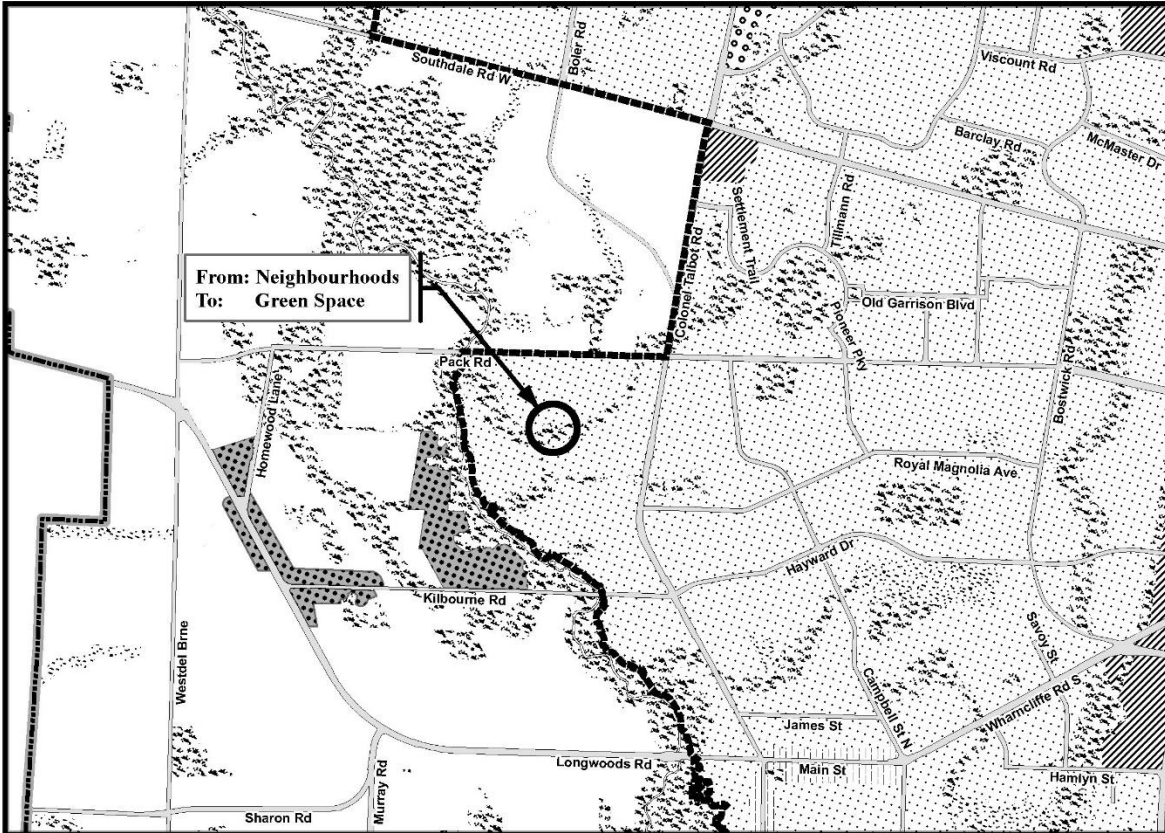


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p align="center">SCHEDULE 1-18 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	--	---

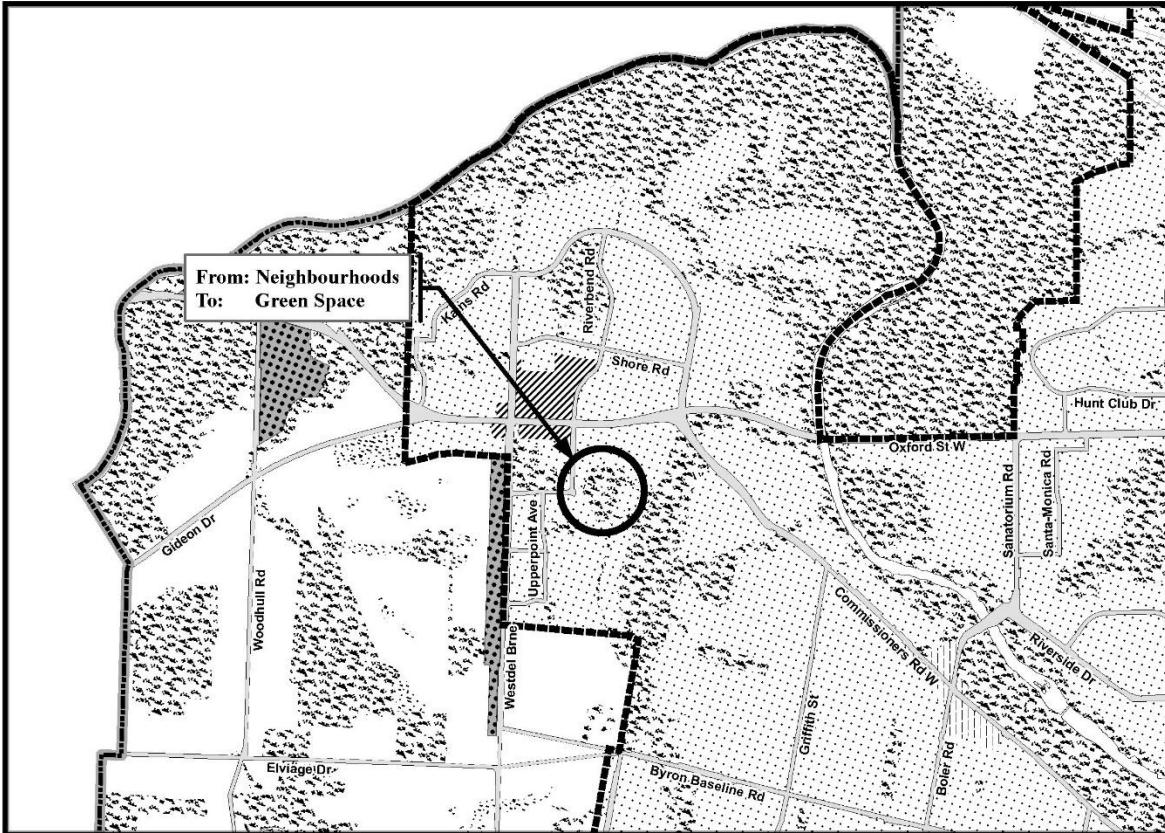


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-19 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	-------------------------------------	---

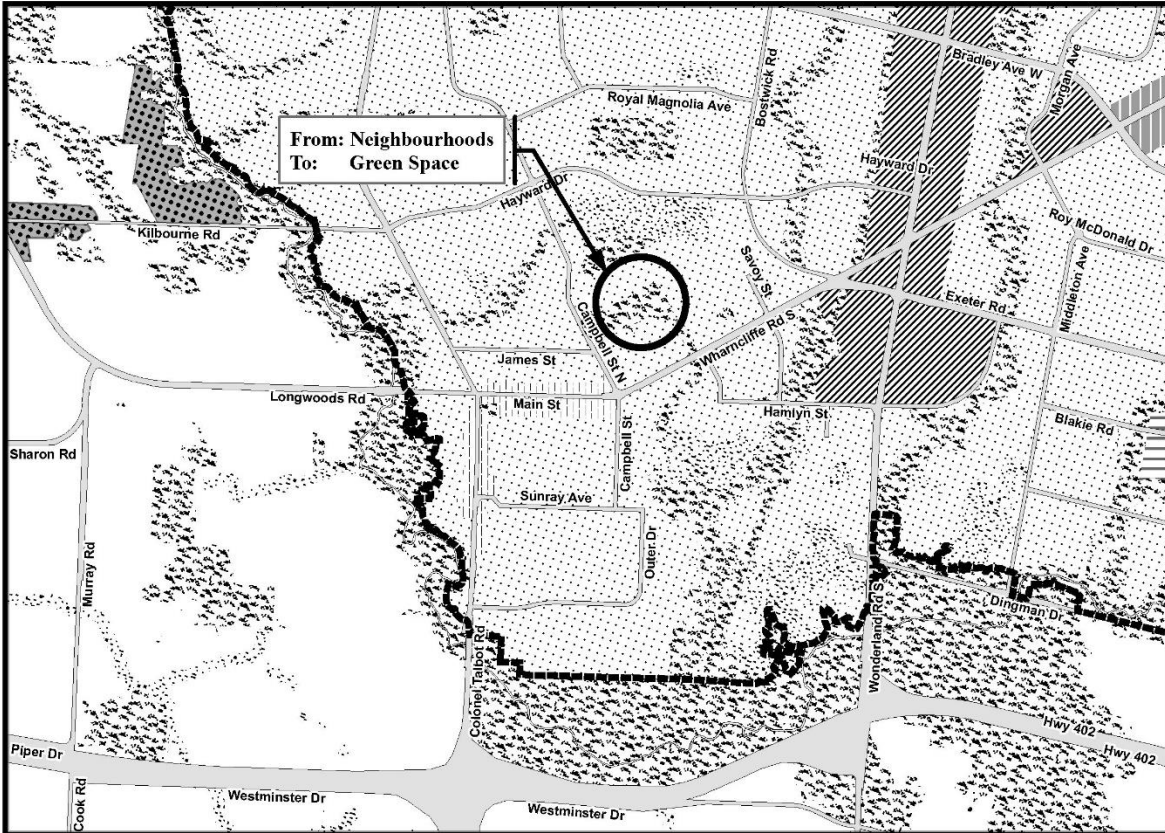


Legend

	Downtown		Future Community Growth		Environmental Review
	Transit Village		Heavy Industrial		Farmland
	Shopping Area		Light Industrial		Rural Neighbourhood
	Rapid Transit Corridor		Future Industrial Growth		Waste Management Resource Recovery Area
	Urban Corridor		Commercial Industrial		Urban Growth Boundary
	Main Street		Institutional		
	Neighbourhoods		Green Space		

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-20 TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
---	-------------------------------------	---

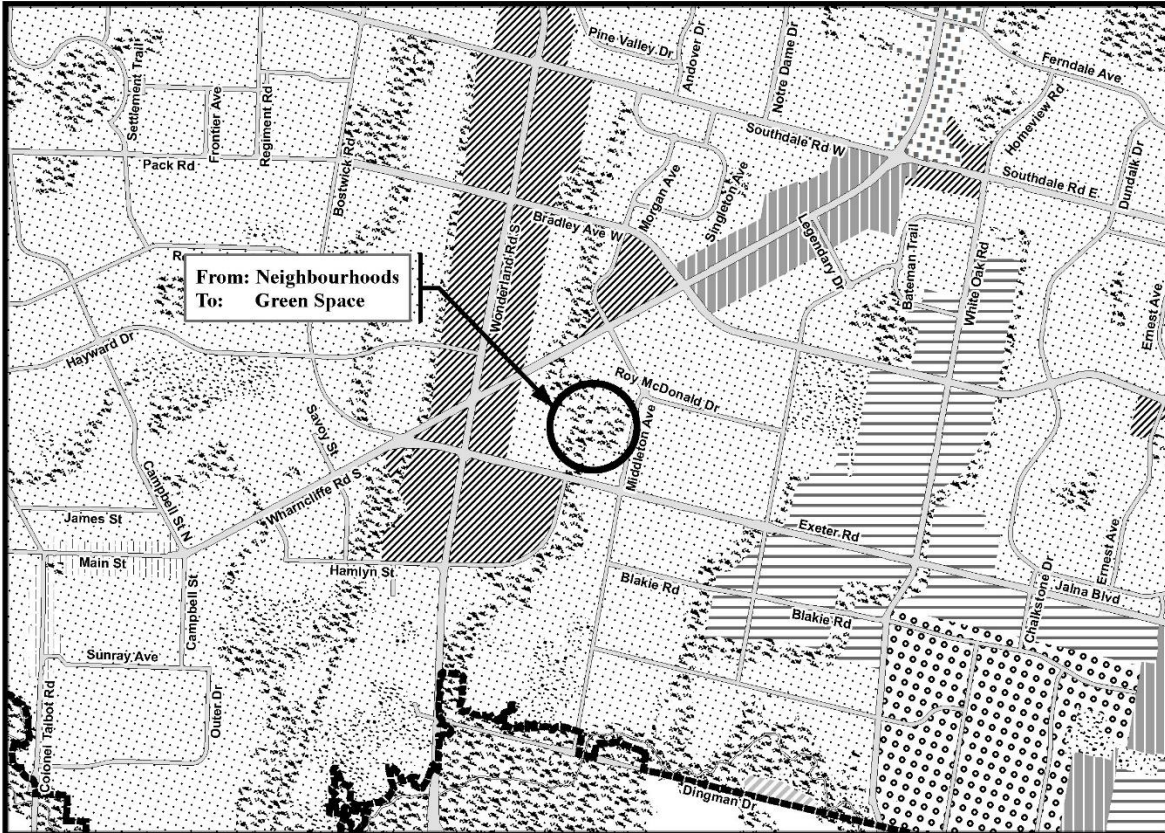


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-21 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	-------------------------------------	---

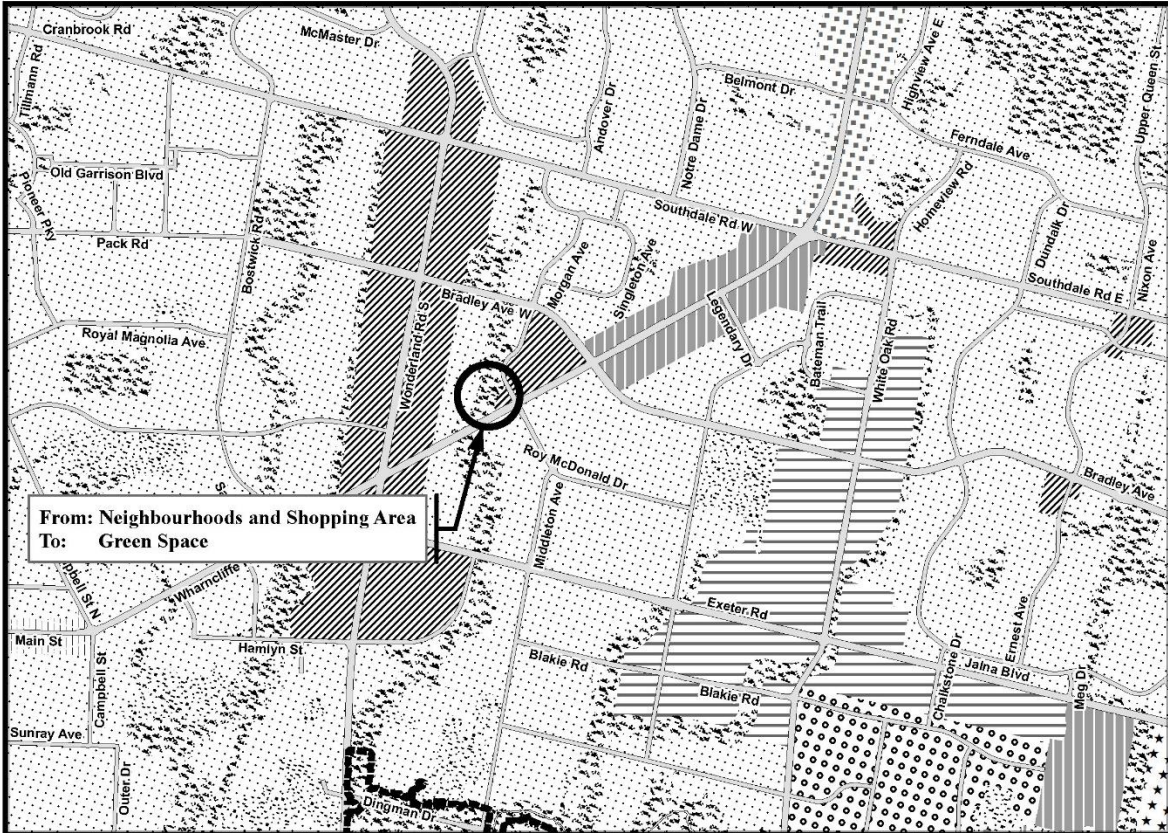


Legend

- | | | | | | |
|--|------------------------|--|--------------------------|--|---|
| | Downtown | | Future Community Growth | | Environmental Review |
| | Transit Village | | Heavy Industrial | | Farmland |
| | Shopping Area | | Light Industrial | | Rural Neighbourhood |
| | Rapid Transit Corridor | | Future Industrial Growth | | Waste Management Resource Recovery Area |
| | Urban Corridor | | Commercial Industrial | | Urban Growth Boundary |
| | Main Street | | Institutional | | |
| | Neighbourhoods | | Green Space | | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p align="center">SCHEDULE 1-22 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/1/2023</p>
--	--	---



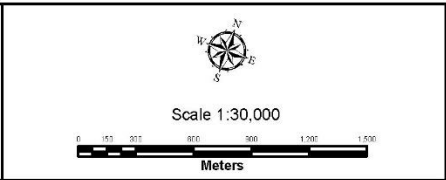
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

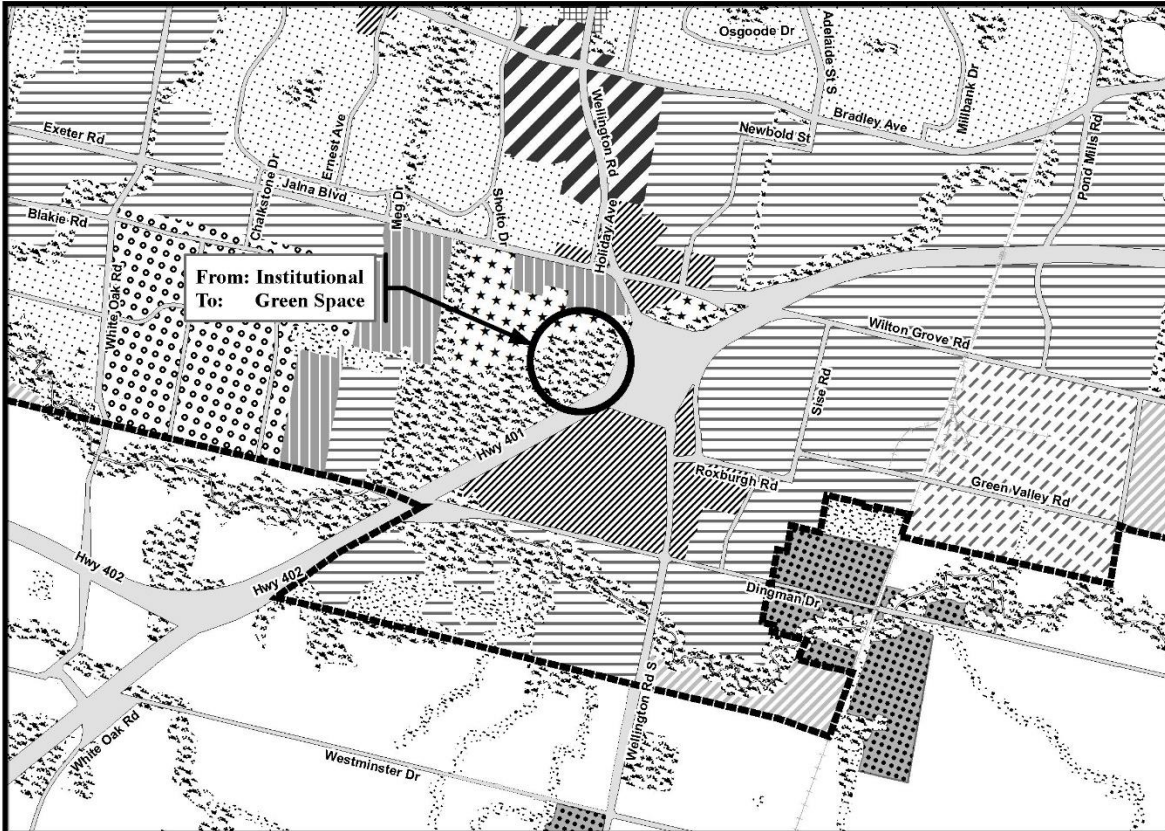
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1-23
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/1/2023

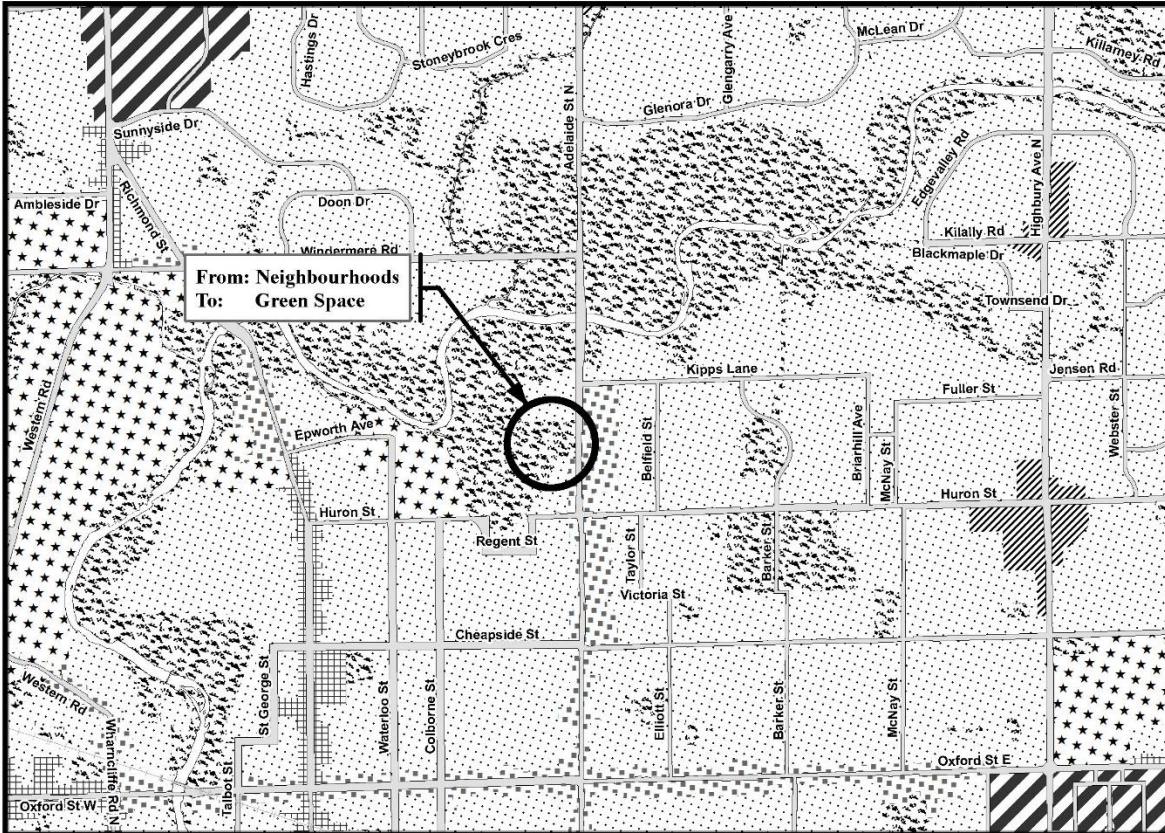


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-24 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---

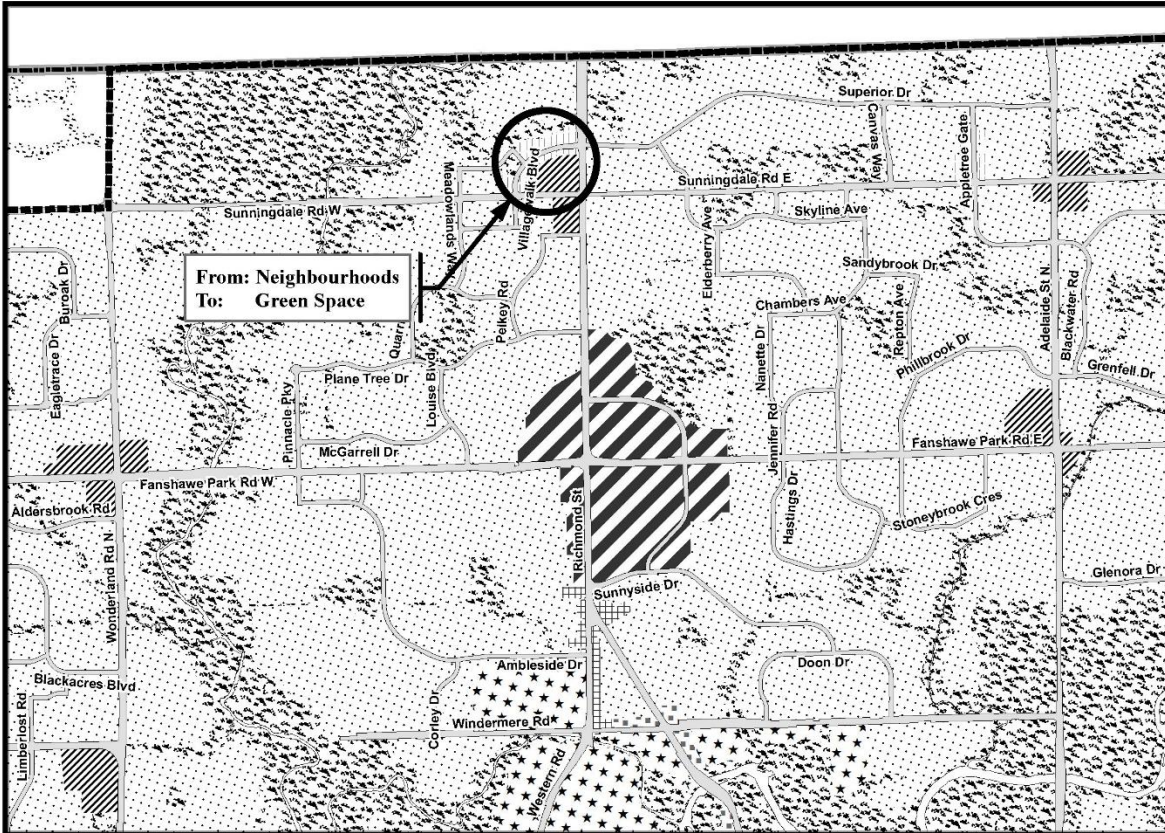


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-25 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---

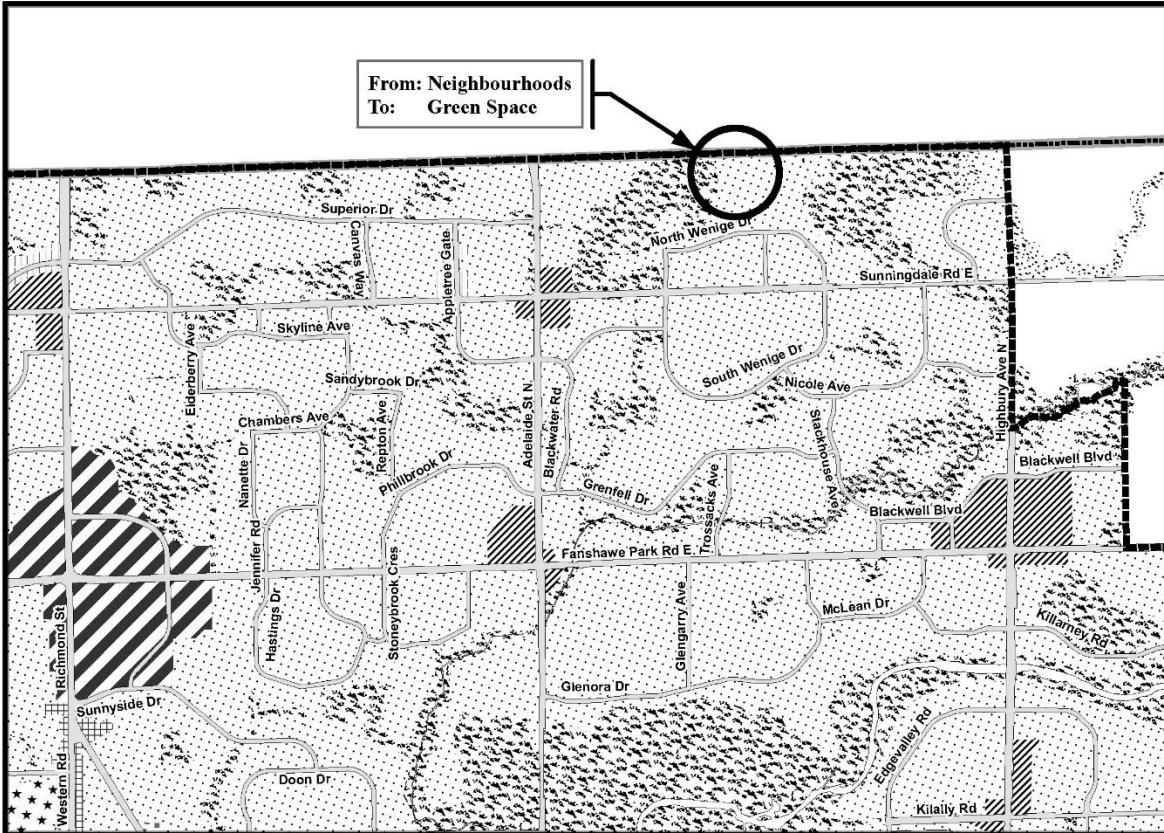


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-26 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---

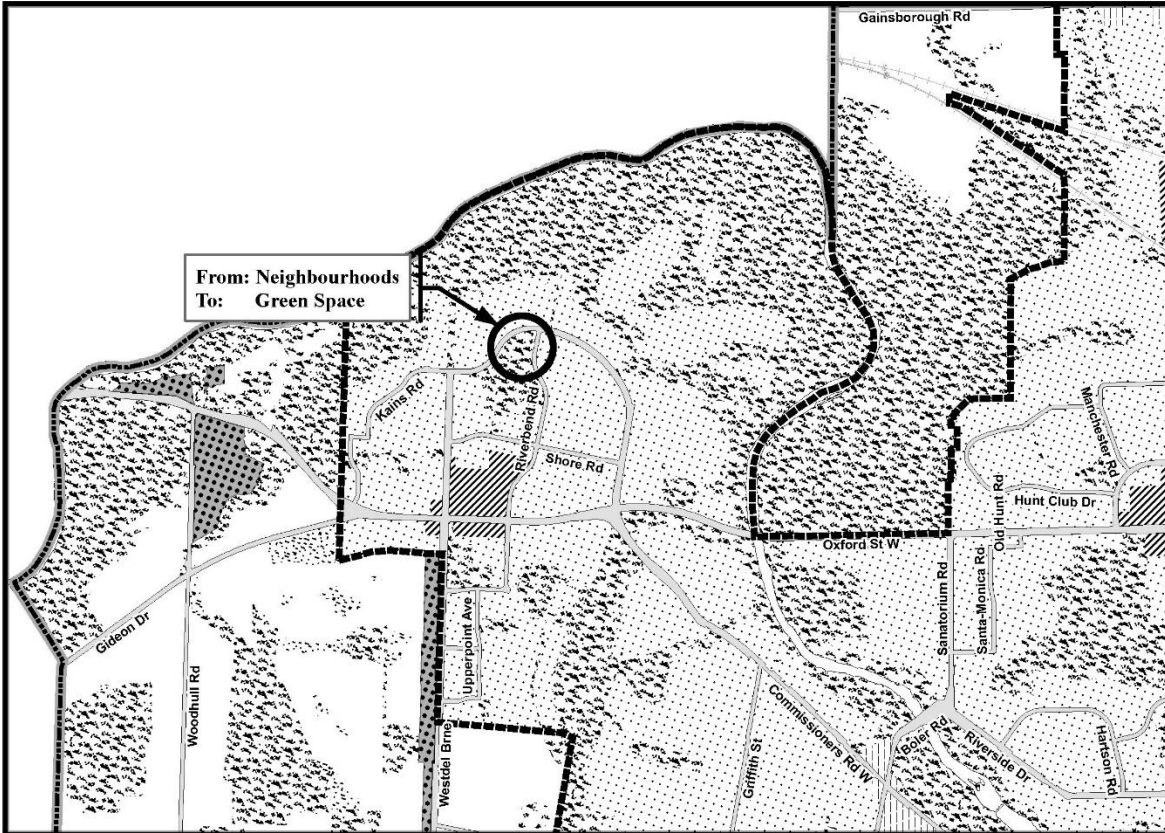


Legend

	Downtown		Future Community Growth		Environmental Review
	Transit Village		Heavy Industrial		Farmland
	Shopping Area		Light Industrial		Rural Neighbourhood
	Rapid Transit Corridor		Future Industrial Growth		Waste Management Resource Recovery Area
	Urban Corridor		Commercial Industrial		Urban Growth Boundary
	Main Street		Institutional		
	Neighbourhoods		Green Space		

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-27 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---



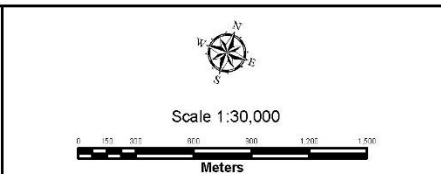
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

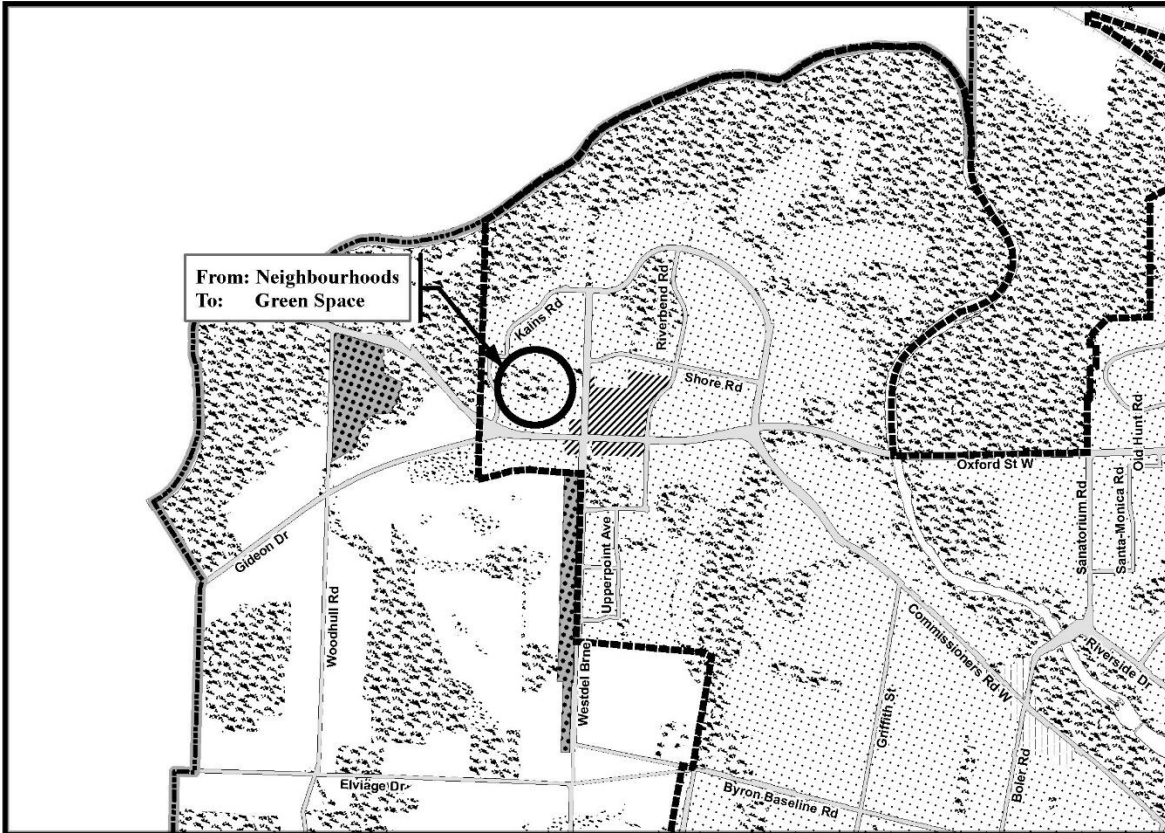
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

SCHEDULE 1-28
TO
OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/2/2023

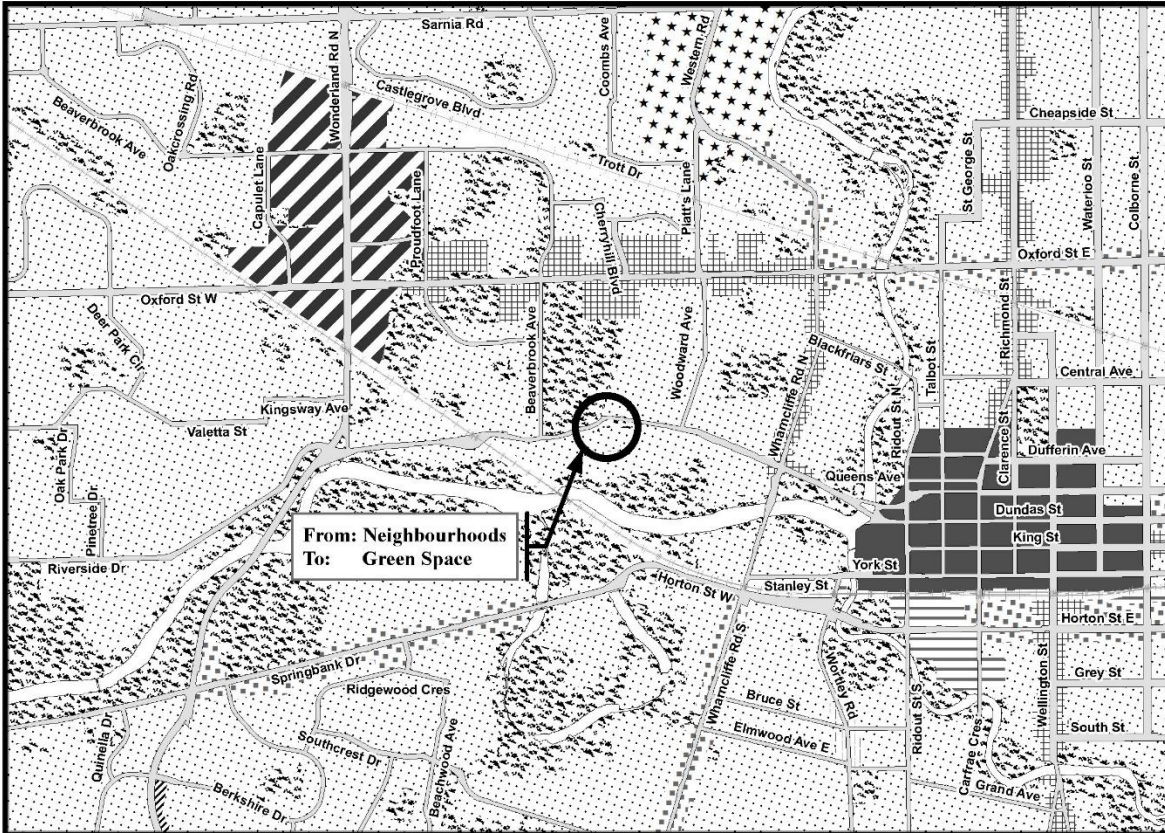


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-29 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---



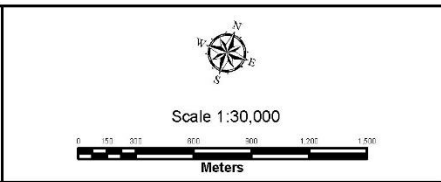
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

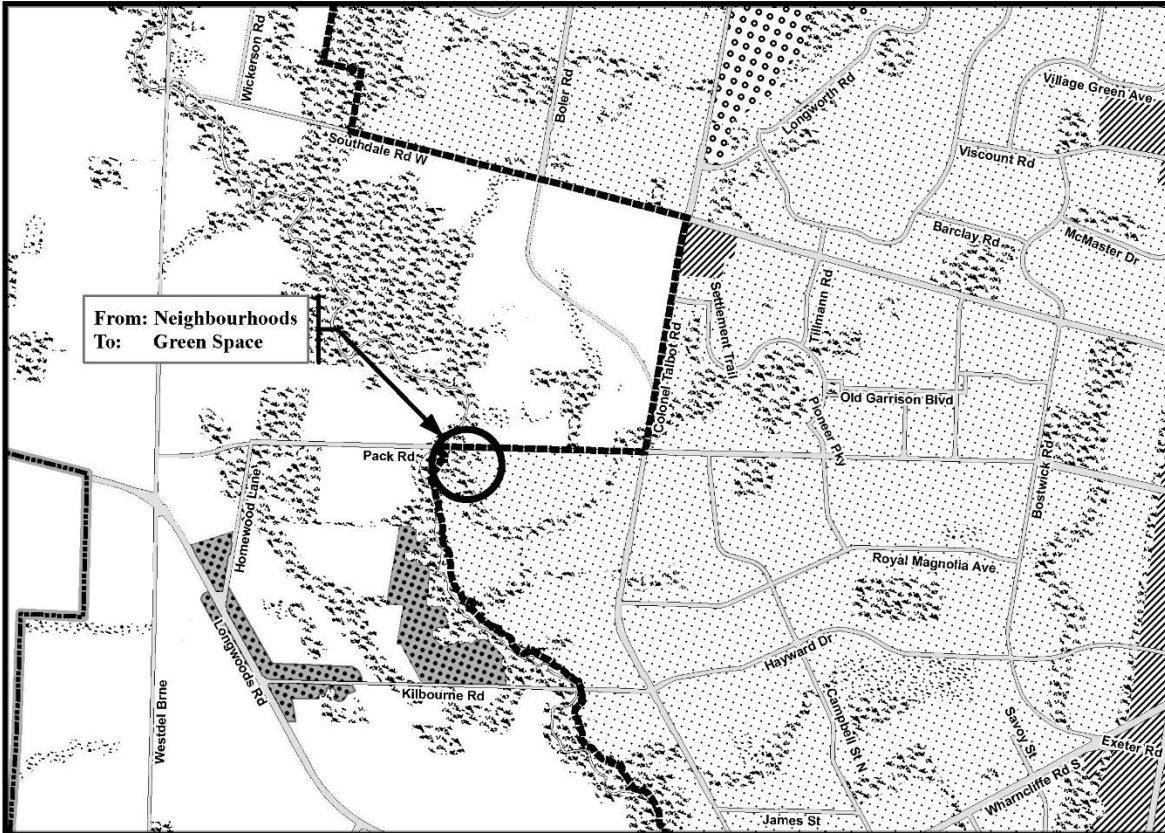
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1-30
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/2/2023

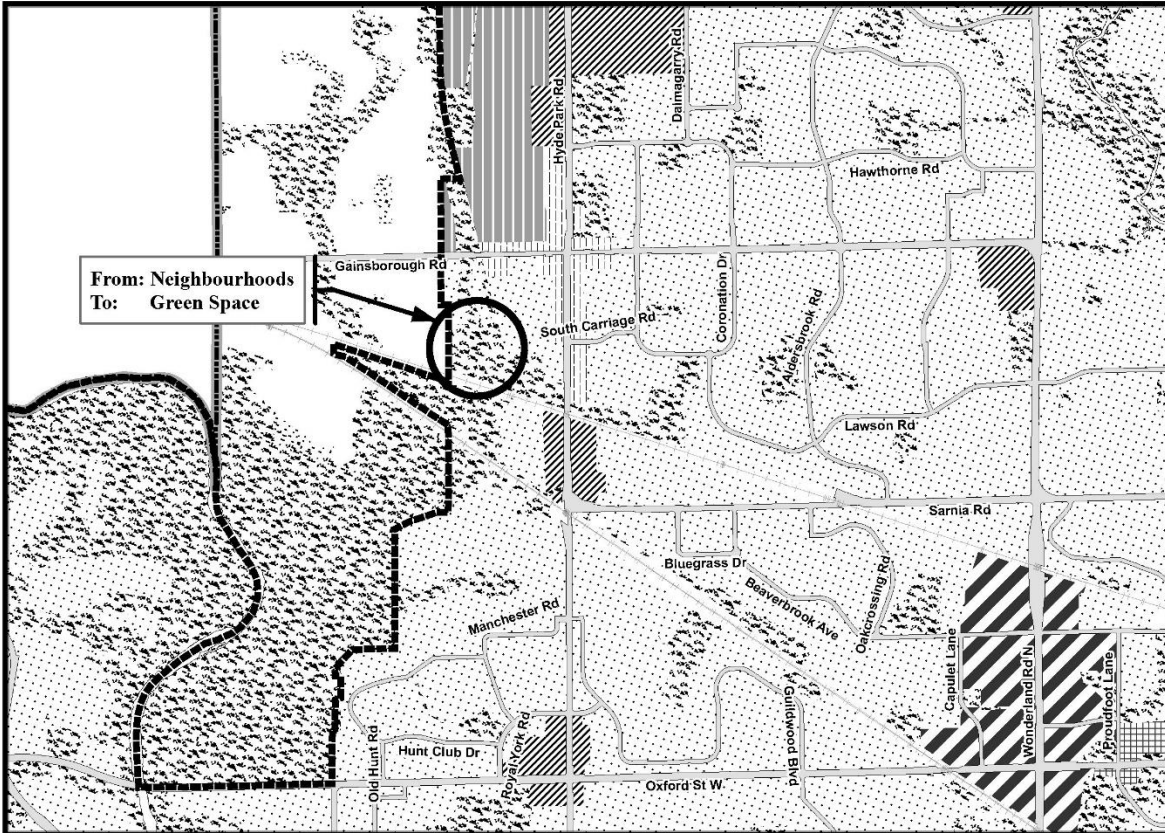


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-31 TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
---	-------------------------------------	---

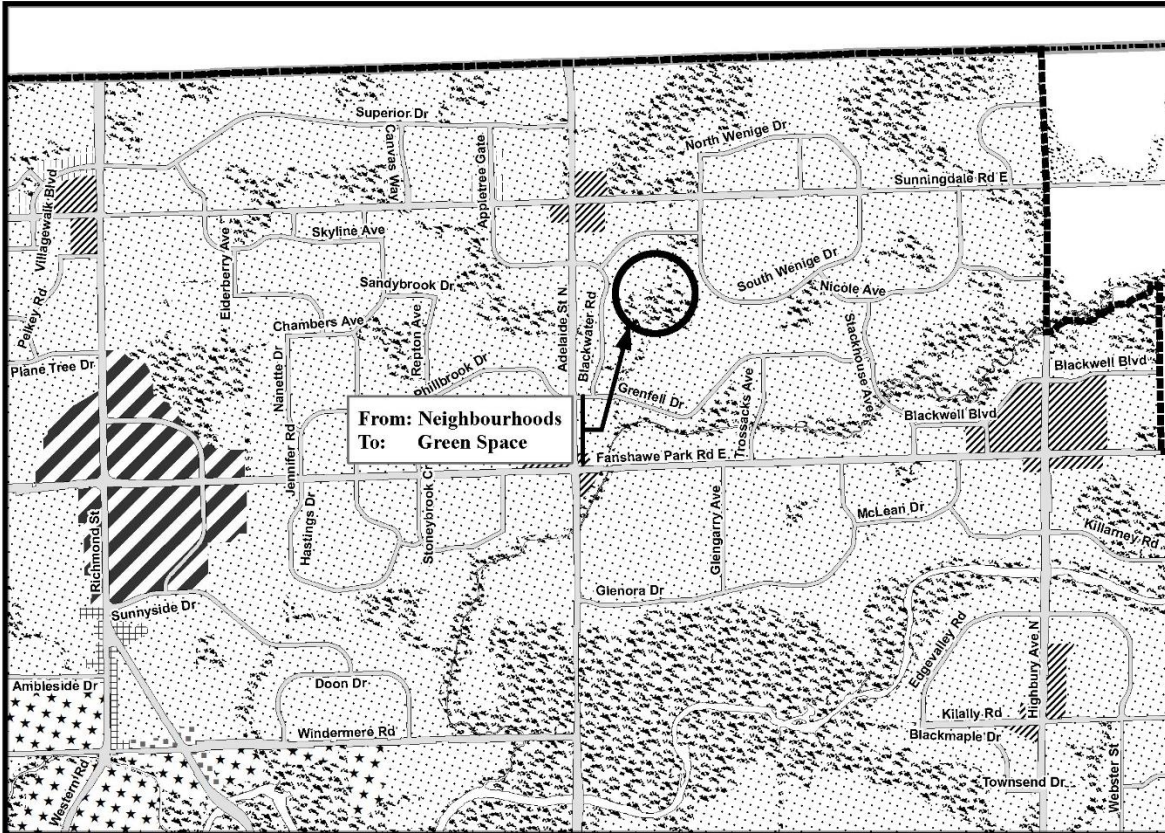


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-32 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---



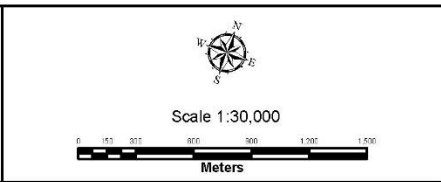
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

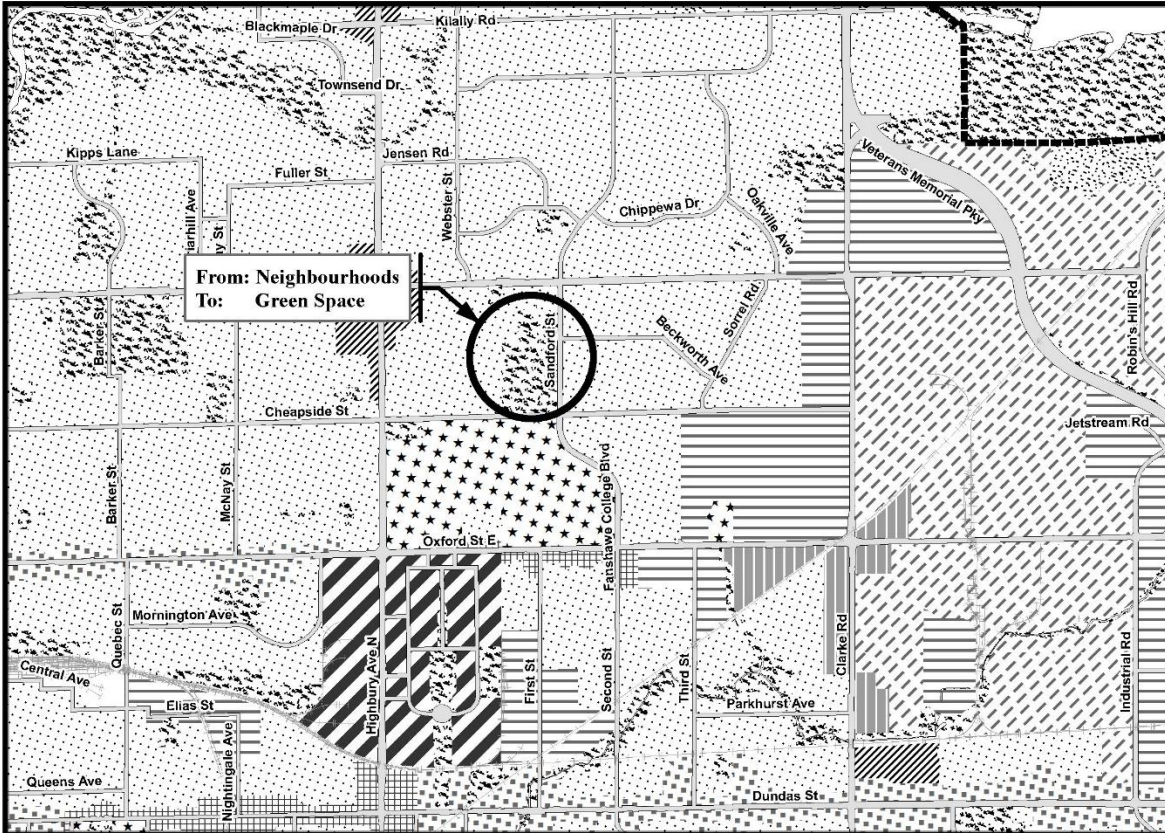
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

**SCHEDULE 1-33
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/2/2023

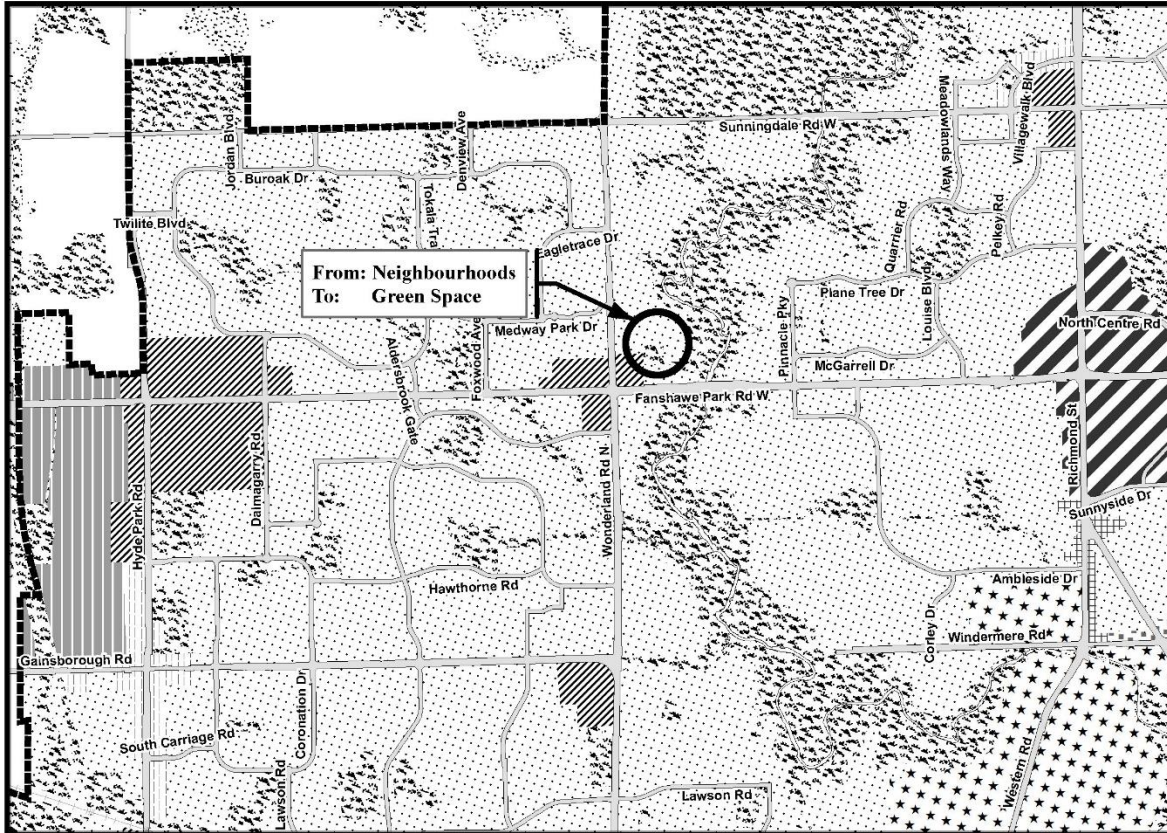


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-34 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 100 200 300 400 500 600 700 800 900 1,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	--	---

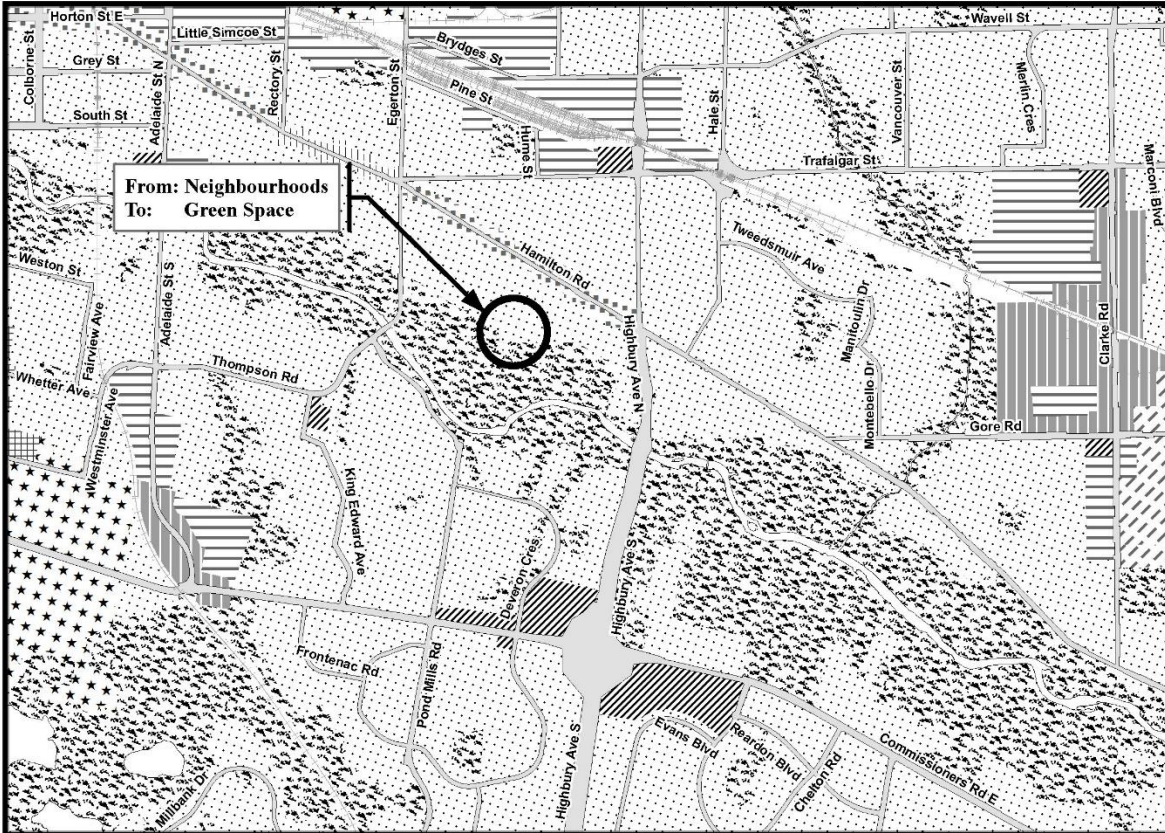


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-35 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---

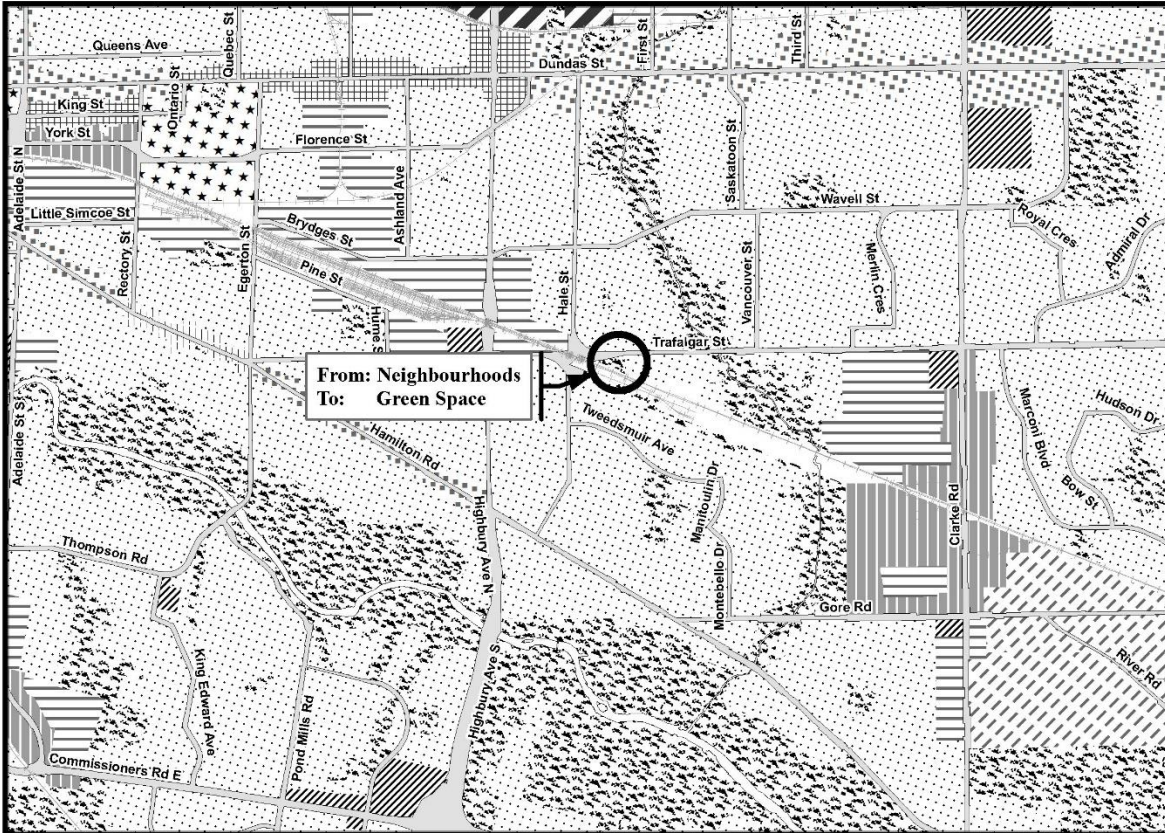


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-36 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---

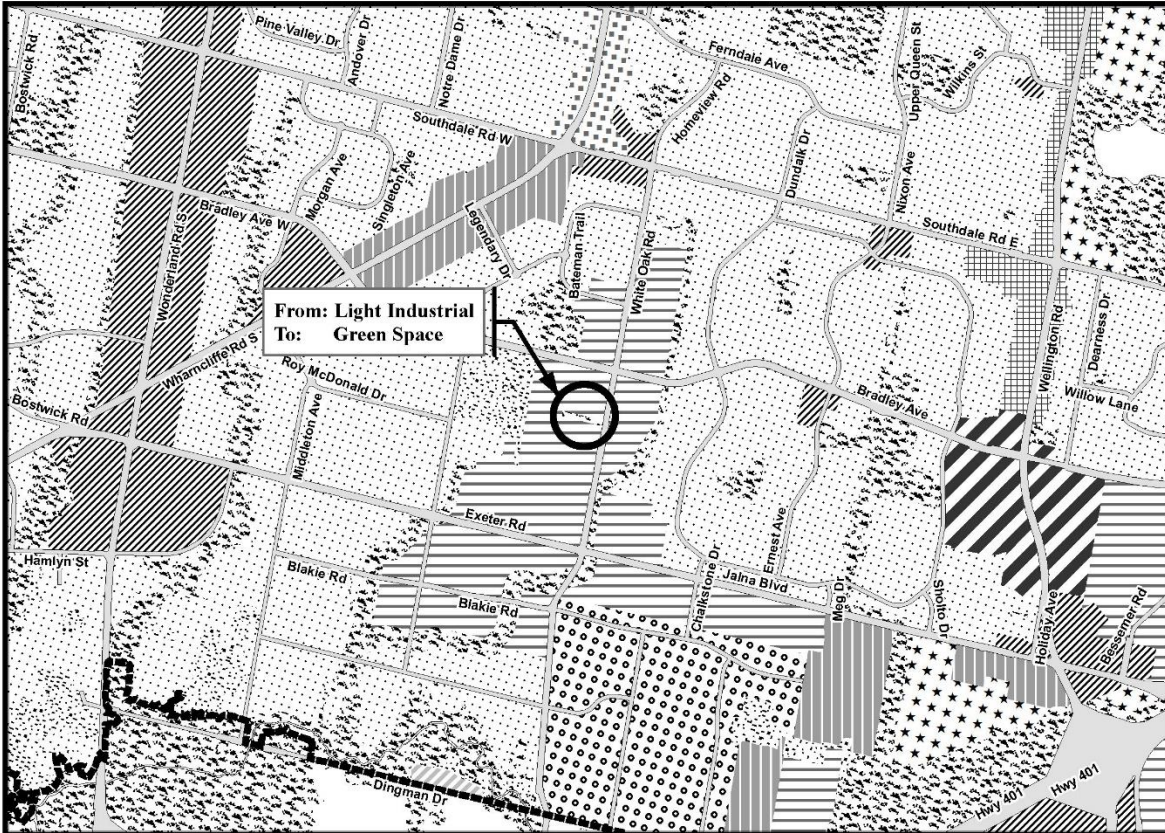


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-37 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---

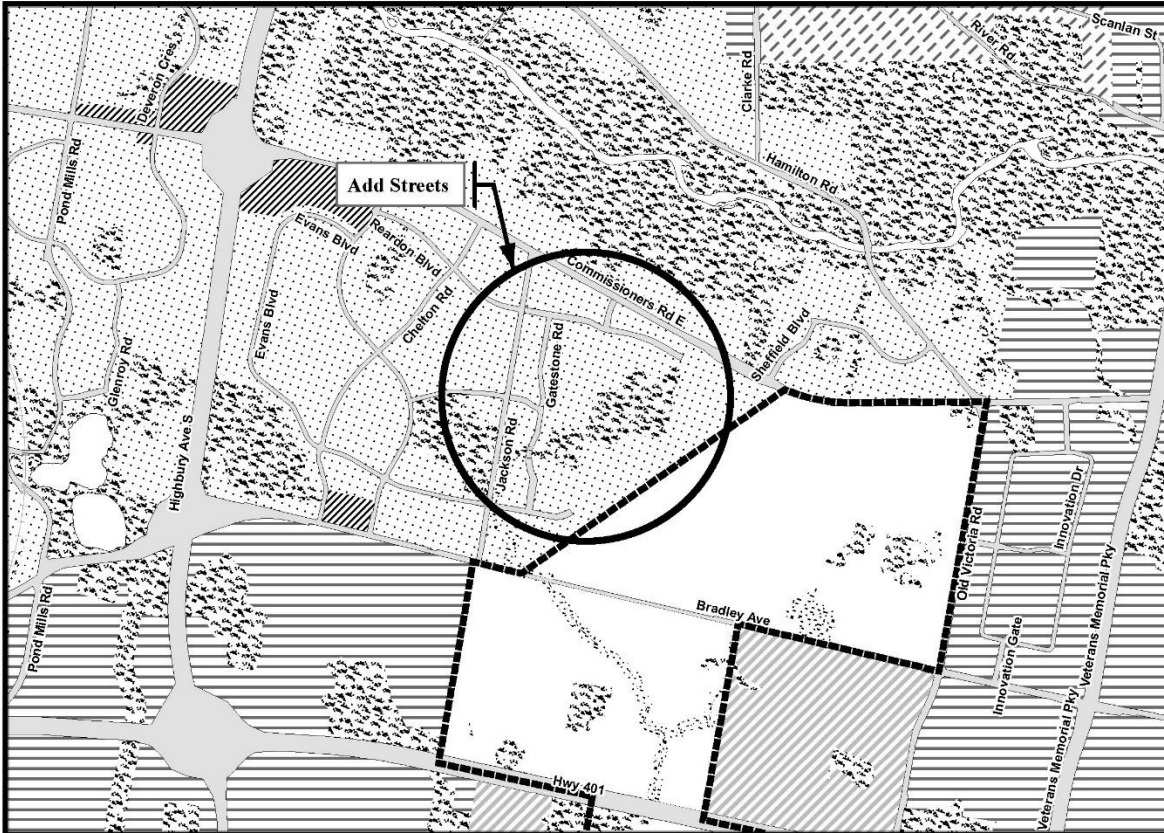


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-38 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/2/2023</p>
--	-------------------------------------	---



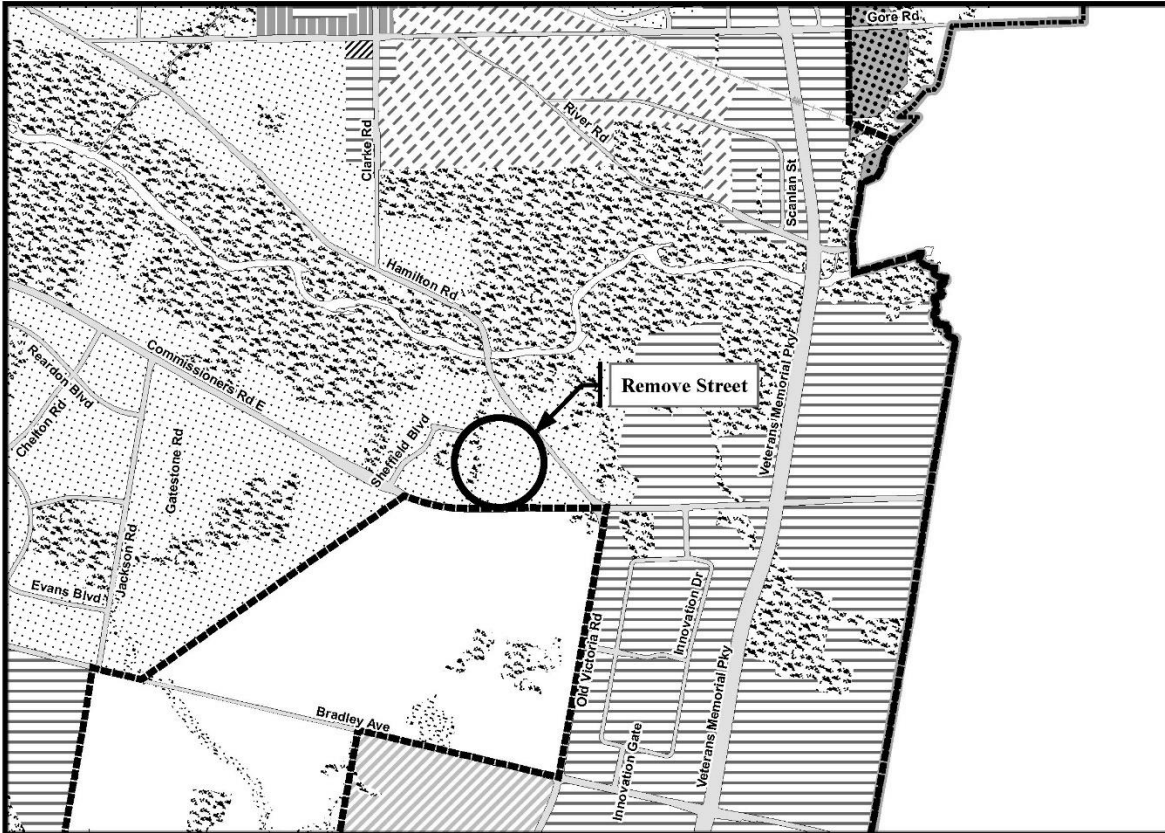
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

OPA to 1989 Official Plan: OPA 667 (File Number: OZ-7176, O-7178)

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-39 TO OFFICIAL AMENDMENT NO. ____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	-------------------------------------	---



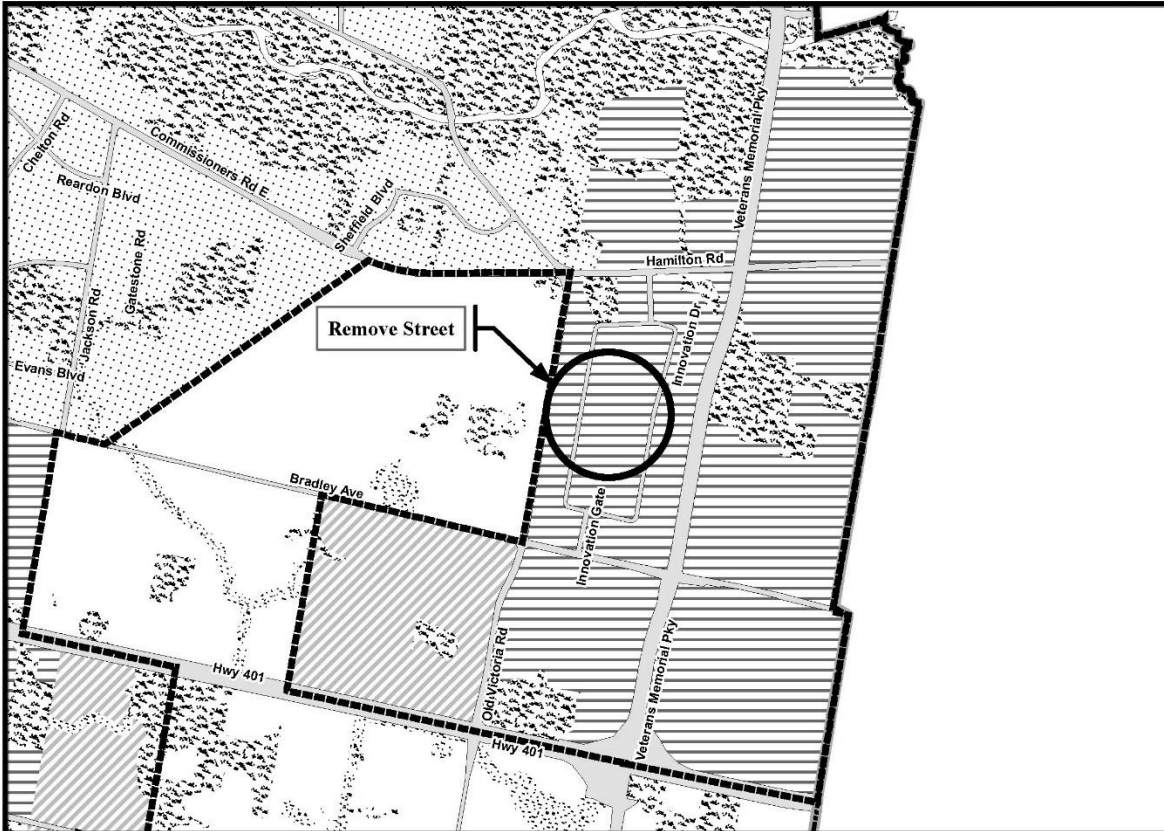
Legend

	Downtown		Future Community Growth		Environmental Review
	Transit Village		Heavy Industrial		Farmland
	Shopping Area		Light Industrial		Rural Neighbourhood
	Rapid Transit Corridor		Future Industrial Growth		Waste Management Resource Recovery Area
	Urban Corridor		Commercial Industrial		Urban Growth Boundary
	Main Street		Institutional		
	Neighbourhoods		Green Space		

OPA to 1989 Official Plan: OPA 661 (File Number: OZ-8796)

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-40 TO OFFICIAL AMENDMENT NO. ____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	-------------------------------------	---

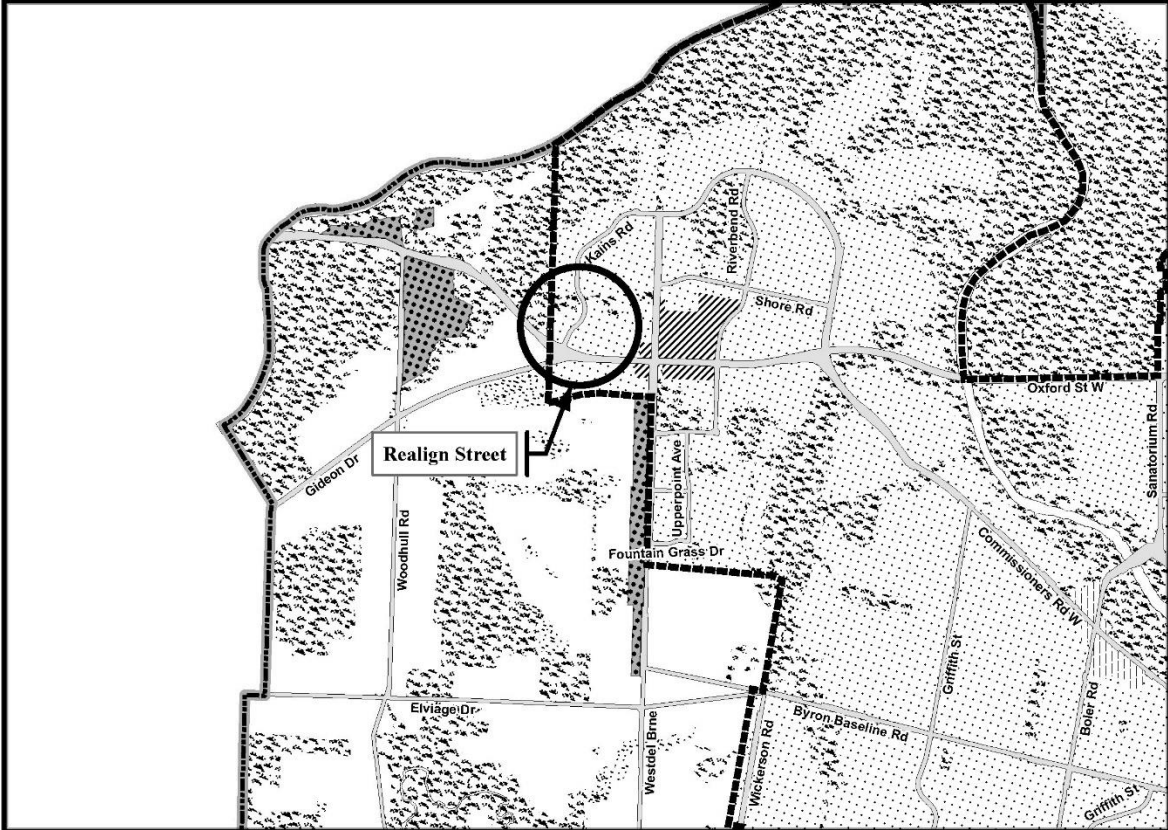


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-41 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
--	-------------------------------------	---



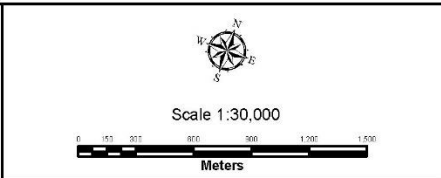
Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

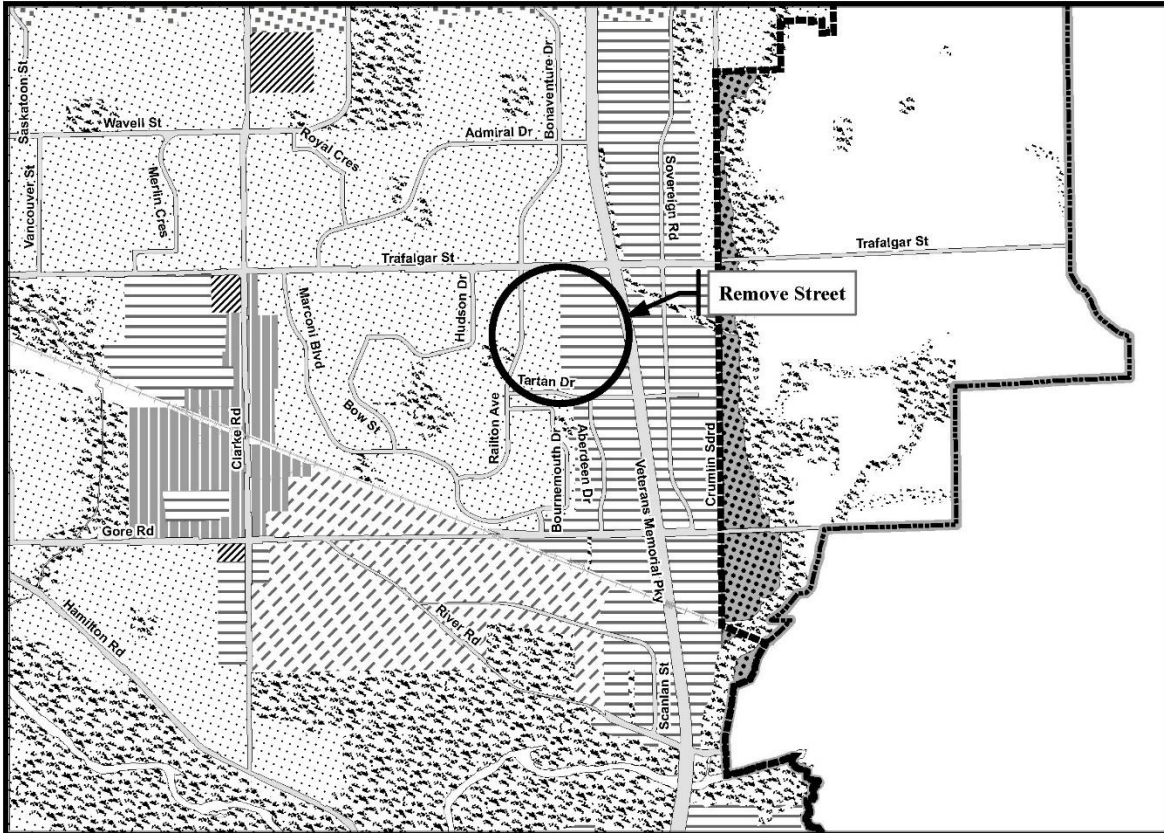
**SCHEDULE 1-42
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/7/2023

AMENDMENT NO:

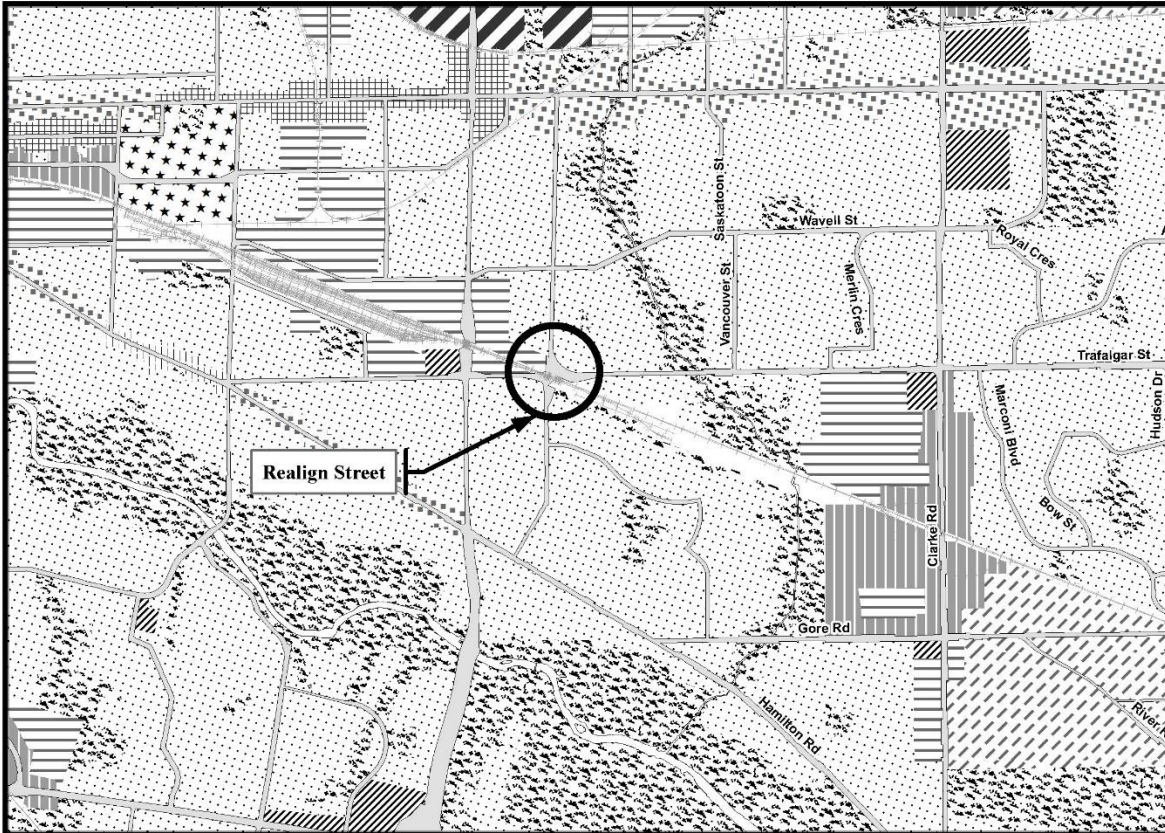


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-43 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/8/2023</p>
--	-------------------------------------	---

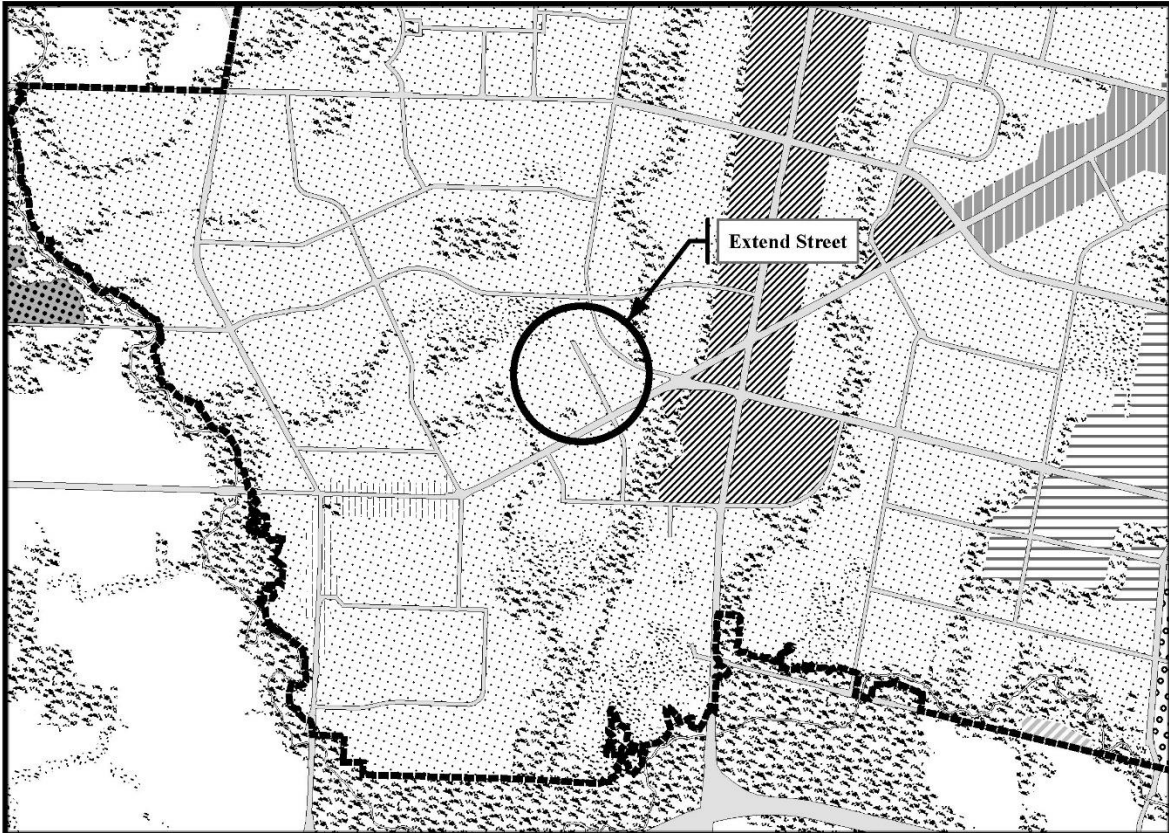


Legend

- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhoods | Green Space | |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p align="center">SCHEDULE 1-44 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/8/2023</p>
--	--	---

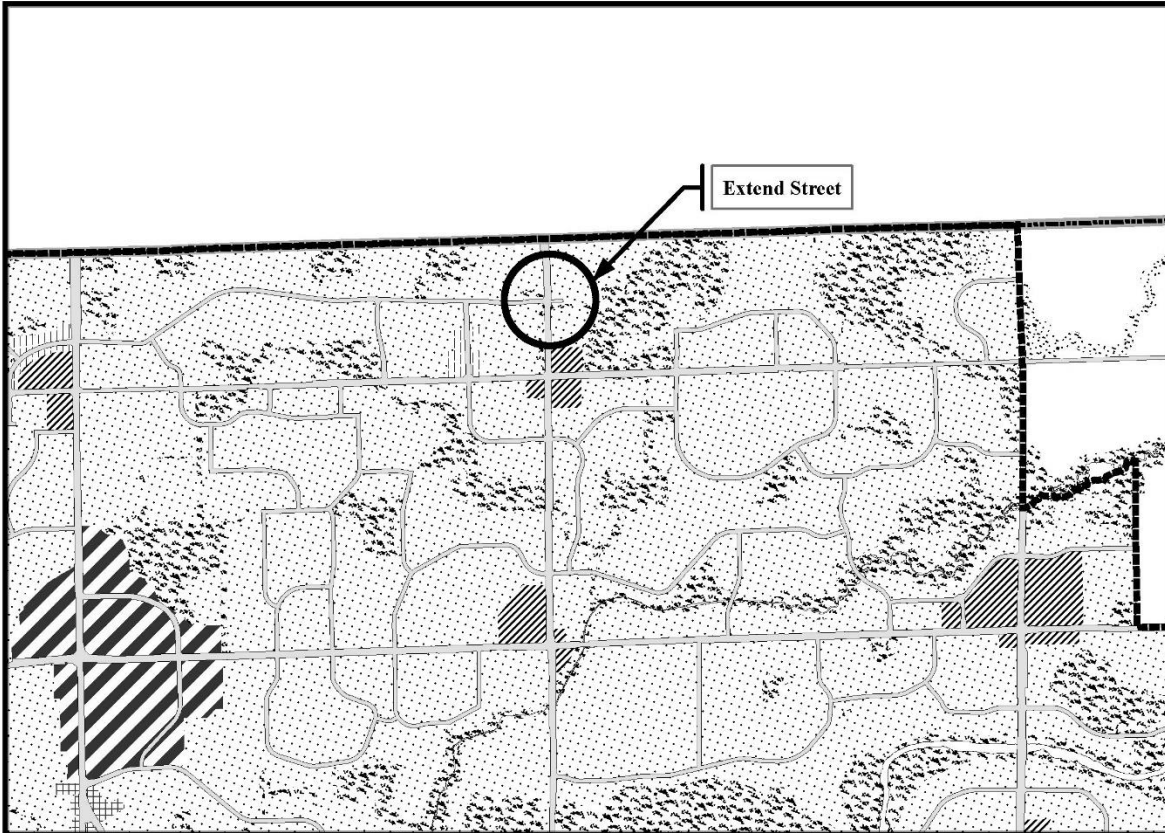


Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-45 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/8/2023</p>
---	-------------------------------------	---



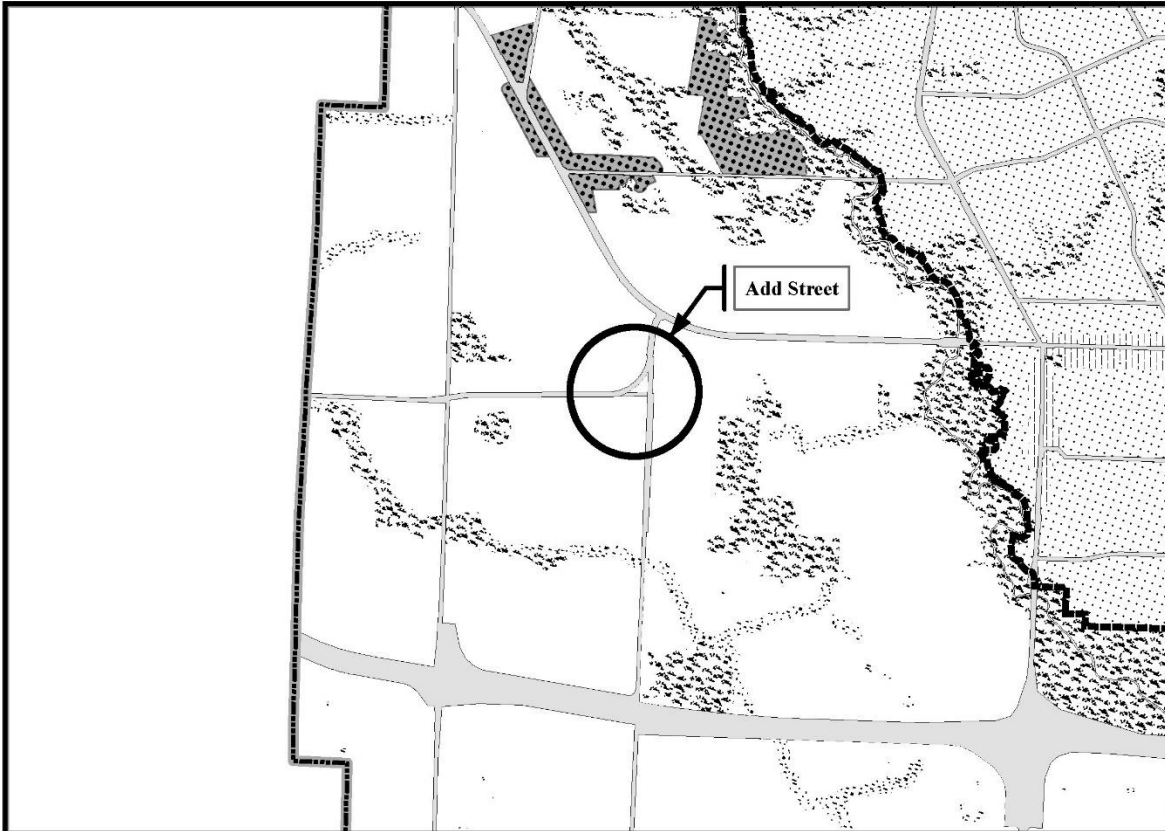
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

OPA to 1989 Official Plan: OPA 706 (File Number: OZ-7921/39T-11502)

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-46 TO</p> <p>OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/8/2023</p>
---	-------------------------------------	---



Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhoods	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

<p>SCHEDULE 1-47 TO OFFICIAL AMENDMENT NO. _____</p> <p><small>PREPARED BY: Planning & Development</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/8/2023</p>
---	-------------------------------------	---

SCHEDULE 2

AMENDMENT NO:



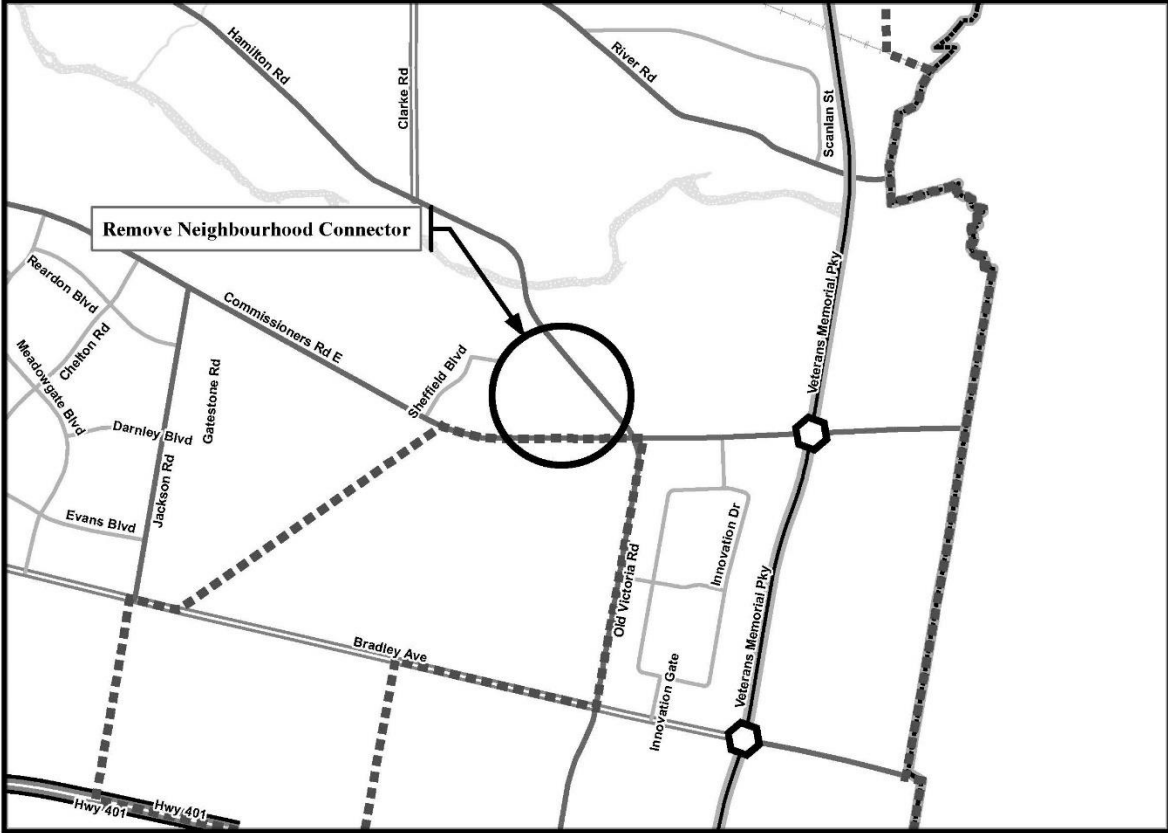
Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

OPA to 1989 Official Plan: OPA 667 (File Number: OZ-7176, O-7178)

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p>SCHEDULE 2-1 TO OFFICIAL AMENDMENT NO. ___</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	-------------------------------------	---



Legend

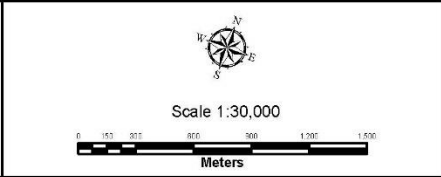
- Provincial Highway
- Expressway
- Urban Thoroughfare
- Rapid Transit Boulevard
- Civic Boulevard
- Main Street
- Neighbourhood Connector
- Rural Thoroughfare
- Rural Connector
- Interchanges
- Rapid Transit Stations
- Urban Growth Boundary

OPA to 1989 Official Plan: OPA 661 (File Number: OZ-8796)

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

**SCHEDULE 2-2
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/7/2023



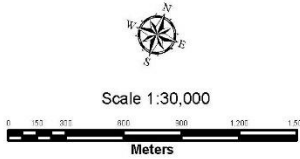
Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

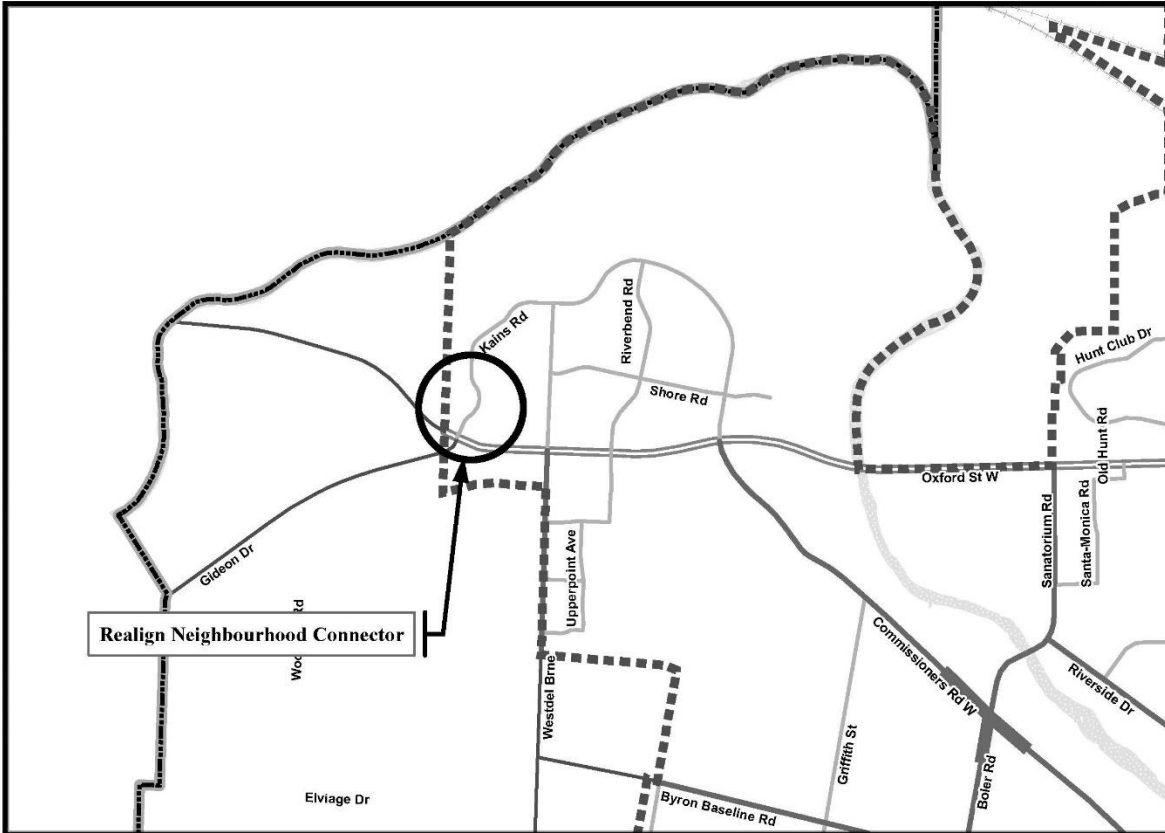
This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

**SCHEDULE 2-3
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/7/2023



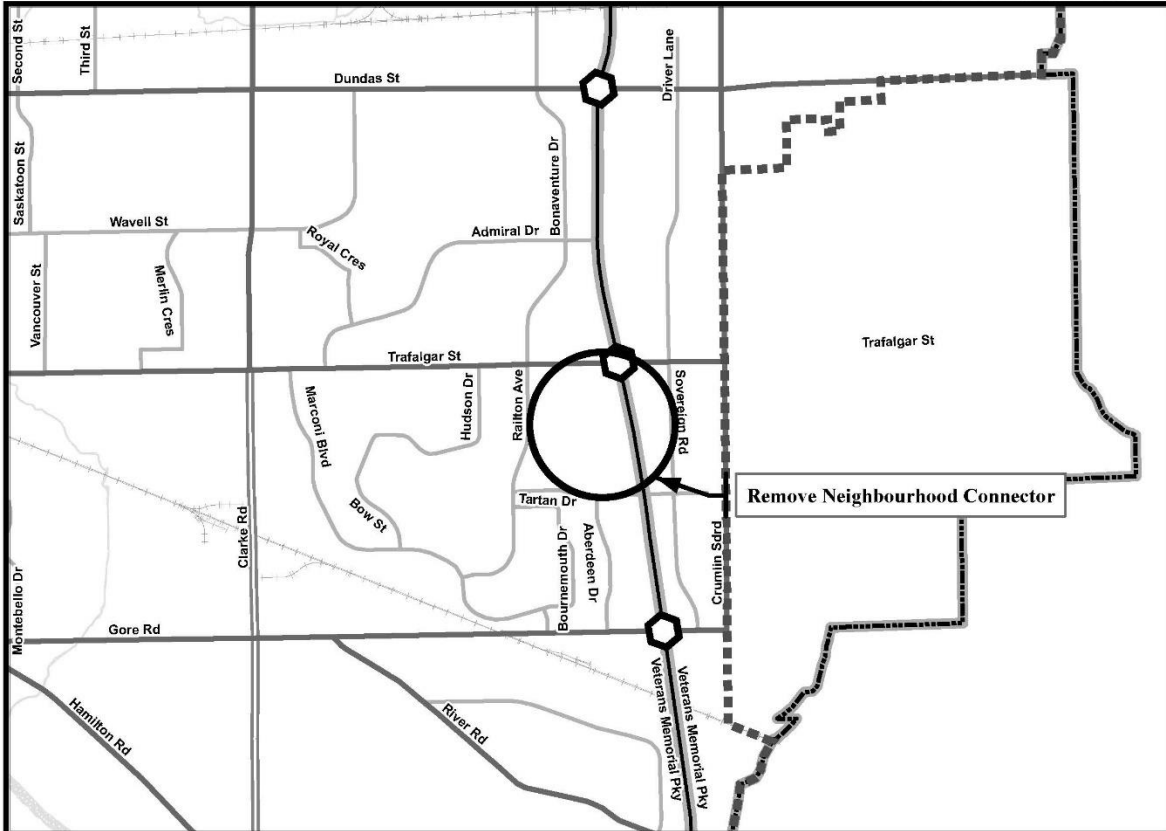
Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p align="center">SCHEDULE 2-4 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	--	---

AMENDMENT NO:



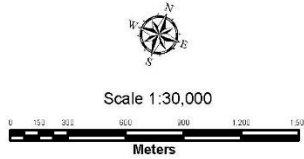
Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

**SCHEDULE 2-5
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



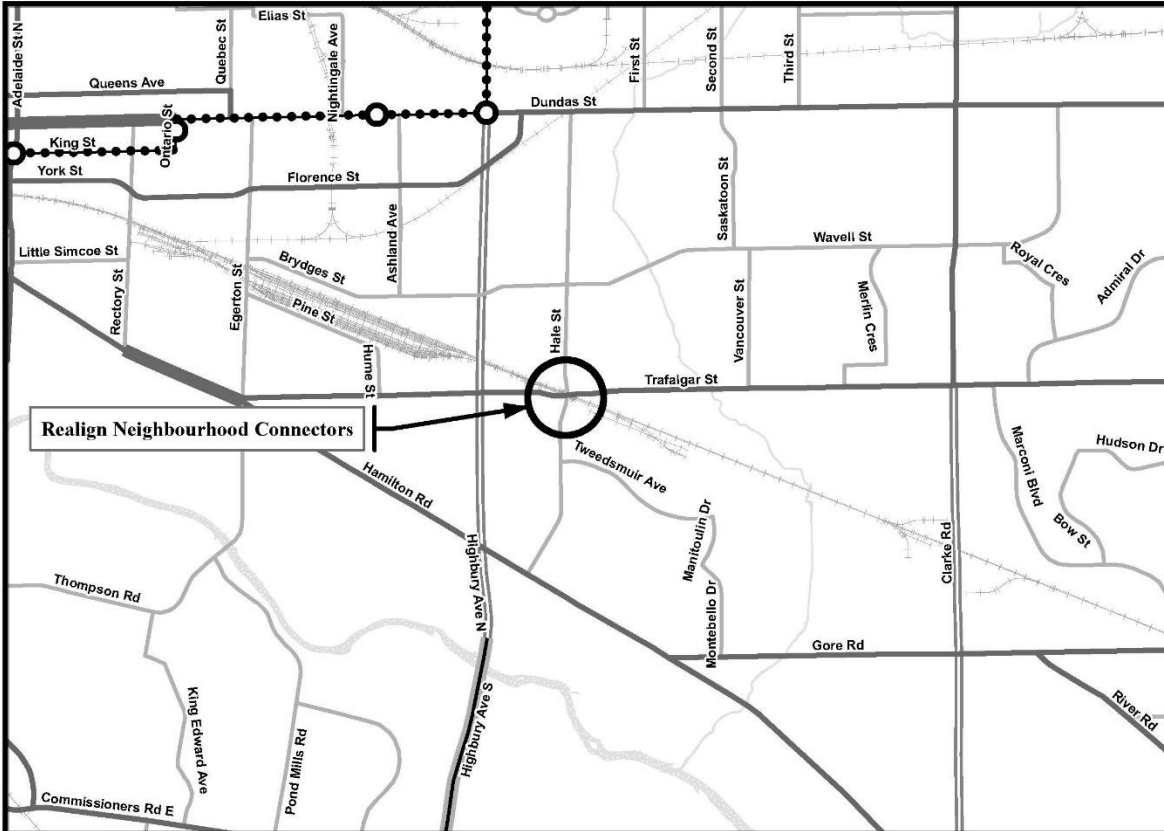
FILE NUMBER: O-9555

PLANNER: JL

TECHNICIAN: JI

DATE: 3/7/2023

AMENDMENT NO:

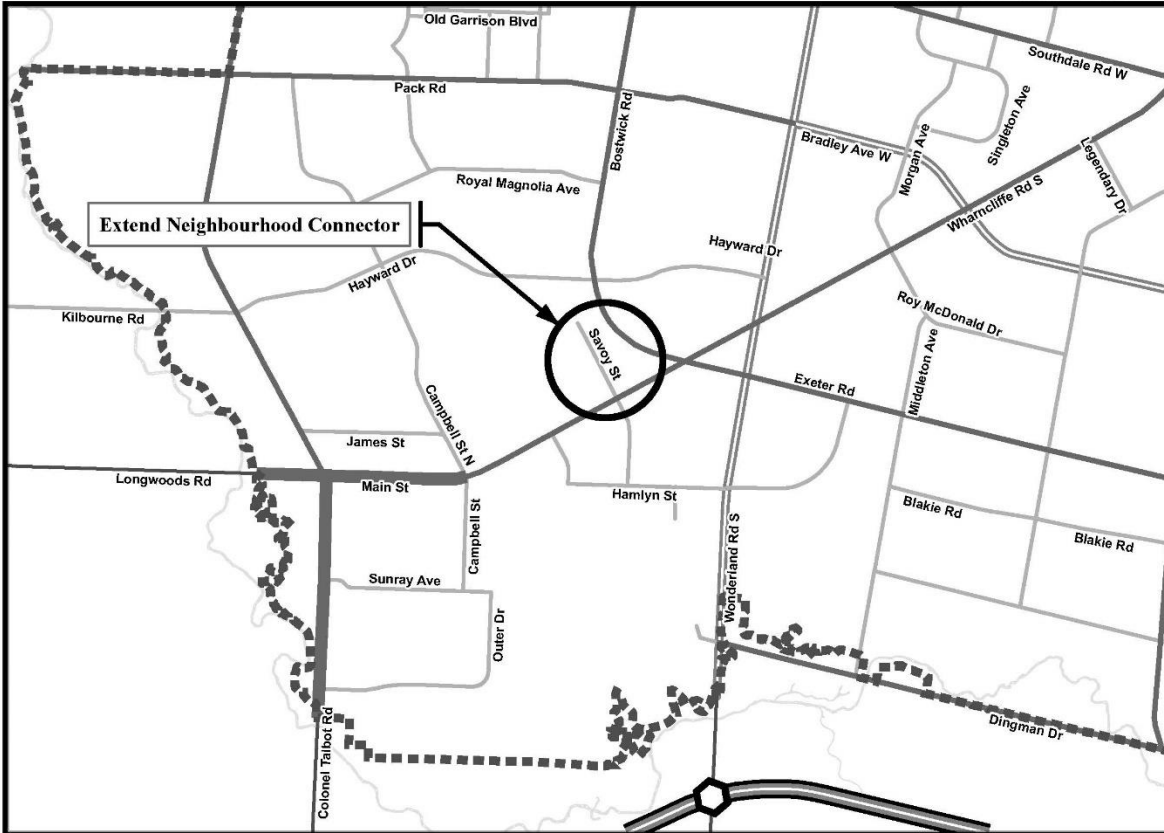


Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p>SCHEDULE 2-6 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	-------------------------------------	---

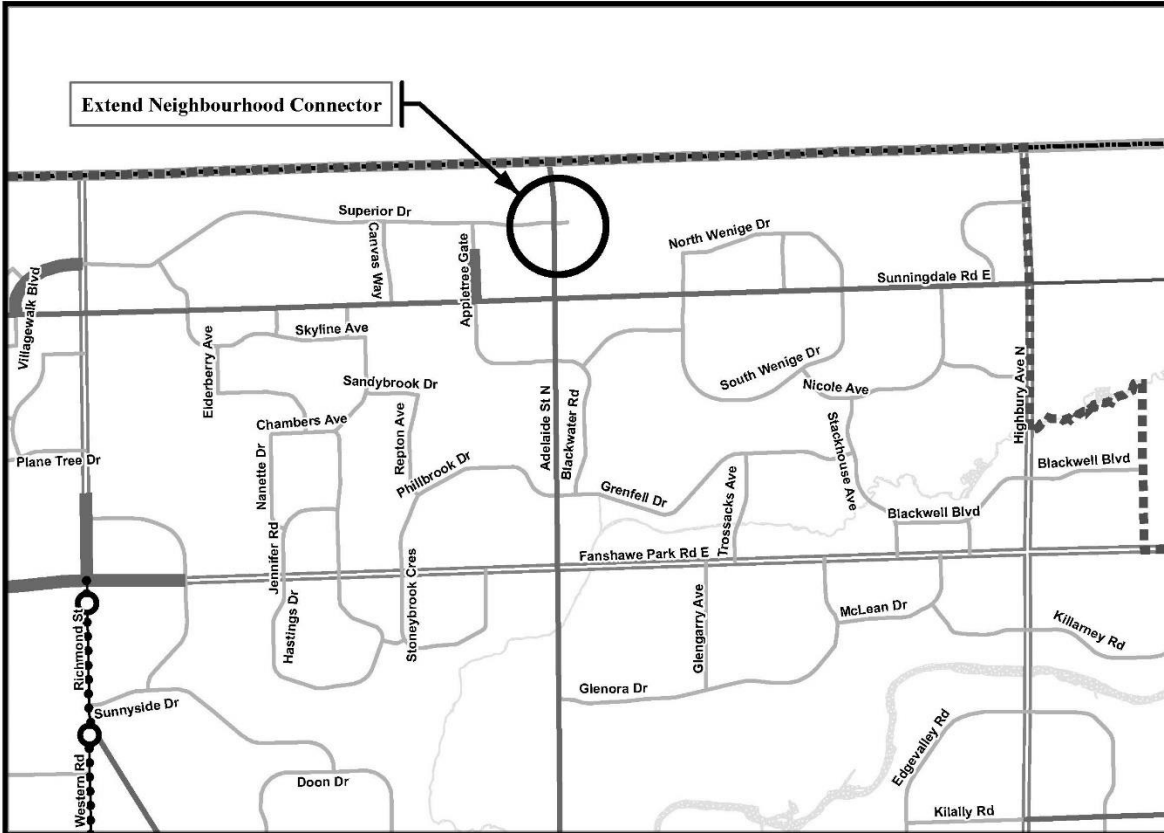


Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p align="center">SCHEDULE 2-7 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	--	---



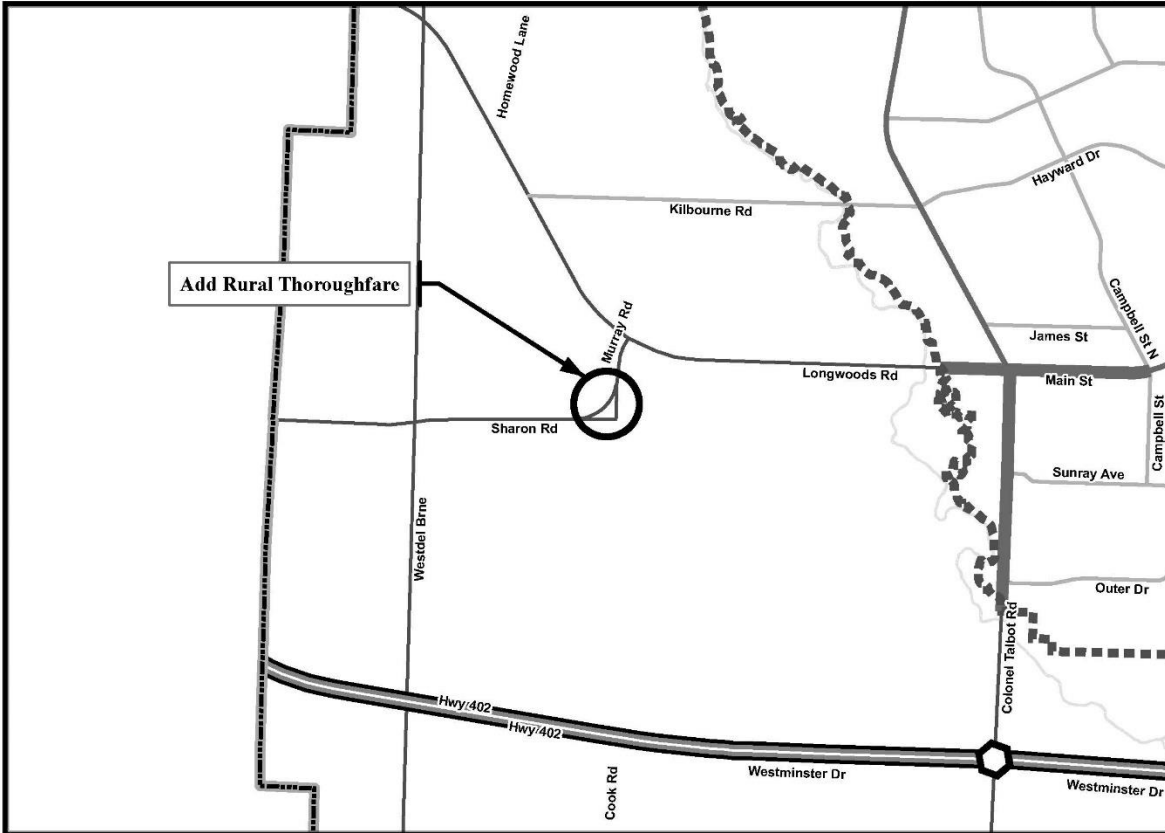
Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

OPA to 1989 Official Plan: OPA 706 (File Number: OZ-7921/39T-11502)

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p>SCHEDULE 2-8 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p style="text-align: center;"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	---	---

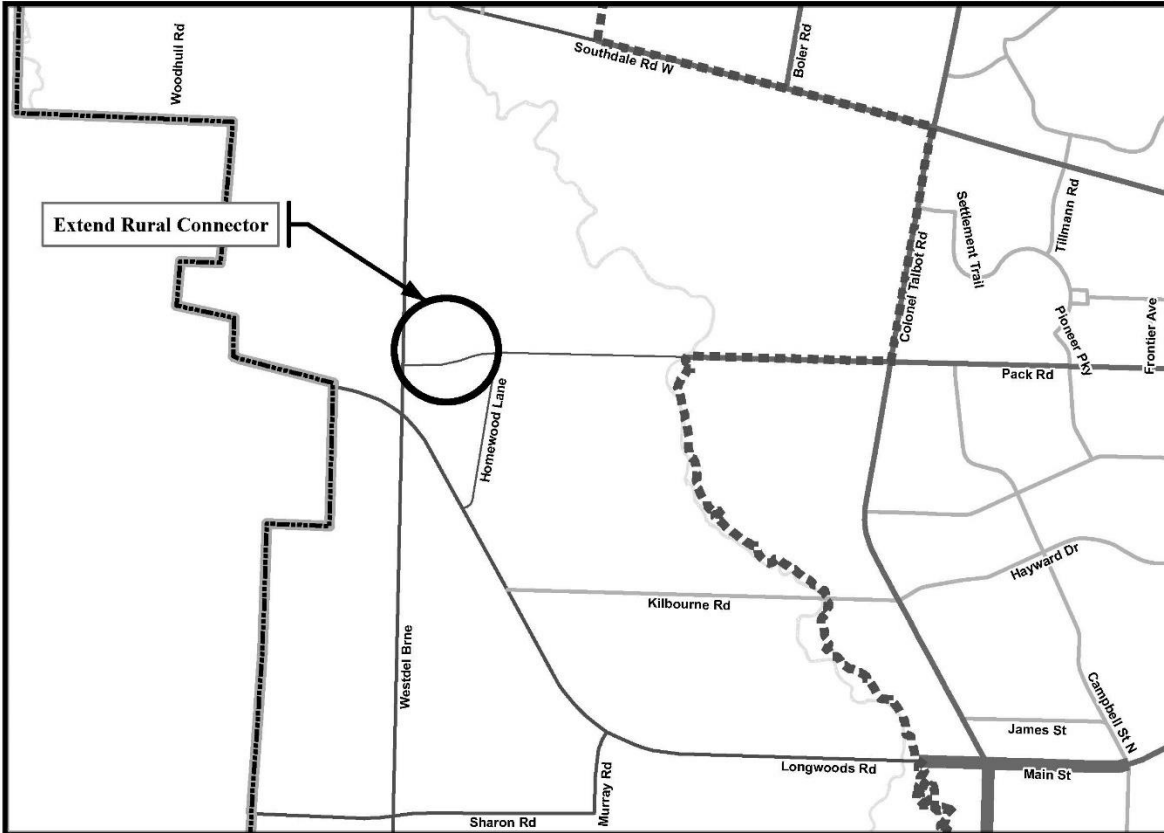


Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p align="center">SCHEDULE 2-9 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	--	---

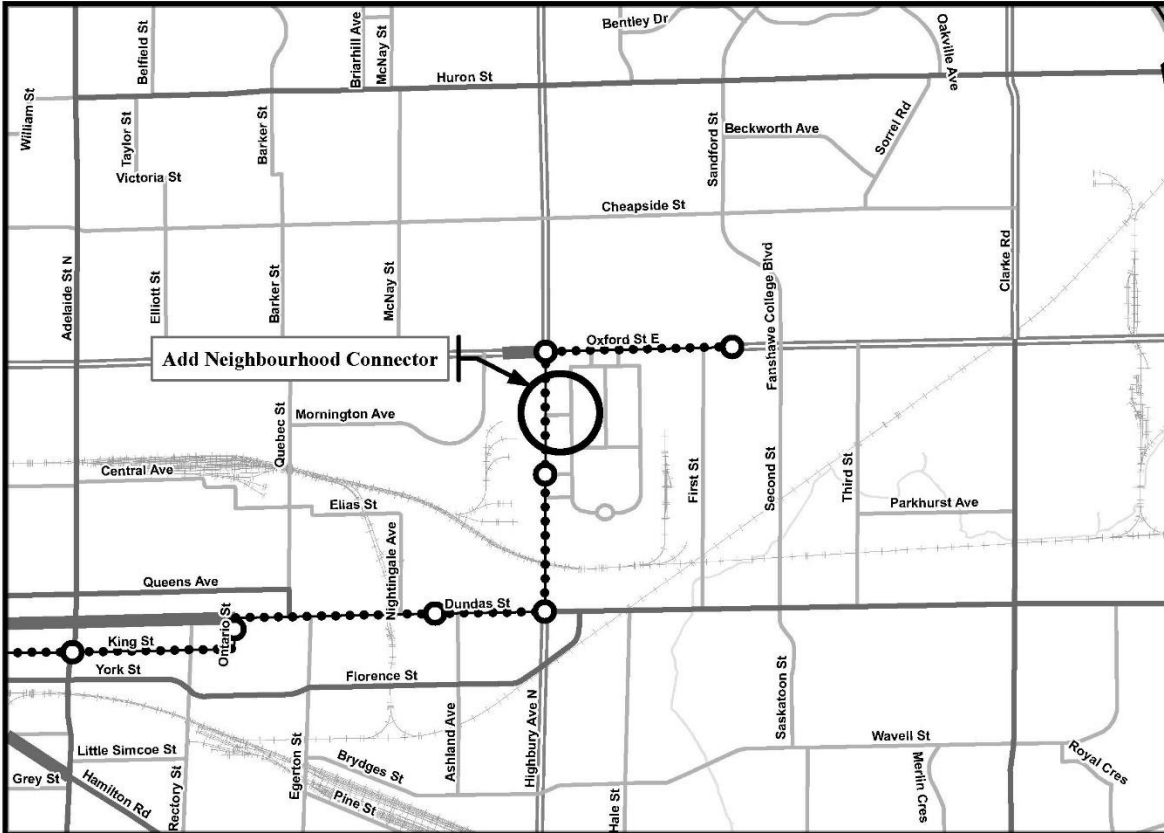


Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p>SCHEDULE 2-10 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
--	-------------------------------------	---



Legend

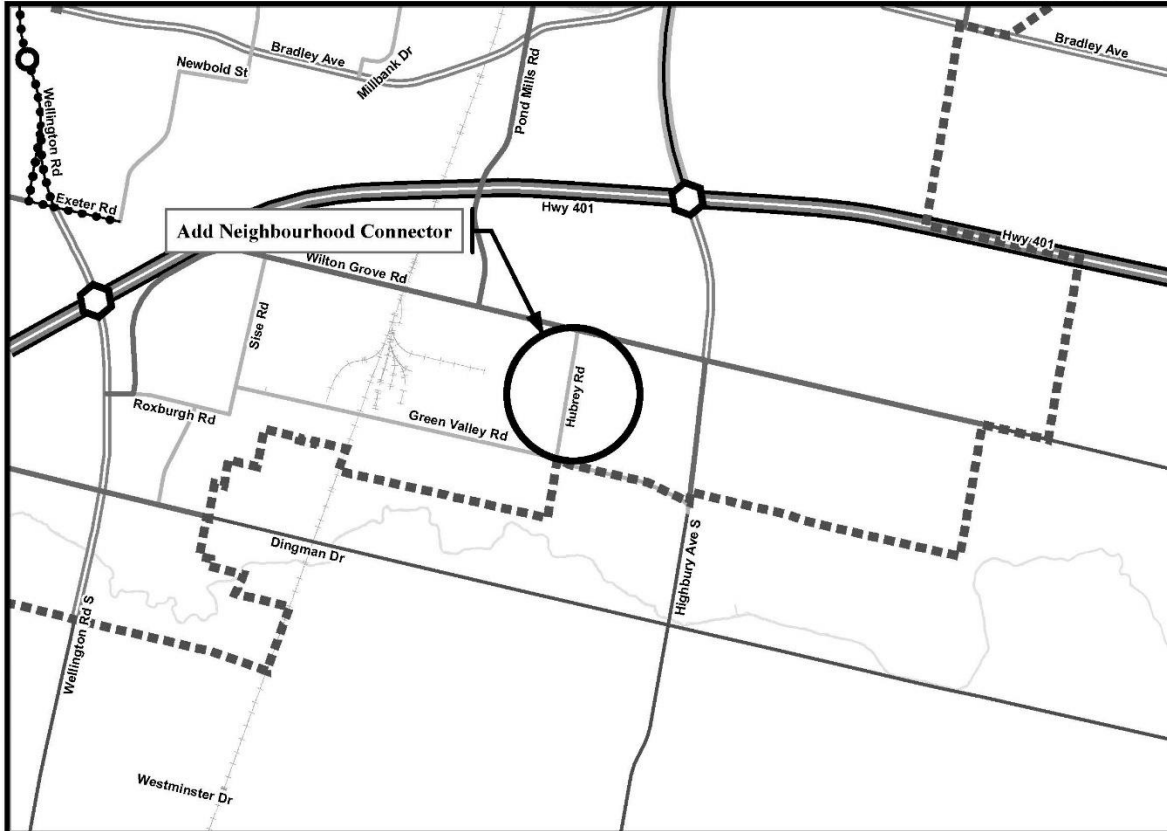
- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

OPA to 1989 Official Plan: OPA 63 (File Number: OZ-9324)

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p>SCHEDULE 2-11 TO OFFICIAL AMENDMENT NO. ____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	-------------------------------------	---

AMENDMENT NO:



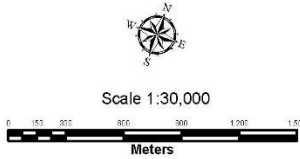
Legend

- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

**SCHEDULE 2-12
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development

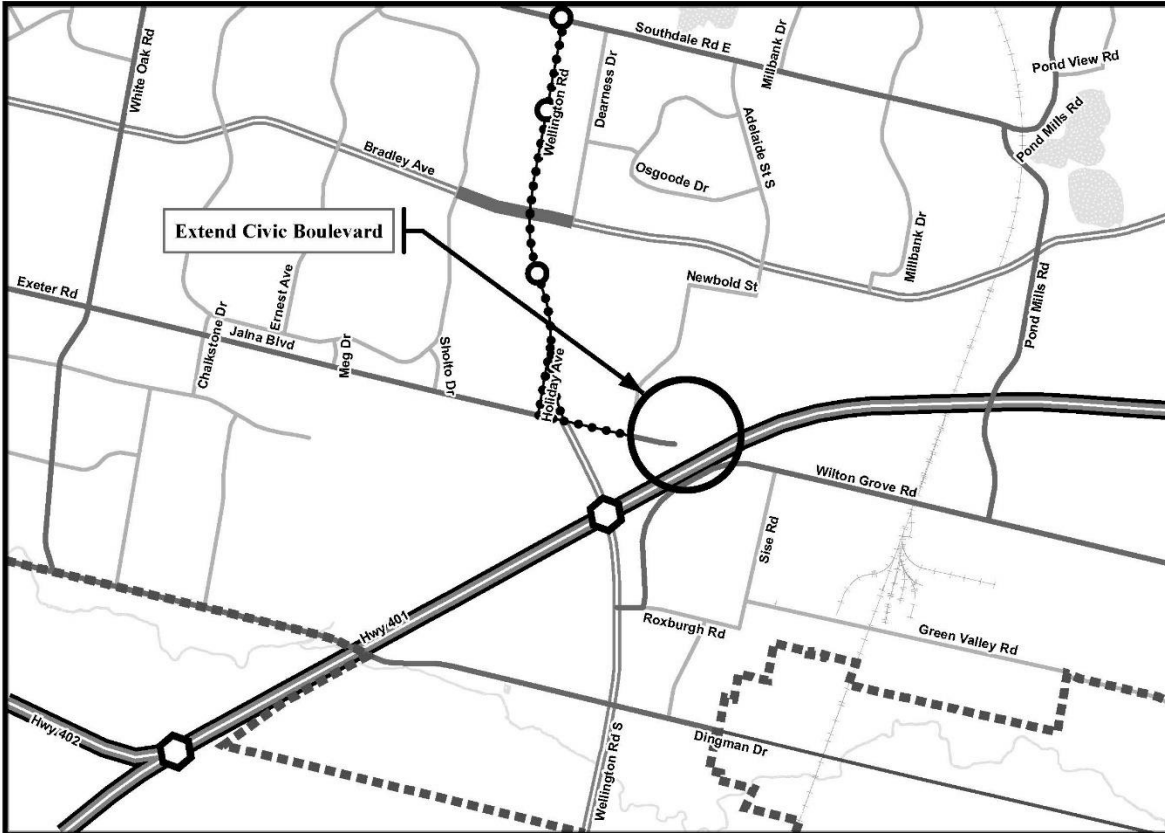


FILE NUMBER: O-9555

PLANNER: JL

TECHNICIAN: JI

DATE: 3/7/2023



Legend

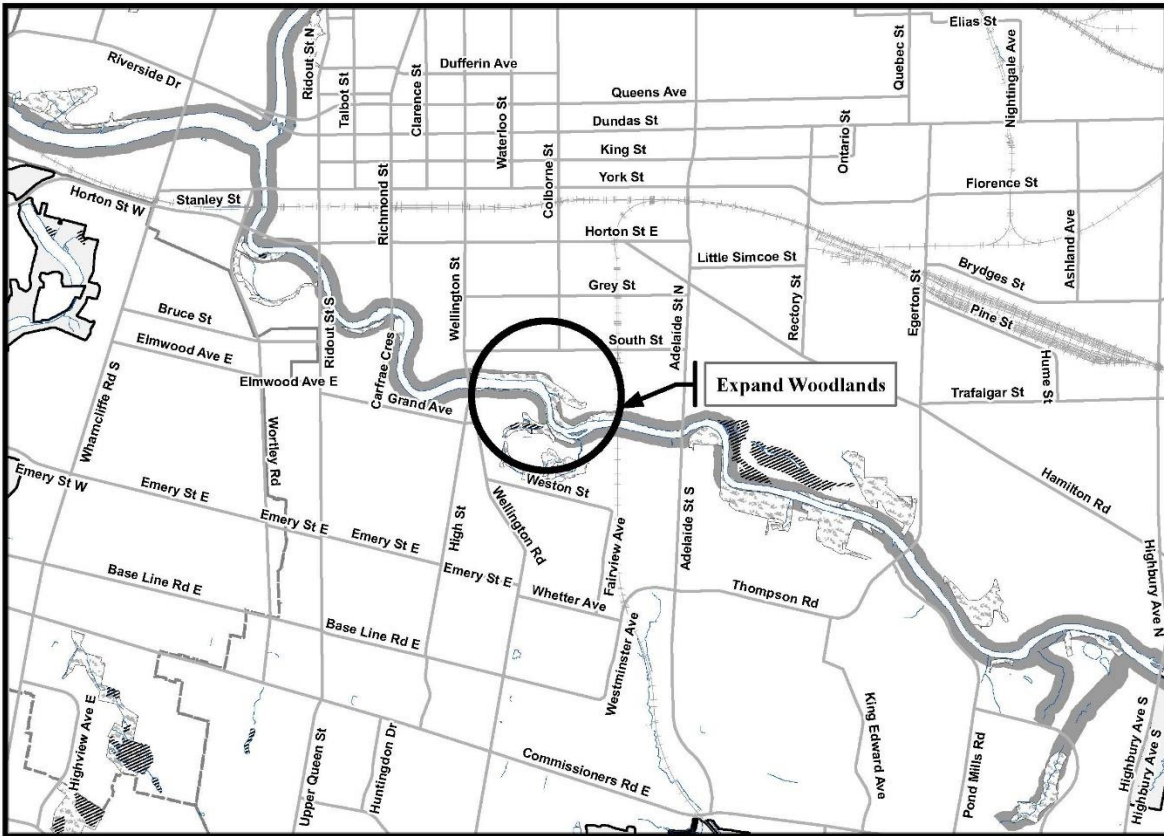
- | | | | | | |
|--|-------------------------|--|-------------------------|--|------------------------|
| | Provincial Highway | | Main Street | | Interchanges |
| | Expressway | | Neighbourhood Connector | | Rapid Transit Stations |
| | Urban Thoroughfare | | Rural Thoroughfare | | Urban Growth Boundary |
| | Rapid Transit Boulevard | | Rural Connector | | |
| | Civic Boulevard | | | | |

This is an excerpt from the Planning Division's working consolidation of Map 3 - Street Classifications of the London Plan, with added notations.

<p>SCHEDULE 2-13 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
--	-------------------------------------	---

SCHEDULE 3

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

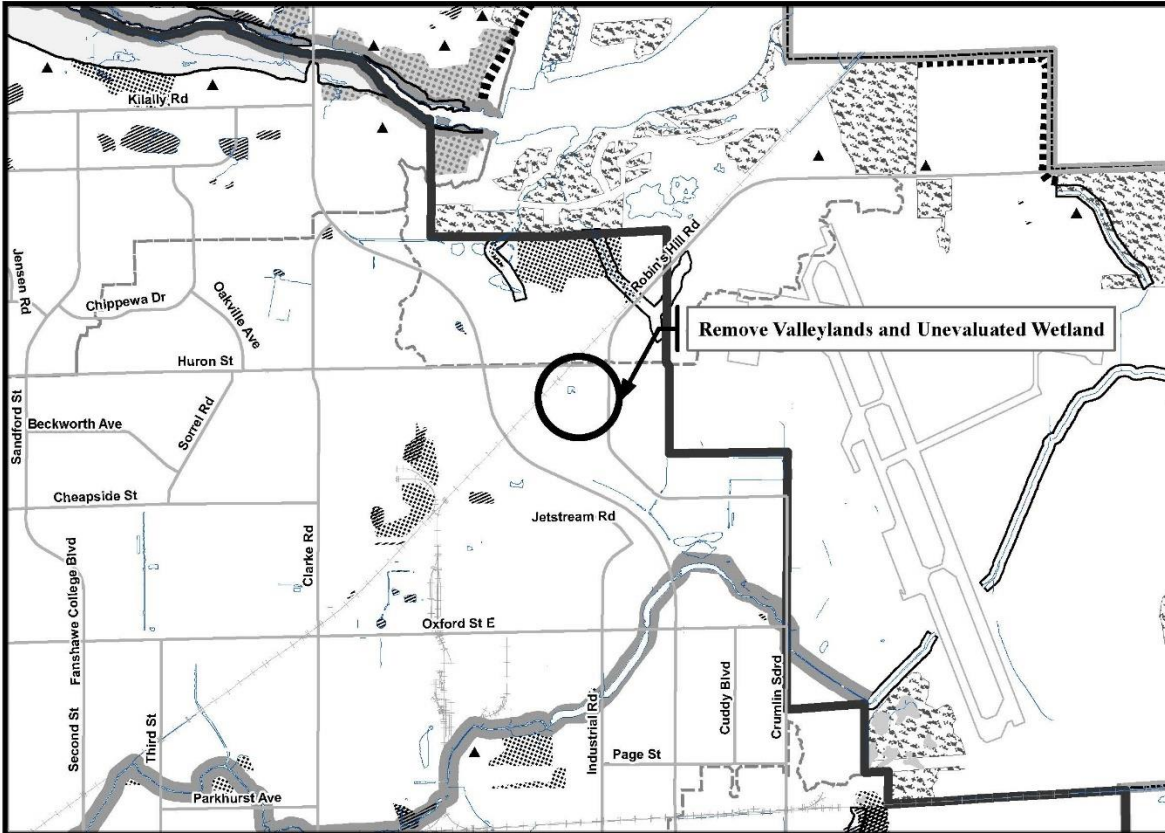
- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

OPA to 1989 Official Plan: OPA 586 (File Number: O-8158)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

<p>SCHEDULE 3-1 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000 Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/6/2023</p>
---	----------------------------------	---

Document Path: "c:\file1\giswork\Planning\Projects\p_officialplan\workconsol\00\amendments_LondonPlan\HOUSEKEEPING AMENDMENT 2023\Projects\MXD\Schedule 3\Schedule3-1_Map5_NaturalHeritage.mxd"



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

<p>SCHEDULE 3-2 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/8/2023</p>
---	-------------------------------------	---

AMENDMENT NO:



NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valley Lands
- Valley Lands
- Areas of Natural and Scientific Interest
- Environmentally Significant Areas (ESA)
- Potential ESAs
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

Base Map Features

- Railways
- Water Courses/Ponds
- Streets (see Map 3)
- Conservation Authority Boundary
- Subwatershed Boundary
- Subject to Site Specific Appeals (LPAT Appeal PL170100)

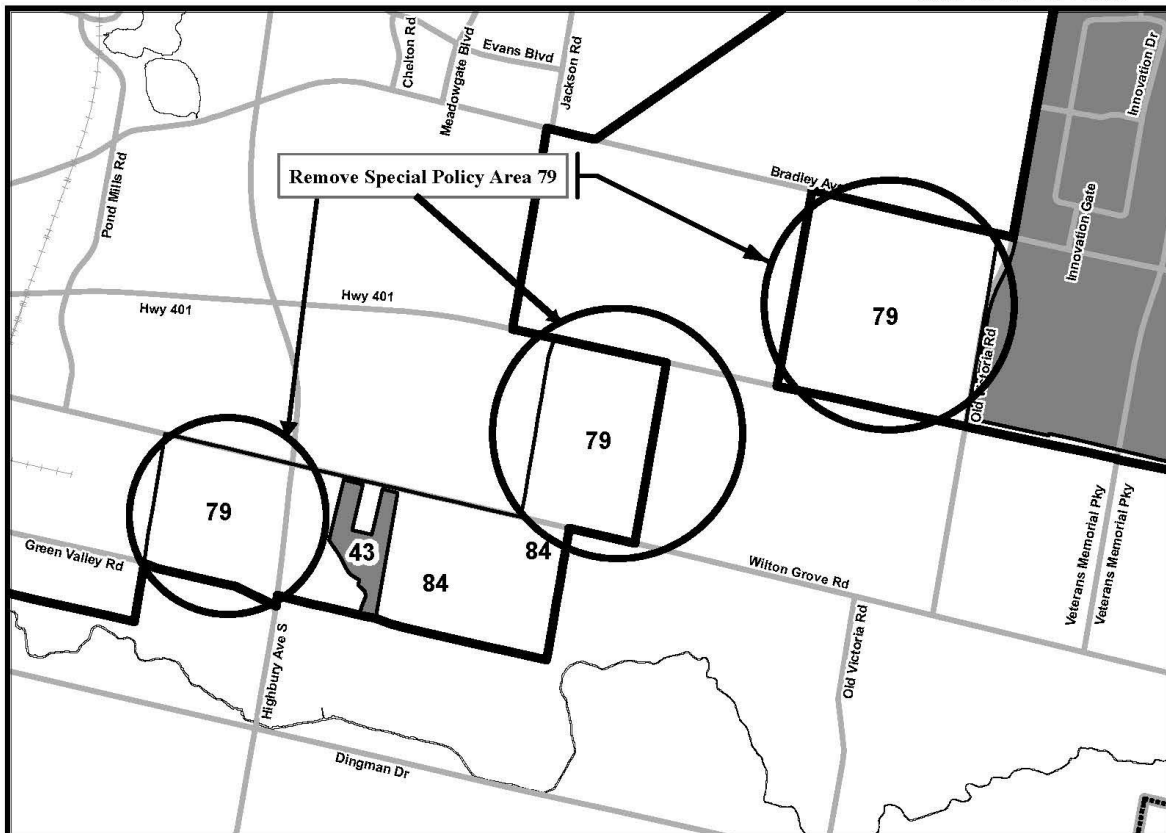
OPA to 1989 Official Plan: OPA 650 (File Number: OZ-8667)

This is an excerpt from the Planning Division's working consolidation of Map 5 - Natural Heritage of the London Plan, with added notations.

<p>SCHEDULE 3-3 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>		<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/8/2023</p>
---	--	---

SCHEDULE 4

AMENDMENT NO:



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

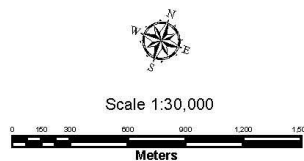
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

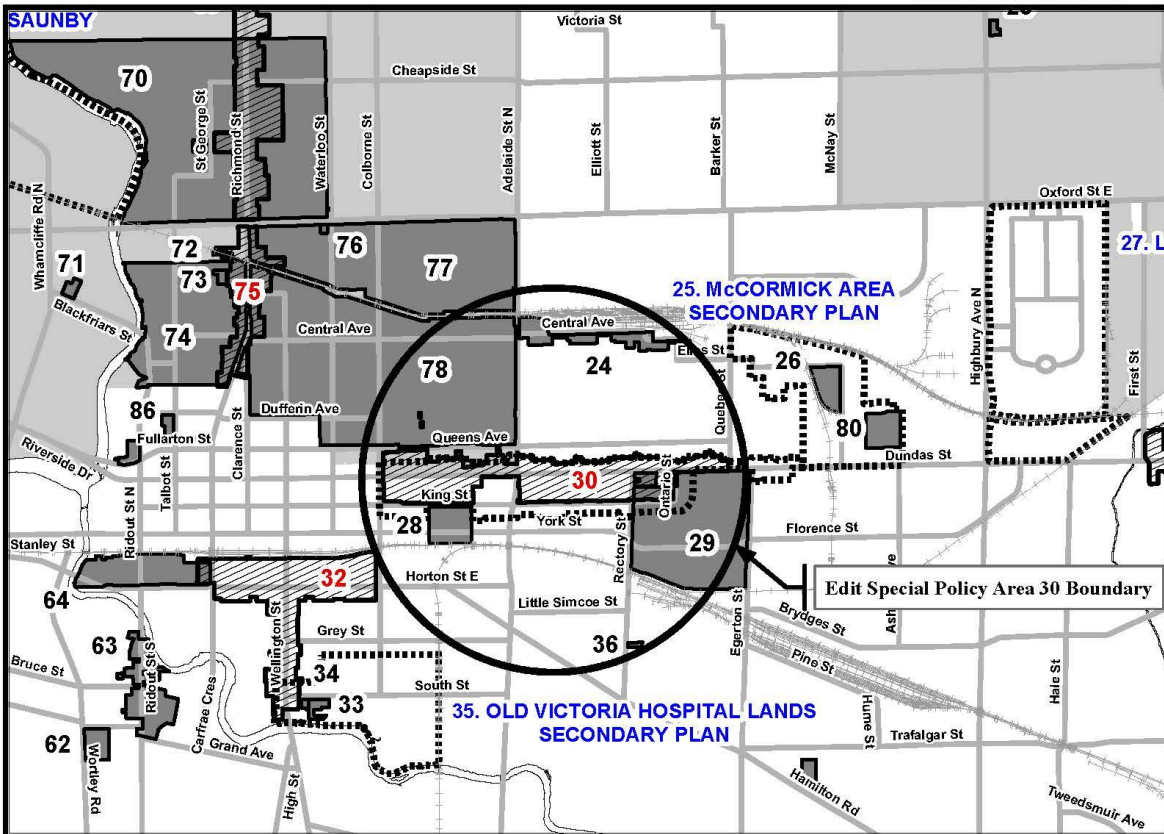
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-1
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/3/2023

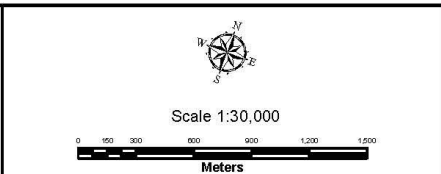


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

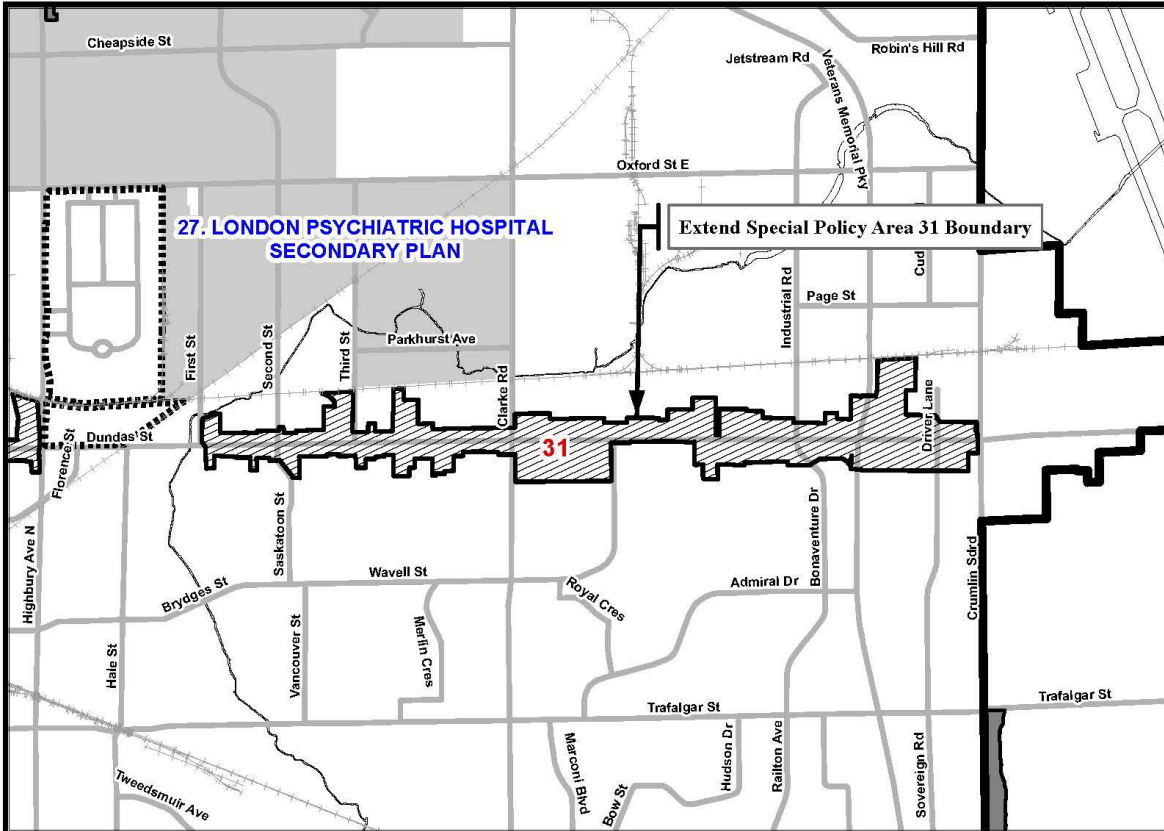
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-2
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023

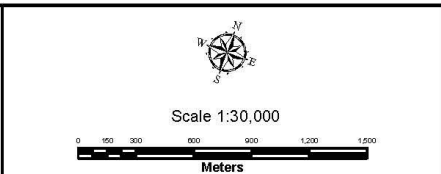


LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

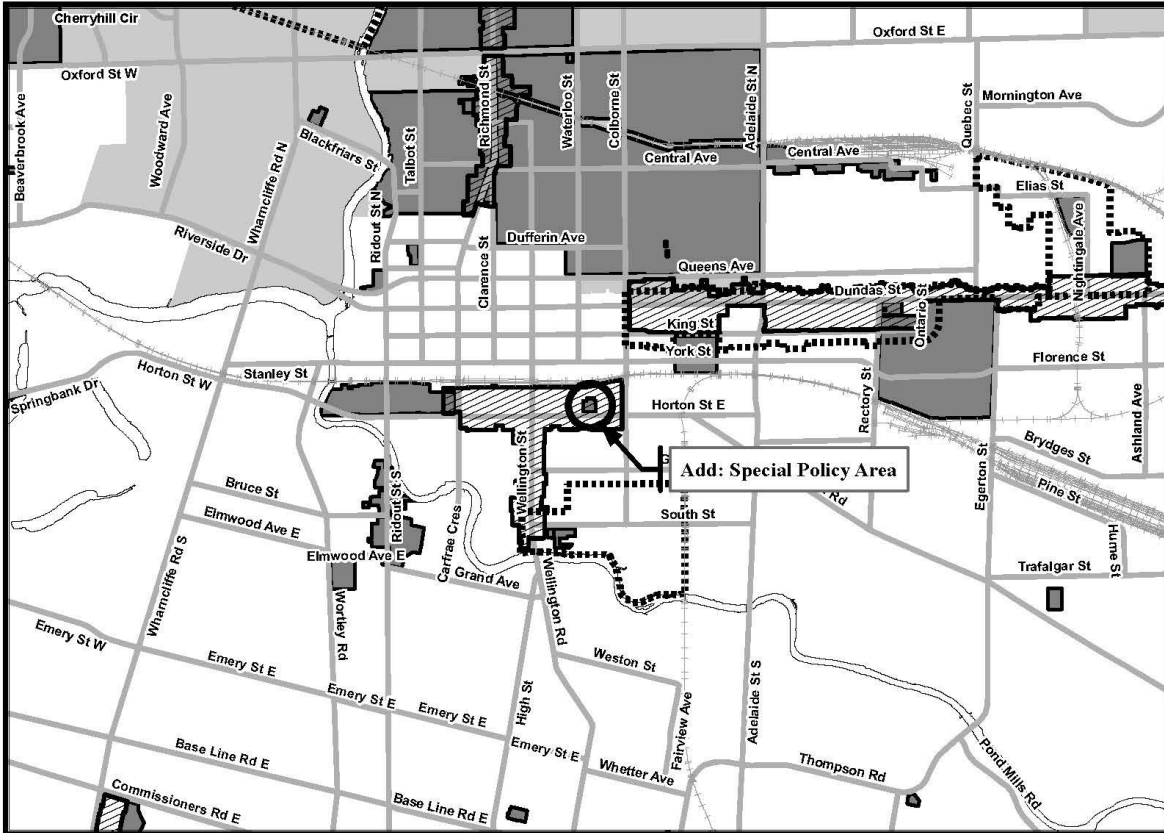
**SCHEDULE 4-3
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023

AMENDMENT NO:



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

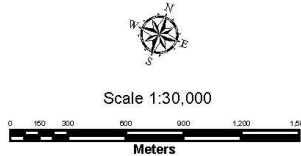
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 642 (File Number: OZ-8598)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

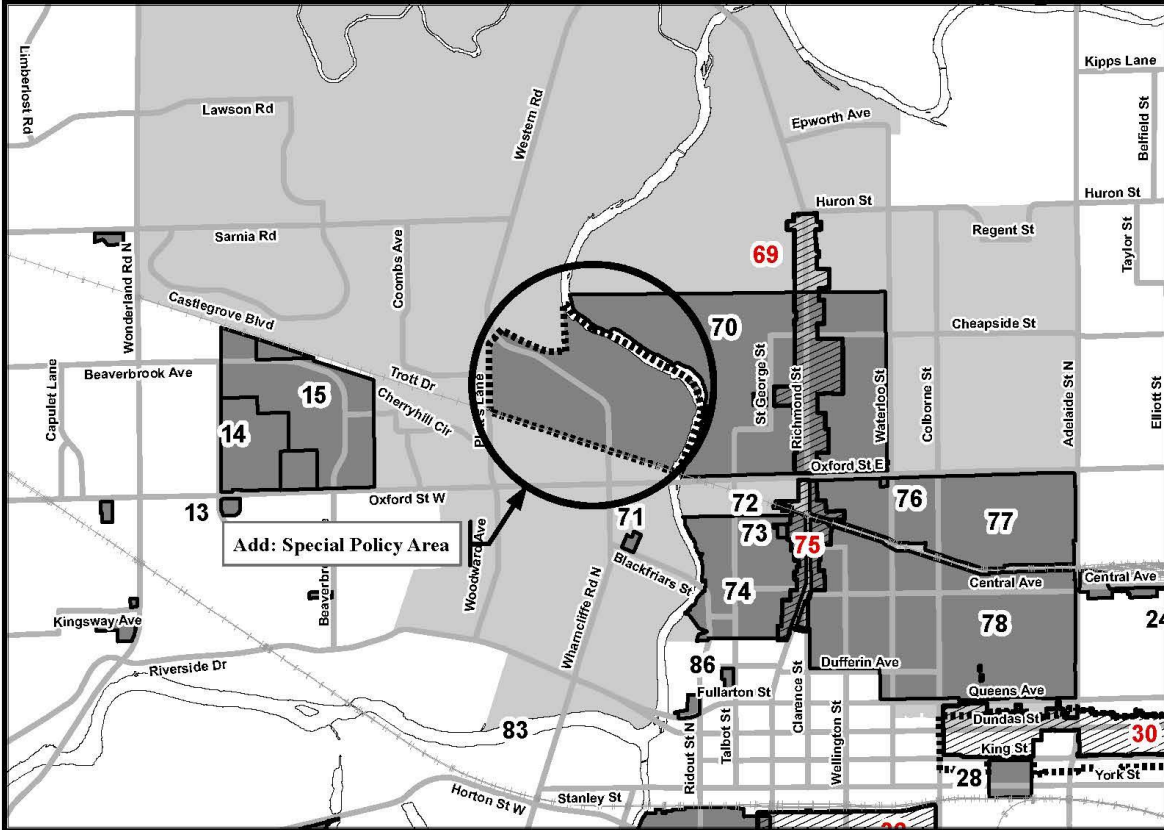
**SCHEDULE 4-4
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023

AMENDMENT NO:



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

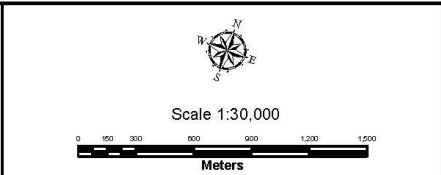
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 646 (File Number: O-8478)

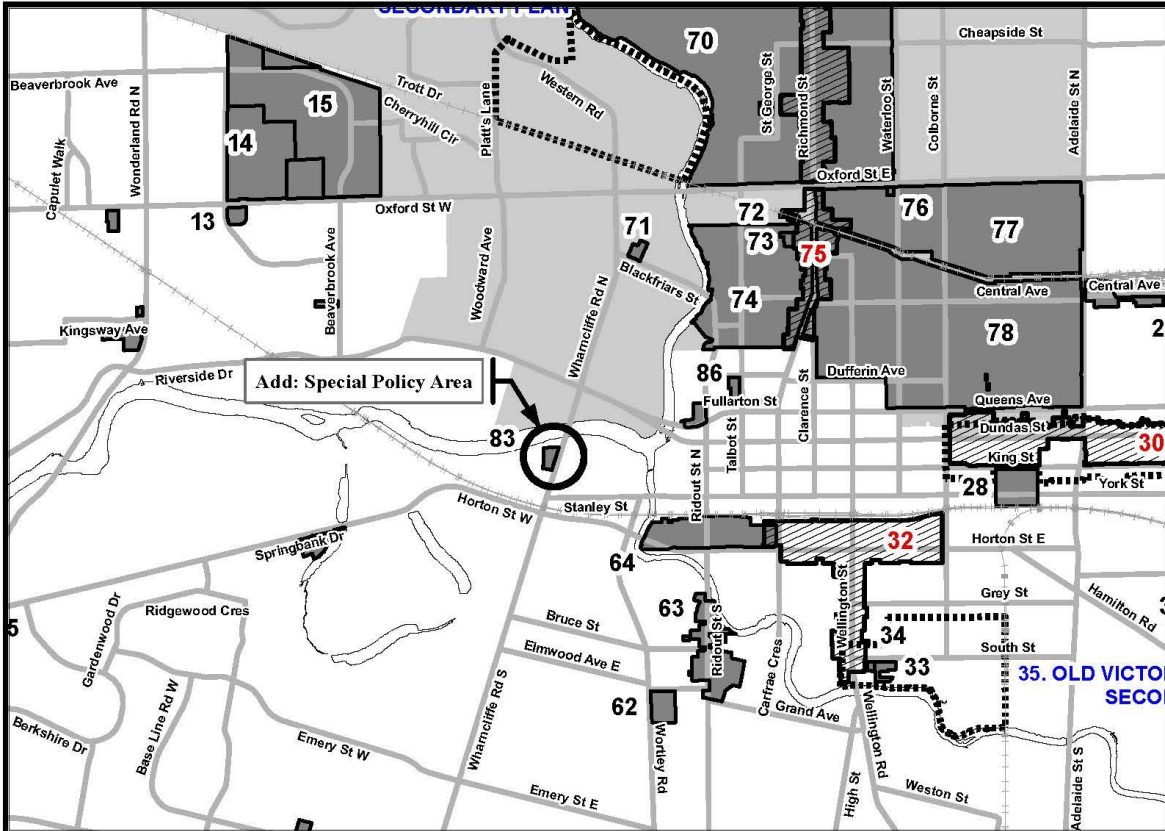
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-5
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/7/2023



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

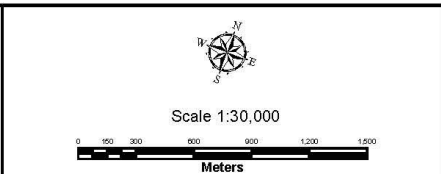
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 647 (File Number: OZ-8484)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

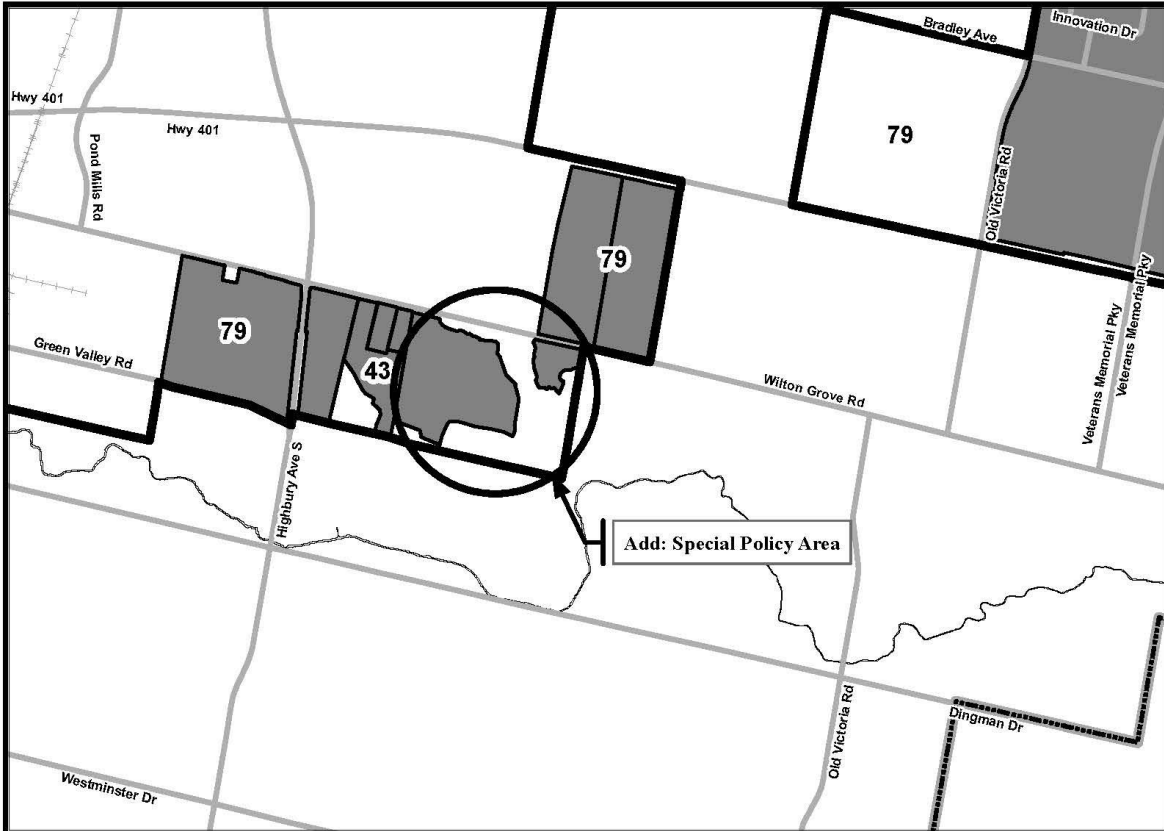
**SCHEDULE 4-6
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023

AMENDMENT NO:



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

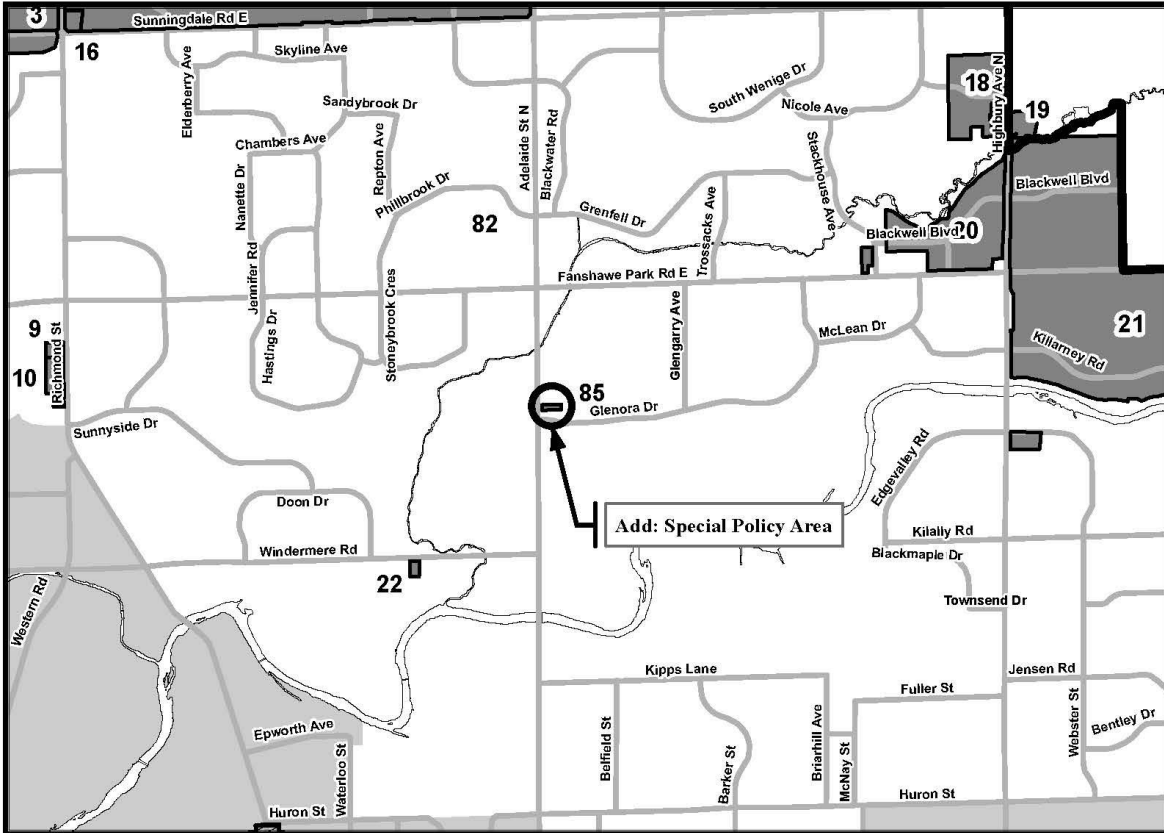
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 650 (File Number: OZ-8667)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

<p align="center">SCHEDULE 4-7 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
---	--	---



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

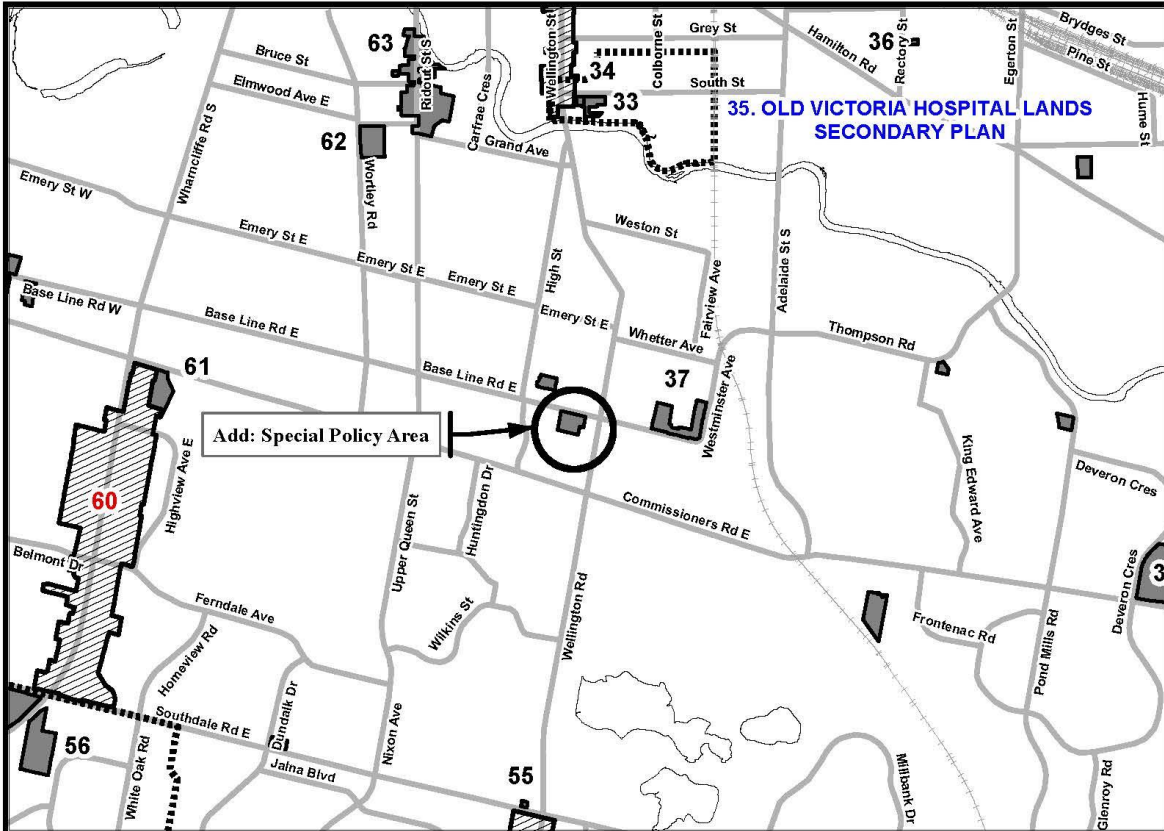
BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 651 (File Number: OZ-8684)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

<p>SCHEDULE 4-8 TO OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning & Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 600 900 1200 1500</p> <p>Meters</p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/6/2023</p>
---	--	---



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

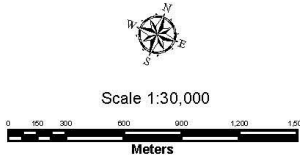
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan : OPA 658 (File Number: OZ-8711)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-9
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development

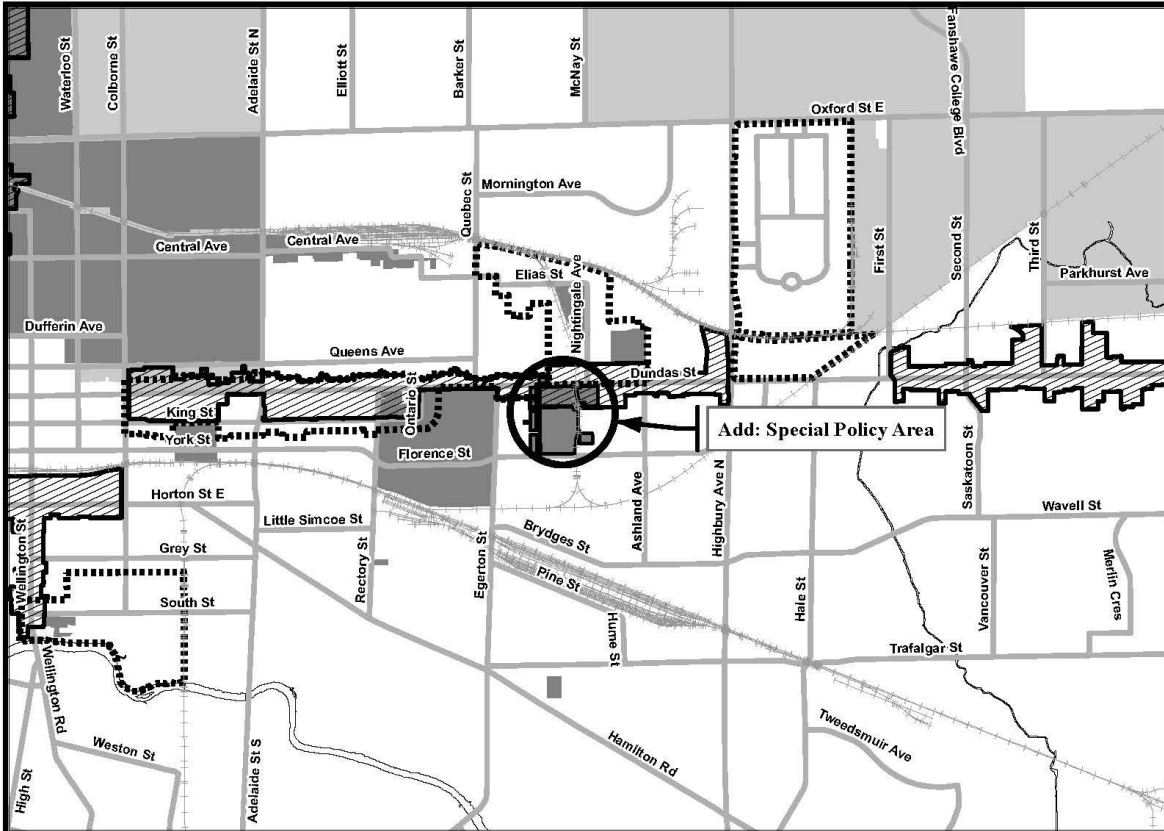


FILE NUMBER: O-9555

PLANNER: JL

TECHNICIAN: JI





DATE: 3/6/2023



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

BASE MAP FEATURES

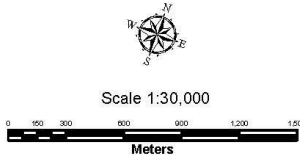
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

OPA to 1989 Official Plan: OPA 663 and 664 (File Number: OZ-8794)

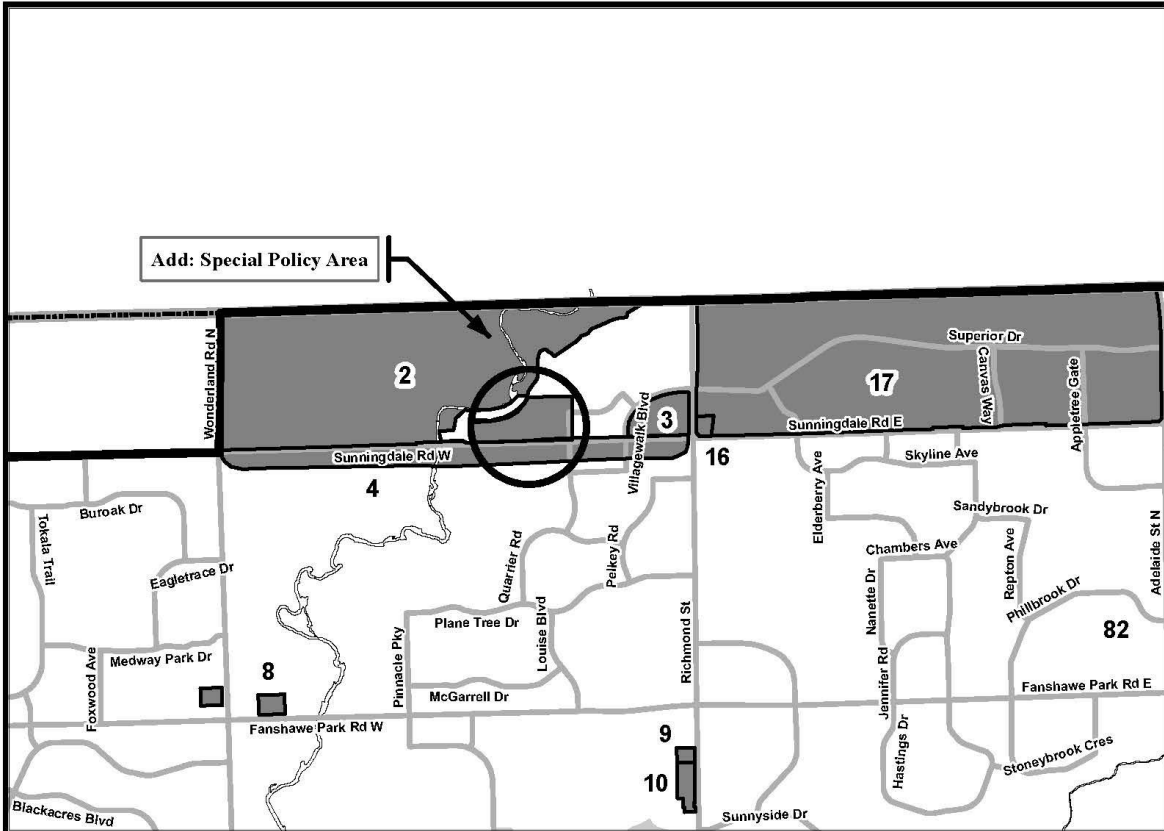
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-10
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023



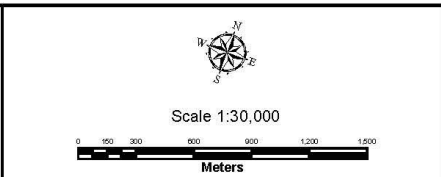
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

OPA to 1989 Official Plan: OPA 666 (File Number: OZ-8639/39T-16504)

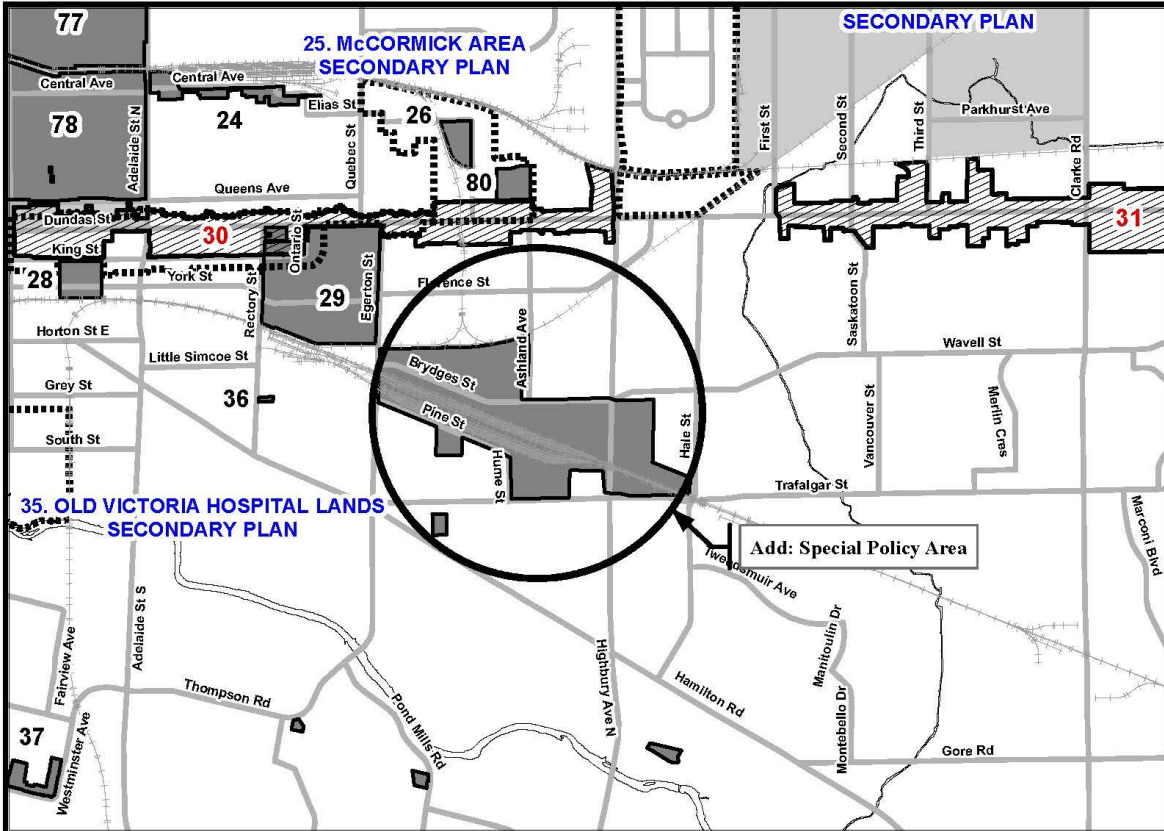
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-11
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development







FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/7/2023



LEGEND


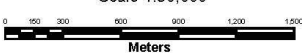
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

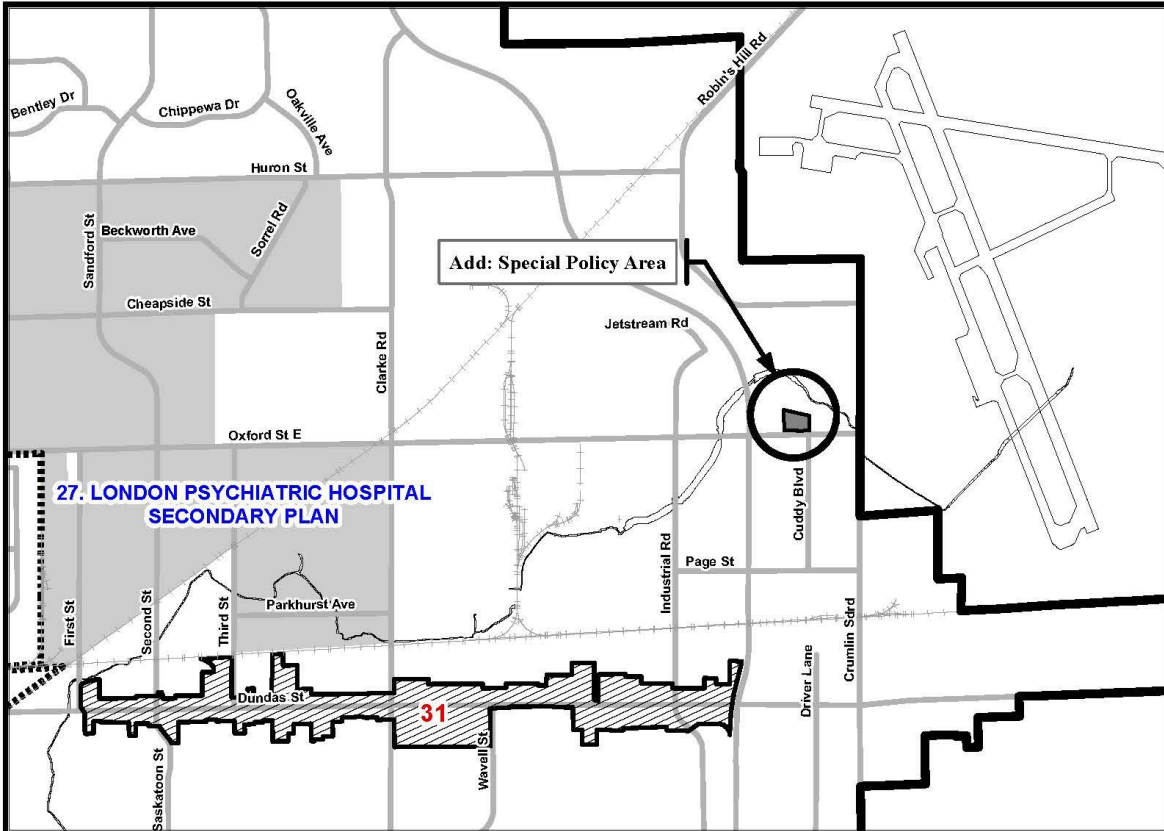
BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

OPA to 1989 Official Plan: OPA 669 (File Number:O-8749)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

<p align="center">SCHEDULE 4-12 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/6/2023</p>
--	--	---



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

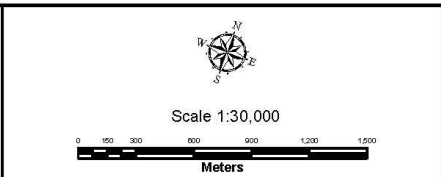
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 671 (File Number: OZ-8851)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

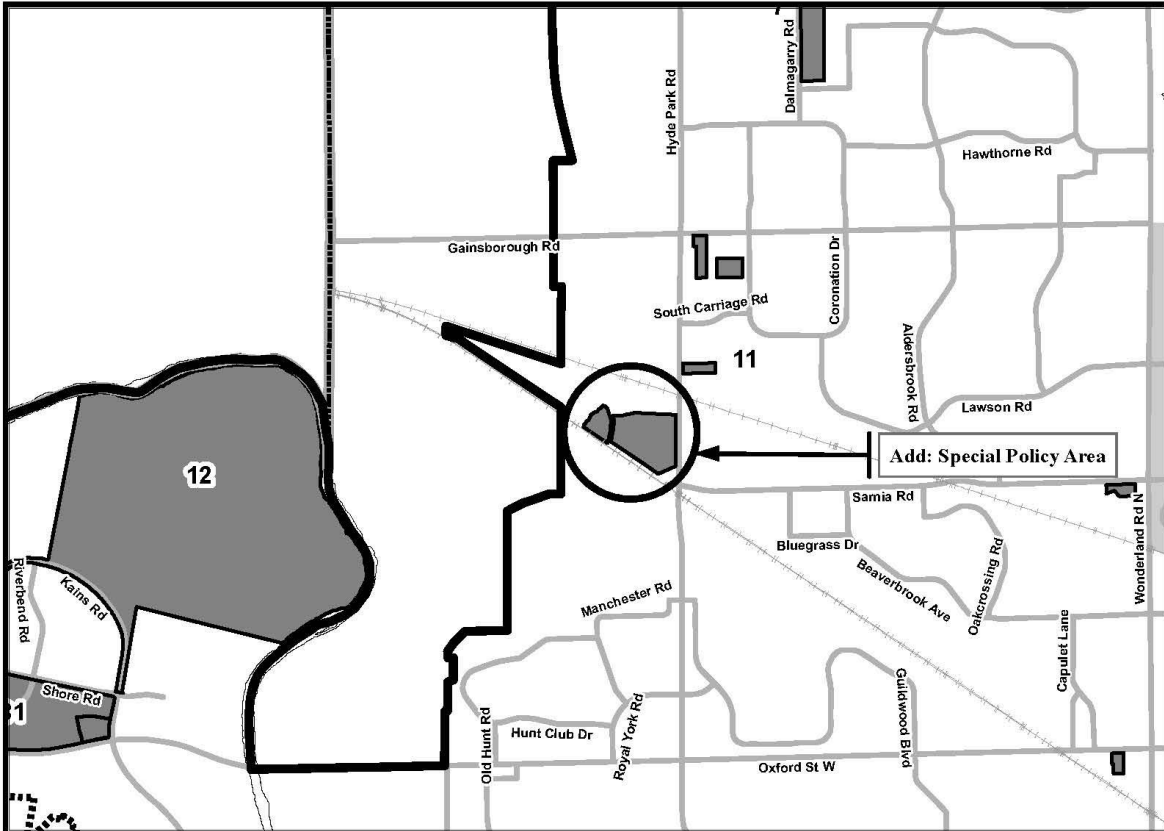
**SCHEDULE 4-13
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023





AMENDMENT NO:



LEGEND


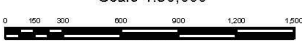
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

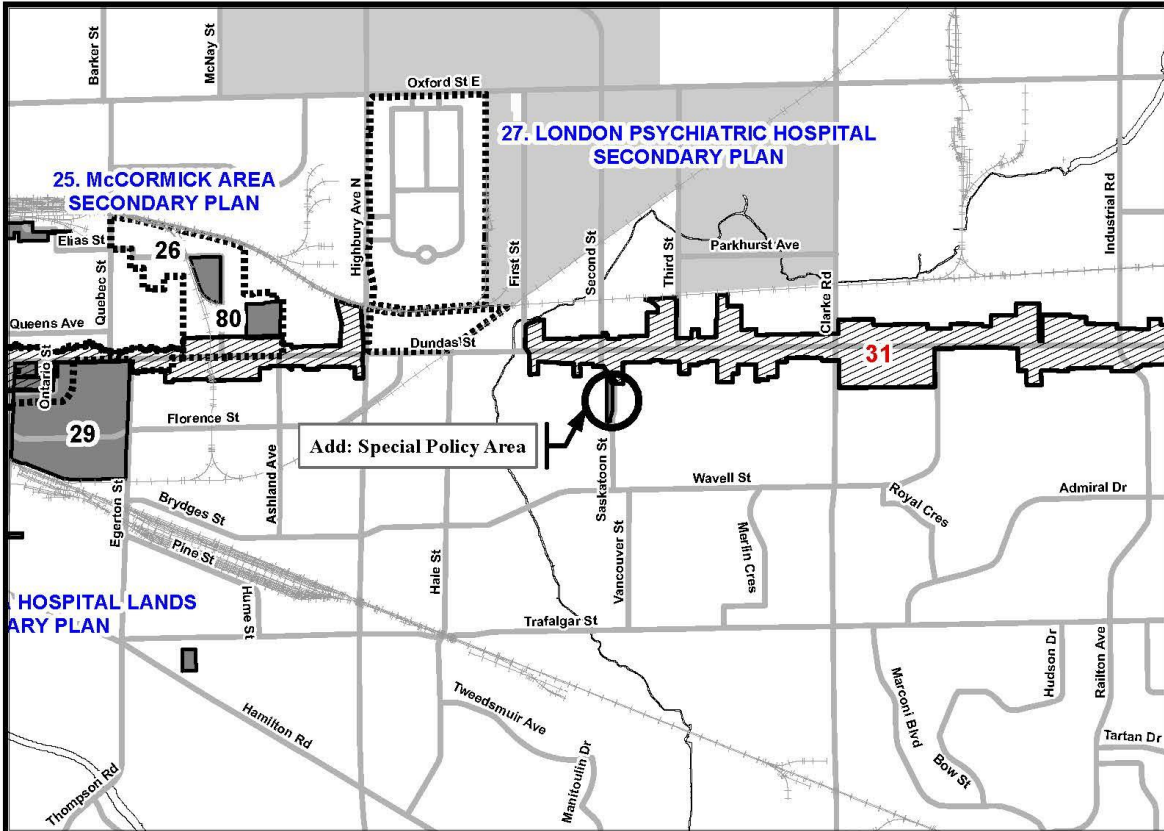
BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

OPA to 1989 Official Plan: OPA 672 (File Number: O-8822)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.





<p align="center">SCHEDULE 4-14 TO</p> <p align="center">OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/6/2023</p>
---	--	---



LEGEND

-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

BASE MAP FEATURES

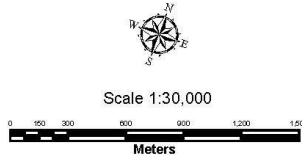
-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

OPA to 1989 Official Plan: OPA 681 (OZ-8883)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-15
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development

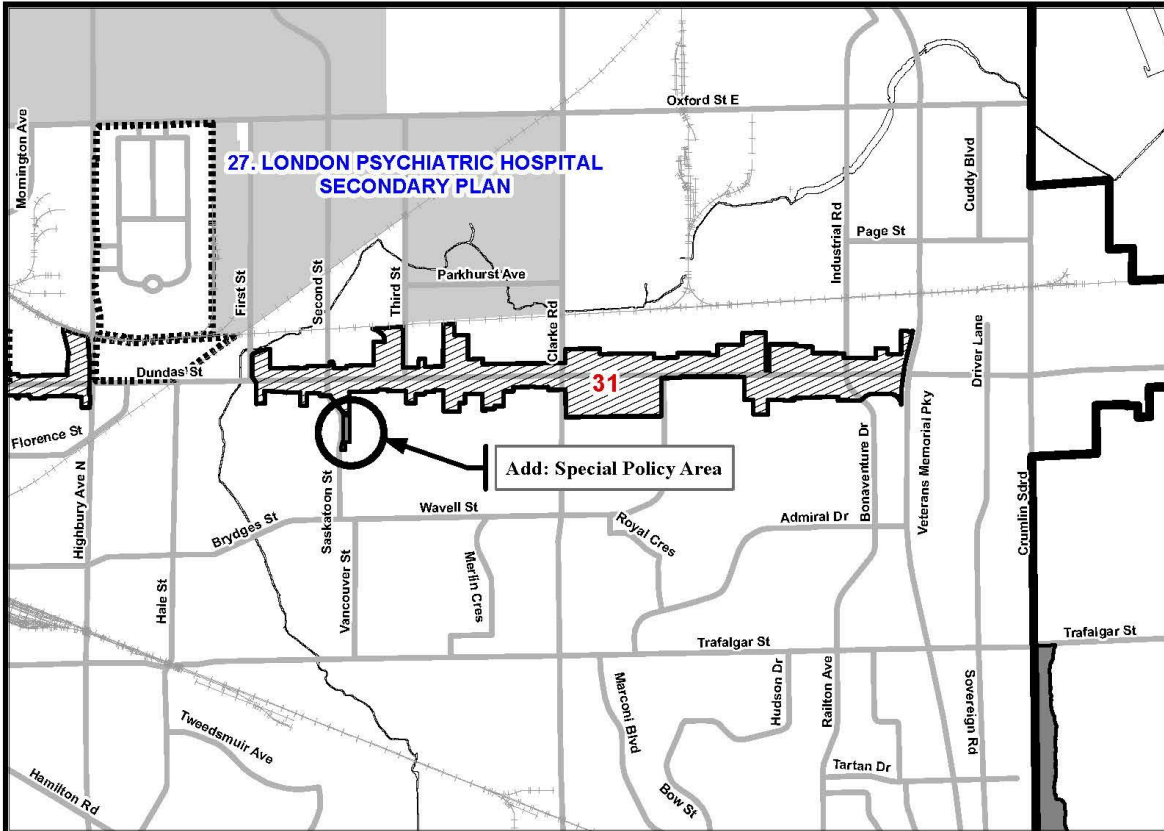


FILE NUMBER: O-9555

PLANNER: JL

TECHNICIAN: JI

DATE: 3/6/2023



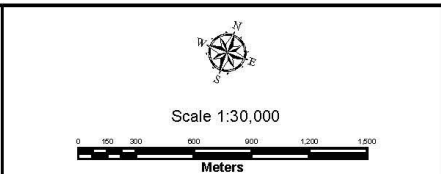
LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

OPA to 1989 Official Plan: OPA 681 (File Number: OZ-8883)

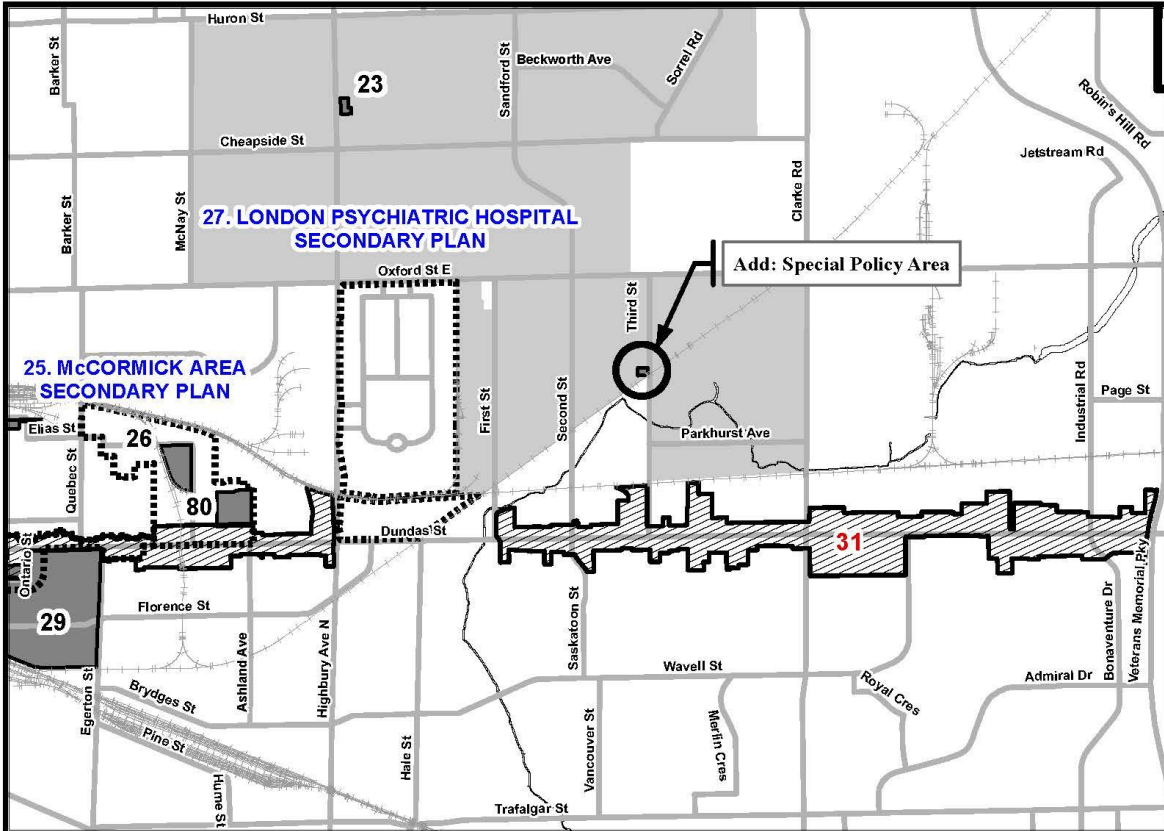
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-16
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development



FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

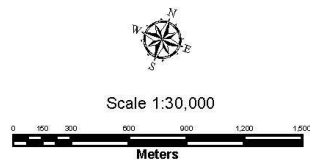
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 708 (File Number: OZ-9028)

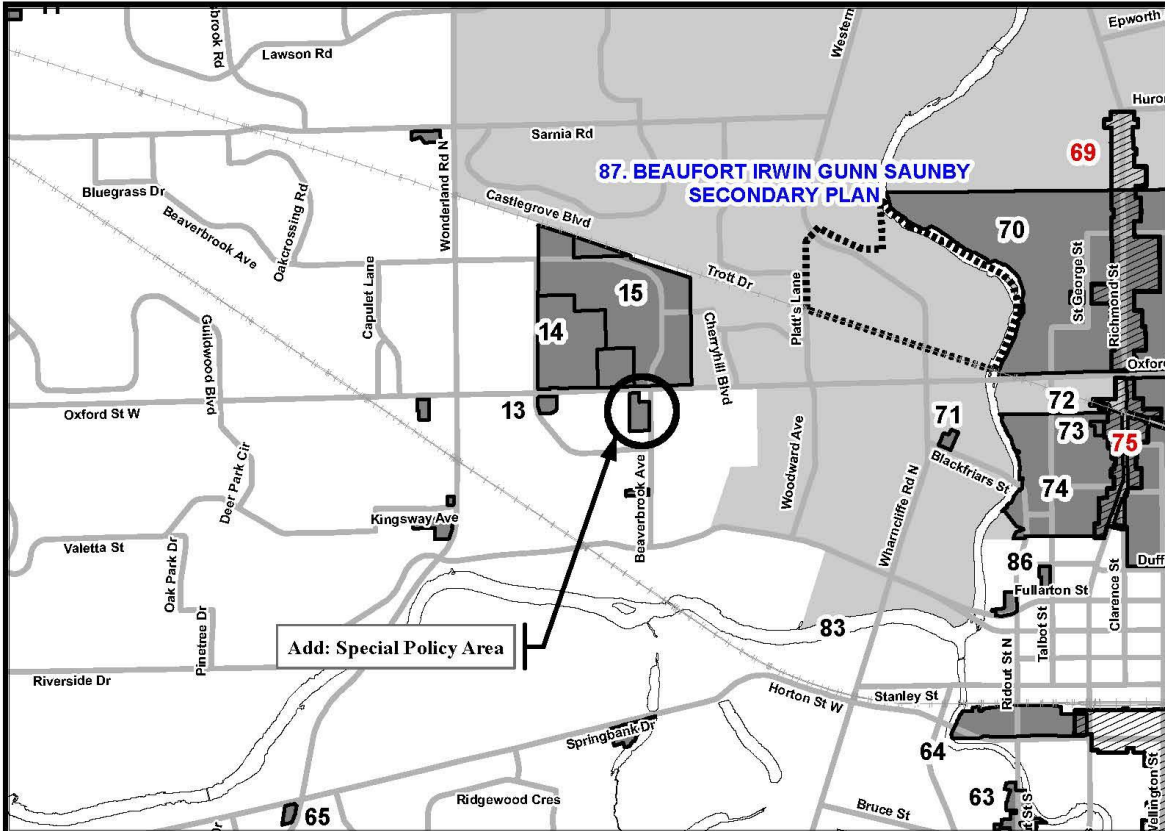
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

**SCHEDULE 4-17
TO
OFFICIAL AMENDMENT NO. _____**

PREPARED BY: Planning & Development







FILE NUMBER: O-9555
PLANNER: JL
TECHNICIAN: JI
DATE: 3/6/2023



LEGEND


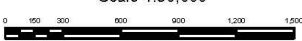
-  Specific Policies
-  Rapid Transit and Urban Corridor Specific-Segment Policies
-  Near Campus Neighbourhood
-  Secondary Plans

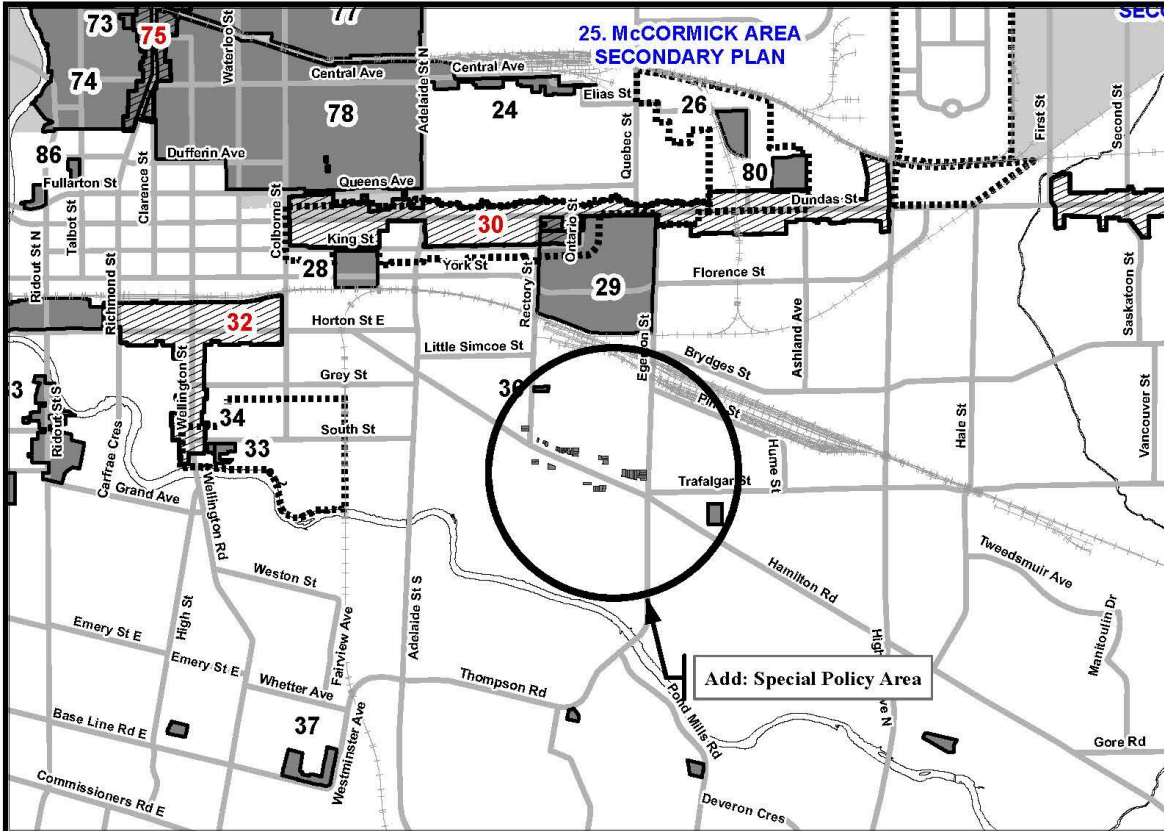
BASE MAP FEATURES

-  Streets (See Map 3)
-  Railways
-  Urban Growth Boundary
-  Water Courses/Ponds

OPA to 1989 Official Plan: OPA 712 (File Number: OZ-9041)

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

<p align="center">SCHEDULE 4-18 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center">  Scale 1:30,000  Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/6/2023</p>
--	--	---



LEGEND

- Specific Policies
- Rapid Transit and Urban Corridor Specific-Segment Policies
- Near Campus Neighbourhood
- Secondary Plans

BASE MAP FEATURES

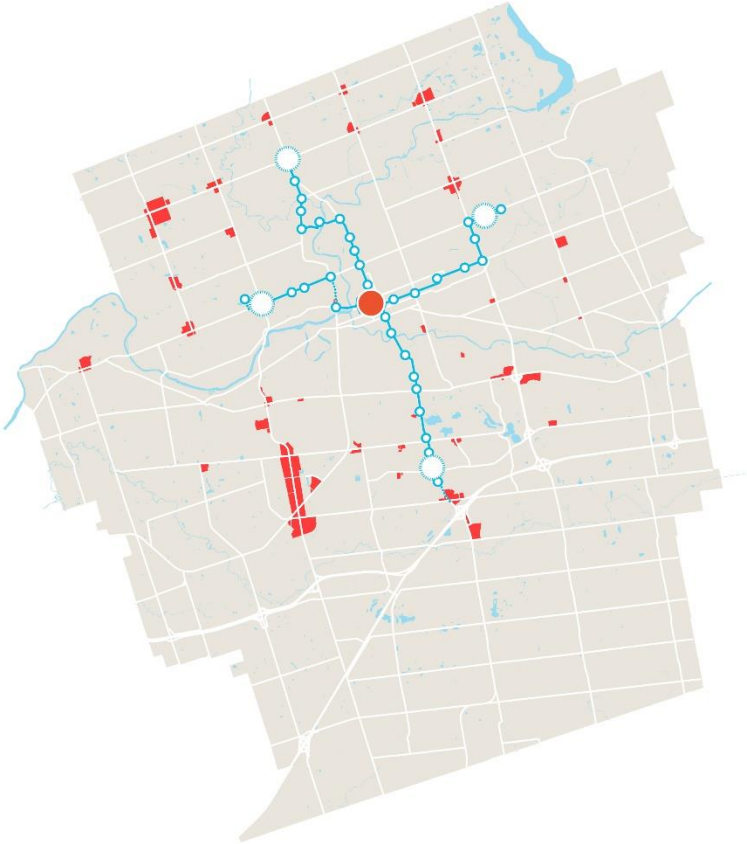
- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

OPA to 1989 Official Plan: OPA 715 (File Number: OZ-8997)

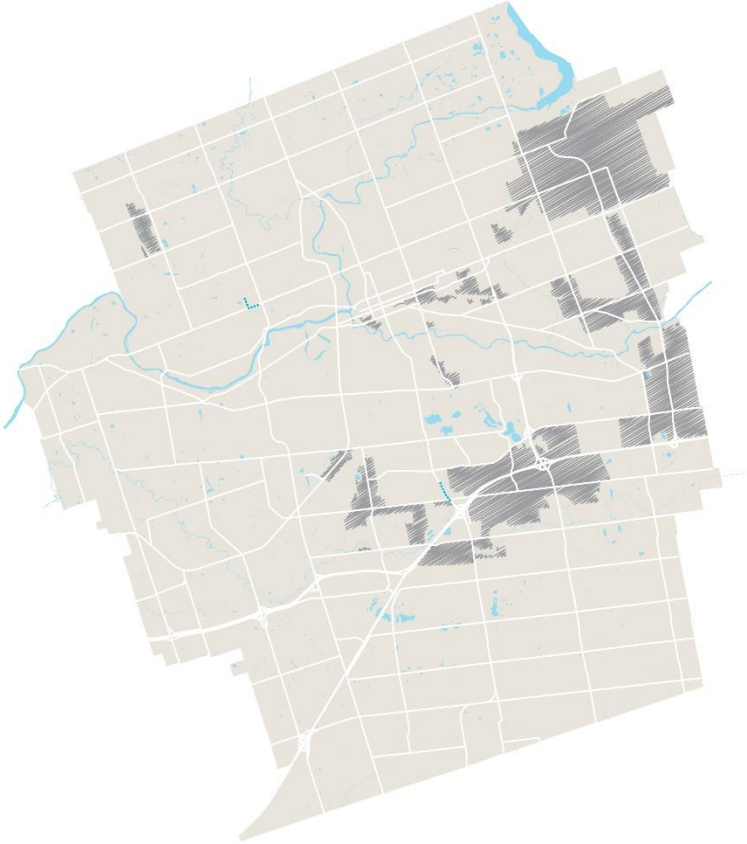
This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

<p align="center">SCHEDULE 4-19 TO OFFICIAL AMENDMENT NO. _____</p> <p align="center">PREPARED BY: Planning & Development</p>	<p align="center"> Scale 1:30,000 Meters </p>	<p>FILE NUMBER: O-9555</p> <p>PLANNER: JL</p> <p>TECHNICIAN: JI</p> <p>DATE: 3/7/2023</p>
--	--	---

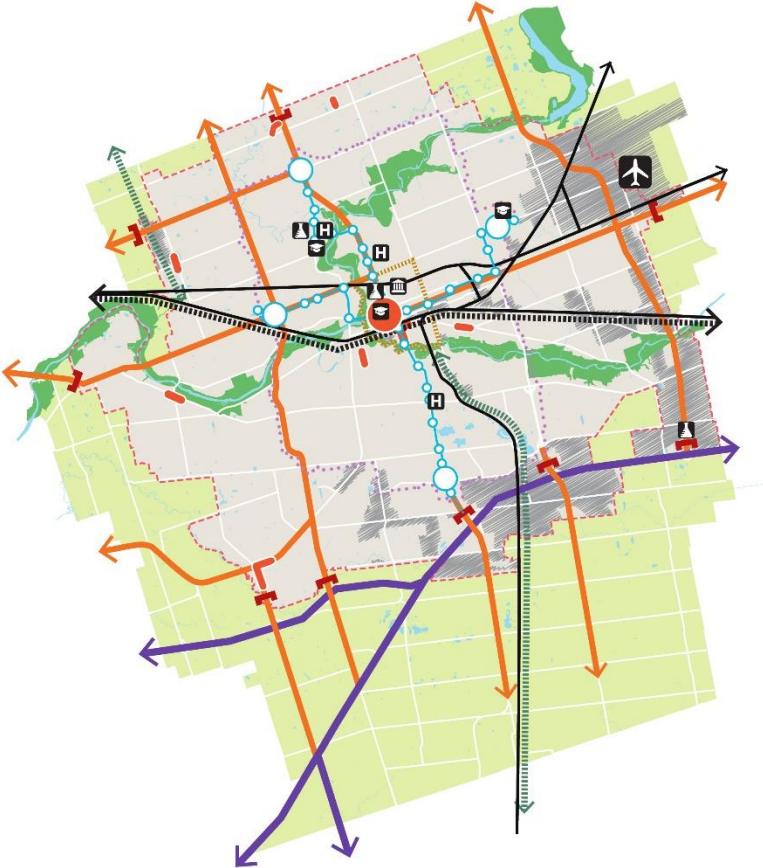
SCHEDULE 5



SCHEDULE 6



SCHEDULE 7



Bill No.
2023

By-law No. C.P.-1512

A by-law to amend The Official Plan for the
City of London, 2016 relating to the Street
Width Policy Review.

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, 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 April 25, 2023.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 25, 2023
Second Reading – April 25, 2023
Third Reading – April 25, 2023

**AMENDMENT NO.
to the
THE OFFICIAL PLAN FOR THE CITY OF LONDON (2016)**

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To add alternative street widths to The Official Plan.
2. To clarify the planned street width for the Main Street Classification.
3. To modify the process for alternative street widths as outlined in The Official Plan.

B. LOCATION OF THIS AMENDMENT

This policy Amendment applies to lands within the City of London.

C. BASIS OF THE AMENDMENT

The City has undertaken a street width policy review that has recommended to add alternative street widths to The Official Plan, clarify the planned street width for the Main Street Classification and modify the requirements for alternative street widths. This amendment will ensure that the policies of the Plan will direct that recommendation and ensure that recommended zoning regulations conform with The Official Plan policies.

D. THE AMENDMENT

The Official Plan, 2016, is hereby amended as follows:

1. The City Building policies of The Official Plan are amended by amending Table 6 – Street Classification Design Features as follows: The Planned Street Width (Width of Right-of-way) for the Main Street Classification of 45m is deleted and replaced with the following: “same as underlying street classification.”
2. Map 3 of The Official Plan is amended by changing Dundas Street between Ridout Street North and Ontario Street from a Neighbourhood Connector and Civic Boulevard to the Main Street Classification.
3. The Our Tools policies of The Official Plan are amended by deleting policies 1739A, 1740 and 1747 and replacing it with the following:

1739A_ Planned street widths are identified in Table 6 and are the standard widths required. In some instances, a planned street with may be identified based on the following criteria. Where one or more of the criteria are met an alternate street width may be required without the need for an amendment to this Plan. Street widths and street segment widths will be based on street character and conditions, including where one or more of the following considerations applies:

 1. Widening would have an adverse impact on identified cultural heritage resources, archeological sites, natural heritage features, other defined features or topography;
 2. Widening would have an adverse impact on an established street wall, streetscape character, parcel viability, or the ability to maintain consistent setbacks for new development, which applies where there is a policy basis to maintain and enhance existing street character;

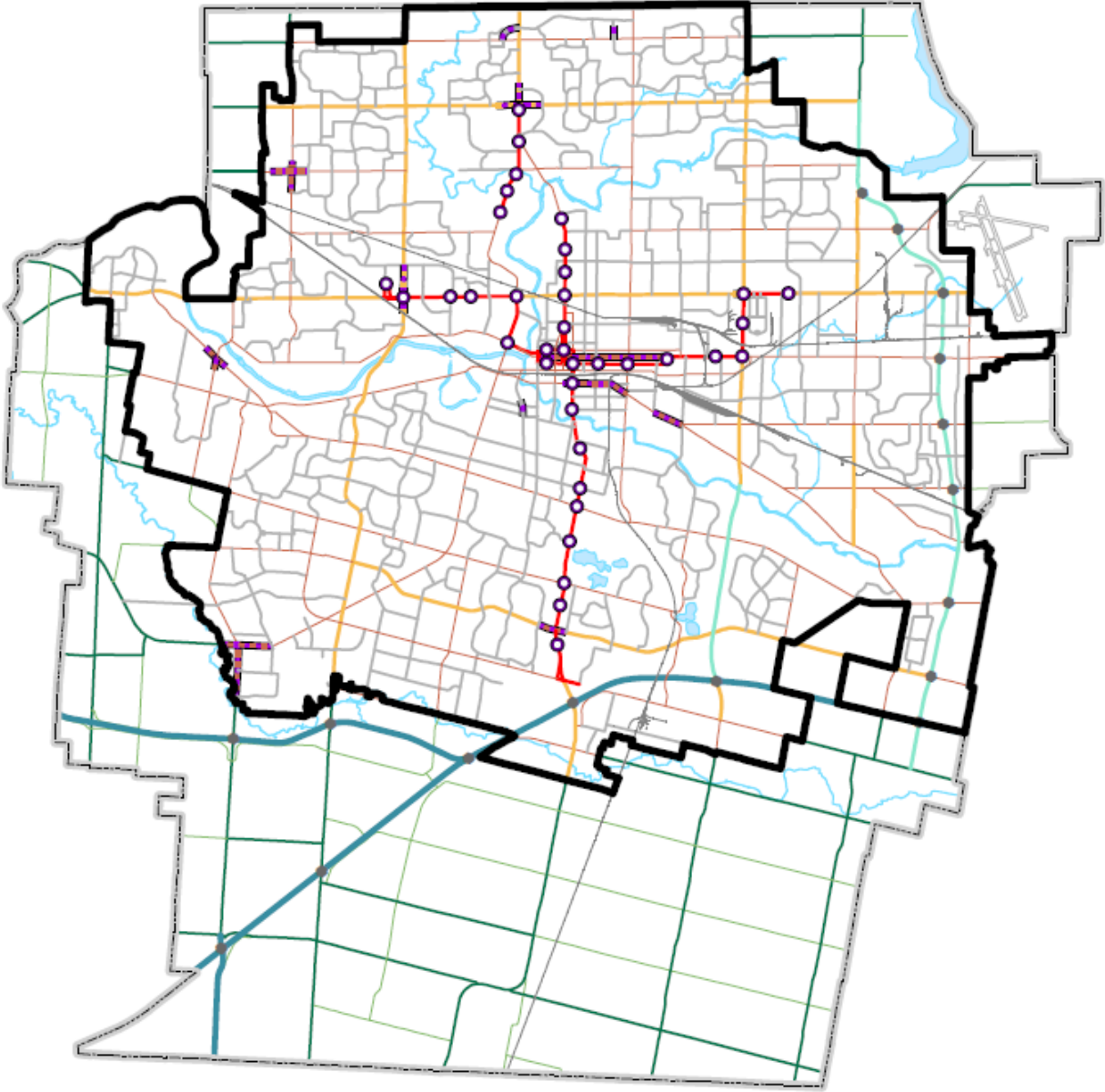
3. An alternate street width has been identified through an Environmental Assessment, planning study, approved plan of subdivision, or through another approved study;
4. Consideration of the City's active transportation network in accordance with the Transportation Master Plan, and where nearby and adjacent streets are planned to integrate street design features; or
5. Council is of the opinion that other constraints make it impractical to widen the street to the planned width of Table 6.

1740_ Wider street widths than those shown on Table 6 may be required at locations such as an intersection, grade separation, railway crossing, interchange, or where there are topographical constraints. Additional street right-of-way of up to 48m within 150m of intersections are typically required to accommodate turning lanes and other transportation and mobility infrastructure on Civic Boulevards and Urban Thoroughfares. The required minimum right-of-way width on any corner lot will also include a triangular area bounded by the street lines and line joining points on the street lines at 6m for perpendicular intersections. A Municipal Class Environmental Assessment or other transportation planning study may be required to identify required street widths based on a specific context. Any additional street width may be for the purposes of accommodating street requirements such as daylight triangles, turning lanes, increasing intersection capacity, locations for traffic control devices, high occupancy vehicle lanes, transit facilities, transit stations, transit priority measures and related infrastructure.





1747_ Streets to be dedicated will be classified in conformity with Map 3 and the planned street widths listed in Table 6. Wider street widths may be required at locations such as an intersection, grade separation, railway crossing, interchange, or where there are topographical constraints. A Municipal Class Environmental Assessment or other transportation planning study may be required to identify required street widths based on a specific context. Any additional street width may be for the purposes of accommodating street requirements such as daylight triangles, turning lanes, increasing intersection capacity, locations for traffic control devices, high occupancy vehicle lanes, transit facilities, transit stations, transit priority measures and related infrastructure.

4. Appendix 1 - Maps of The Official Plan is amended by deleting Map 3 – Street Classifications and replacing it with the following:

MAP 3 - REVISED STREET CLASSIFICATIONS



LEGEND

- | | | |
|---|---|--|
|  Provincial Highway |  Neighbourhood Connector |  Interchanges |
|  Expressway |  Rural Thoroughfare |  Rapid Transit Stations |
|  Urban Thoroughfare |  Rural Connector | |
|  Rapid Transit Boulevard |  Main Street | |
|  Civic Boulevard | | |