

1. **INTRODUCTION**

1.1. **GENERAL**

This document constitutes the Official Plan for the City of London, prepared and enacted in accordance with the provisions of the *Planning Act, R.S.O. 1990, c. P.13*. It replaces the Official Plan for the City of London Planning Area, adopted in 1971, and all amendments to that Plan. For the lands annexed to the City of London by the *London-Middlesex Act, 1992*, it also replaces the Town of Westminster Official Plan, the Township of London Official Plan, the Township of West Nissouri Official Plan and the Township of North Dorchester Official Plan.

(Section 1.1 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

1.2 **PURPOSE OF THE PLAN**

The Official Plan for the City of London contains City Council's objectives and policies to guide the short-term and long-term physical development of all lands within the boundary of the municipality. It provides direction for the allocation of land use, provision of municipal services and facilities, and preparation of regulatory by-laws to control the development and use of land. These types of policies are considered necessary to promote orderly urban growth and compatibility among land uses. While the objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

In more specific terms, the Official Plan for the City of London is intended to achieve the following purposes:

Administrative and Legislative Purposes

- i) Guide the exercise of powers conferred on the municipality by the *Planning Act, Municipal Act* and other provincial legislation pertaining to local government, and develop the linkages between provincial and municipal land use policy.
- ii) Govern and serve as a guide to the decisions of Council on planning matters and public works.
- iii) Assist in the prevention and resolution of land use conflicts, and provide a framework for identifying and evaluating land use opportunities.
- iv) Inform the public of City Council's intentions for the physical development of the municipality, and of the provisions for public participation in the land use planning process.
- v) Implement Provincial Policy Statements as required by the *Planning Act*.

(Clause v) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

Physical Growth Purposes

- vi) Anticipate land and servicing requirements associated with urban growth over the planning period.
- vii) Provide sufficient lands in the City to meet the demand for residential, commercial, office, industrial and institutional development anticipated over the life of this Plan, including an allowance for choice in terms of location, size of properties and servicing requirements.
- viii) Support the provision of affordable, accessible and appropriate housing by designating, planning the services for, and servicing sufficient lands for a wide range of housing types over a minimum ten year planning period.
(Clause viii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
- ix) Provide for an allocation of land use that reduces uncertainty regarding future development, promotes compatibility among uses and recognizes environmental constraints to development.
- x) Provide a basis for the planning of support services such as schools, parks, roads, sewers and water mains.
- xi) Encourage the co-ordination of physical and economic development initiatives to create a climate for economic growth.
- xii) Enhance London's position as the regional centre for southwestern Ontario.
- xiii) Recognize, protect and, where appropriate, provide for the development of natural resource uses.
(Clause xiii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
- xiv) Recognize, protect and rehabilitate a natural heritage system in the City of London.
(Clause xiv) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
- xv) Conserve prime agricultural lands and protect the viability of farming in agricultural areas.
(Clause xv) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
- xvi) Promote the co-ordination and integration of planning for land use and physical services with the planning and delivery of social services.
(Clause xvi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

The Official Plan is a policy document that is implemented through Council's adoption of regulatory by-laws and through the provision of municipal services. In implementing the Plan, it is recognized that Council is limited in its powers authorized under the Planning Act, the Municipal

Act and other provincial statutes, and by the resources available to it within a balanced and responsible approach to the City's financial management.

1.3. BASIS FOR THE ADOPTION OF A NEW OFFICIAL PLAN

The previous Official Plan for the City of London was adopted by London City Council in 1971 and received Provincial approval in 1973. That Plan had been the subject of frequent amendments since its adoption, and it did not adequately address some of the land use issues being considered by Council.

This Plan reflects the current objectives of City Council for the long-term development of the municipality, taking into account development and economic trends, changes in provincial legislation, and the views of City residents and interest groups.

The Plan has been amended to incorporate the substantial land area annexed to the City of London by the *London-Middlesex Act, 1992*, and to adopt new policies arising from the Vision '96 comprehensive community planning program initiated by the City following annexation.

(Section 1.3 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

1.4. PLANNING HORIZON

It is intended that the Official Plan should provide guidance for the distribution, development and planning of land uses for a period extending to the year 2016. This Plan anticipates that the population of the City will not exceed 406,500 people by the end of the planning period.

It is the intent of the Plan to accommodate and to plan for the growth associated with the population, housing and employment projections contained in this Plan.

The planning horizon serves as a somewhat arbitrary measure of the duration of the Plan and should not be regarded as a specific completion date for its implementation. Furthermore, the Plan should not be regarded as a static or inflexible document that is resistant to the pressures of unforeseen economic, social or development changes during the planning period. It is intended, therefore, that the validity of the Plan should be maintained through an ongoing process of monitoring, review and modification as required.

(Section 1.4 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

1.5. OFFICIAL PLAN STRUCTURE

The Official Plan document consists of Part A, which contains the text of the Plan; Part B, which contains the maps; and Part C, which contains the Appendices.

Part A, the text, includes five sections - Section I, the Introduction and

Planning Framework Policies; Section II, the Land Use Policies; Section III, Amenity, Urban Design and Environmental Policies; Section IV, Servicing Policies; and, Section V, Implementation Policies. Contained within these sections are statements of objectives and policies intended to fulfill the purposes of this Plan. These objectives and policies, together with the maps contained in Part B, comprise the "official" part of the Plan to be approved by the Minister of Municipal Affairs, and to which the provision of public works and adoption of by-laws by City Council must conform. Part A also contains, at the beginning of various sections, explanatory statements shown in italic type. These statements are provided only to assist in the understanding of the policies and are not considered to be part of the Official Plan.

Part B, the Maps, includes Schedule "A" - the Land Use Map; Schedule "B" - the Flood Plain and Environmental Features Map; Schedule "C" - the Transportation Corridors Map; and Schedule "D" - Proposed Planning Areas Map.

Part C, the Appendices, contains background material and maps that relate to, or elaborate upon, policies contained in the text of the Plan. The Appendices are included for information purposes only and are not considered to be part of the Official Plan.

(Section 1.5 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)