10. POLICIES FOR SPECIFIC AREAS

10.1. PURPOSE

10.1.1. Criteria

Notwithstanding the other land use policies contained in Section II of this Plan, policies for Specific Areas may be applied where the application of existing policies would not accurately reflect the intent of Council with respect to the future use of the land.

The adoption of policies for Specific Areas may be considered where one or more of the following conditions apply:

i) The change in land use is site specific, is appropriate given the mix of uses in the area, and cannot be accommodated within other land use designations without having a negative impact on the surrounding area.

ii) The change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.

iii) The existing mix of uses in the area does not lend itself to a specific land use designation for directing future development and a site specific policy is required.

iv) The policy is required to restrict the range of permitted uses, or to restrict the scale and density of development normally allowed in a particular designation, in order to protect other uses in an area from negative impacts associated with excessive noise, traffic, loss of privacy or servicing constraints.

10.1.2. Planning Impact Analysis

Planning Impact Analysis will be required on all applications for policies for Specific Areas. The appropriate criteria to be applied will be determined from potential impacts on surrounding land use designations.

10.1.3. Specific Areas

The City may adopt new policies for Specific Areas by amendment to this Plan. The following specific policies have been adopted by Council:

Wharncliffe Road at Commissioners Road

i) In the Office Area designation at the southeast corner of Wharncliffe Road and Commissioners Road West, in addition to uses permitted in the Office Area designation, small-scale retail uses may be permitted on the ground floor of office buildings.

Central Avenue

ii) In the Low Density Residential designation on the properties fronting onto Central Avenue, between Adelaide and Ontario Streets, a limited range of commercial uses which have a minimal impact on surrounding residential uses will be permitted. Permitted uses include low density residential uses; personal and business services; service and repair establishments; studios; small-scale offices; and office

		conversions. Development shall be restricted to a scale which is consistent with the surrounding residential area.
303 Wellington Road	iii)	In the Low Density Residential designation at 303 Wellington Road, in addition to uses permitted in the Low Density Residential designation, small-scale offices, studios, picture framing establishments, and personal service establishments may also be permitted. (Clause iii) amended by OPA No. 298 - approved 05/01/31)
Wellington Street/ Wolfe Street	iv)	In the Office Area designation, south of Wolfe Street on the east side of Wellington Street, in addition to uses permitted in the Office Area designation, a performing arts centre and public auditorium, together with accessory uses, may also be permitted. (Clause iv) amended by OPA No. 298 - approved 05/01/31)
Oxford Street East at St. George	v)	In the Multi-Family, High Density Residential designation at 130-160 Oxford Street East, in addition to the uses permitted under policy 3.5.3. i) of this Plan, secondary uses of a limited size, including clinics; dry cleaning and laundry depots; duplicating shops; financial institutions; laboratories; personal services; pharmacies; restaurants; studios; and computer/office supply retail stores, may be permitted on the ground floor of new apartment and/or office buildings.
307-365 Commissioners Road West	vi)	In the Multi-Family, High Density Residential designation at 307-365 Commissioners Road West, in addition to the uses permitted in the Multi-Family, High Density, Residential designation, stand-alone office buildings may be developed at a height of up to five storeys. Secondary uses of a limited size, including personal service establishments, eat-in restaurants, financial institutions and convenience stores, may be permitted within buildings containing offices and/or apartments.
363 and 355 Clarke Road	vii)	In the Multi-Family, Medium Density Residential designation at 363 and 355 Clarke Road, in addition to the uses permitted in the Multi-Family, Medium Density Residential designation, a senior citizens apartment building, with a maximum density of 150 units per hectare (60 units per acre) and a maximum height of 6 storeys, may be permitted. (Clause vii) amended by OPA No. 298 - approved 05/01/31)
116, 128-130, 134 Mill Street, 694 Talbot Street	viii)	In the Multi-Family, Medium Density Residential designation at 116, 128-130 and 134 Mill Street and 694 Talbot Street, in addition to the uses permitted under policy 3.5.1. v), a new office building in conjunction with the retained building at 116 Mill Street may be permitted, provided 116 Mill Street is rehabilitated and integrated with the new office building.

600 Colborne Street, 416 Central Avenue	ix)	In the Multi-Family, High Density Residential designation at 600 Colborne Street and 416 Central Avenue, in addition to the uses permitted in the Multi-Family, High Density Residential designation, office uses may be permitted on the first two floors of an apartment building.
Southwest Corner of Dundas Street and Airport Road		Deleted by OPA No. 83 - approved by MMAH 96/04/24
555-557 Ridout Street		Deleted by OPA No. 68 - approved by MMAH 95/06/09
169-175 Commissioners Road West	x)	In the Multi-Family, High Density Residential Designation at 169-175 Commissioners Road West, in addition to the uses permitted in the Multi-Family, High Density Residential designation, personal service establishments and dry cleaning and laundry depots may be permitted within buildings containing offices and/or apartments.
840 Wellington Road	xi)	In the Highway Service Commercial designation at 840 Wellington Road, in addition to the uses permitted in the Highway Service Commercial designation, Home Improvement and Furnishing Stores may be permitted to a maximum gross floor area of 200 square metres (2,153 square feet). (Clause xi) amended by OPA No. 298 - approved 05/01/31)
291 Springbank Drive	xii)	In the Arterial Mixed-Use District designation at 291 Springbank Drive, in addition to the uses permitted in the Arterial Mixed-Use District designation, automobile sales and service establishments may also be permitted.
178-188 Thompson Road	xiii)	In the Multi-Family, Medium Density Residential Designation at 178-188 Thompson Road, office conversions may also be permitted within the existing structures.
North side Exeter Road between Greenfield Drive and Holiday Avenue	xiv)	In the Commercial Policy Area designation on the north side of Exeter Road between Greenfield Drive and Holiday Avenue, small-scale retail uses and a wide range of office uses may be permitted in a medium-scale office building. (Clause xiv) amended by OPA No. 298 - approved 05/01/31)
Oxford Street West and Hyde Park Road	xv)	In the Office Area designation at the northeast corner of Oxford Street West and Hyde Park Road, secondary uses as permitted in Section 5.2.2. shall not be permitted in a free-standing structure. (Clause xv) amended by OPA No. 298 - approved 05/01/31)

South Side of Hamilton Road, between Clarke Road and Pottersburg Creek	xvi)	In the Open Space Designation at 1275 Hamilton Road, in addition to the uses permitted in the Open Space designation, a hotel in conjunction with indoor and outdoor recreational facilities may also be permitted. (Clause xvi) amended by OPA No. 298 - approved 05/01/31)
250 Wortley Road	xvii)	In the Low Density Residential designation at 250 Wortley Road, on the southeast corner of Wortley Road and Tecumseh Avenue East, in addition to uses permitted in the Low Density Residential designation an office conversion for medical/dental purposes may also be permitted notwithstanding the provisions of policy 3.6.9 of this Plan.
1398 Wellington Road	xviii)	In the Light Industrial designation at 1398 Wellington Road, in addition to the uses permitted under policies 7.3.1. and 7.3.2. a limited range of service commercial uses may also be permitted, including home improvement and furnishing stores; home appliance stores; duplicating shops; hardware stores; service and repair establishments; repair and rental establishments; automobile supply stores; animal hospitals and catalogue stores.
545-549 Commissioners Road West	xix)	In the Low-Density Residential designation at 545-549 Commissioners Road West in addition to the uses permitted in the Low-Density Residential designation, office uses may be permitted. Zoning on these sites and site plan approval will require that such development is sensitive to adjacent low-density uses. (Clause xix) amended by OPA No. 247 - approved 02/03/04)
585 Waterloo Street	xx)	In the Low Density Residential designation at 585 Waterloo Street, in addition to the uses permitted in the Low Density Residential designation, a small-scale office development will be permitted, provided it can be integrated with the surrounding residential area.
1125-1155 Wellington Road	xxi)	In the Associated Shopping Area Commercial designation located at 1125-1155 Wellington Road, notwithstanding Section 4.5.4. ii), Size of Shopping Centres and Individual Uses, the proposed commercial development may attain a maximum gross leasable area (G.L.A.) of 21,500 m^2 (230,000 sq.ft.).
1464 Adelaide Street North	xxii)	Deleted by OPA No. 177 - approved 99/11/19
520 Sovereign Road and 2323 Trafalgar Street	xxiii)	In the Light Industrial designation located on the north-east and south-west corners of Trafalgar Street and Sovereign Road, municipally known as 520 Sovereign Road and 2323 Trafalgar Street, in addition to the uses permitted under the policies of

		Subsection 7.3., a portion of the building may also be used as a retail store provided it is associated with another permitted use.
809 Central Avenue	xxiv)	In the Low Density Residential designation at 809 Central Avenue, in addition to the uses permitted in the Low Density Residential designation and the Policies for Specific Areas, Central Avenue, permitted uses shall include the following: building or contracting establishments; repair and rental establishments; printing establishments; and cabinet or furniture makers.
78-82 Stanley Street	xxv)	In the Multi-Family, Medium Density Residential designation at 78-82 Stanley Street a maximum of 12 dwelling units may be permitted provided: (a) the dwellings are contained within the buildings, including minor additions, existing on May 11, 1992. (b) the average dwelling unit floor area should be no less than 65 square metres (700 square feet). (Clause xxv) amended by OPA No. 298 - approved 05/01/31)
North Side of CPR East of Colborne Street	xxvi)	In addition to the uses permitted in the Low Density Residential designation, office uses may be permitted. The zoning, in the interim, for these lands shall reflect their existing uses. Any rezoning shall require that such development is sensitive to the adjacent low density residential uses. These lands are identified by a dashed line on "Schedule "A" - Land Use".
354 Pond Mills Road	xxvii)	In the Multi-Family, High Density Residential designation at 354 Pond Mills Road, in addition to the uses permitted in the Multi-Family, High Density Residential designation, office conversions may also be permitted within the existing structures, subject to the policies of Section 3.6.9. i), iv), v) and vi).
1207 Adelaide Street North	xxviii)	Deleted by OPA No. 111 - approved by MMAH 98/04/16
854 Richmond Street	xxix)	In the Low Density Residential designation on the lands located at 854 Richmond Street, in addition to the permitted uses, a maximum nine dwelling units; hair dressing business and boutique on the ground floor only; and storage and utilities are permitted in the basement. (Clause xxix) amended by OPA No. 298 - approved 05/01/31)
824 Exeter Road	xxx)	(Clause xxx) deleted by OPA No. 298 - approved 05/01/31)
1160 Highbury Avenue North	xxxi)	In the Low Density Residential designation located at the northeast corner of Highbury Avenue North and Cheapside Street, municipal address 1160 Highbury Avenue North,

		restaurants may also be permitted in addition to the uses permitted under policy 3.6.5.(Clause xxxi) amended by OPA No. 298 - approved 05/01/31)
Northwest Quadrant, Richmond Street and Fanshawe Park Road	xxxii)	In the Associated Shopping Area Commercial designation in the northwest quadrant of Richmond Street and Fanshawe Park Road, in addition to the permitted Associated Shopping Area Commercial uses listed under section 4.5.2., all types of office uses may be permitted. Notwithstanding section 4.5.4., offices may be located in multi-use buildings or purpose-designed buildings at a greater scale and height than would normally be permitted in areas designated Associated Shopping Area Commercial. All such multi-use buildings and purpose-designed buildings constructed at such greater scale or height shall not, taken as a whole, exceed a maximum gross floor area of 4,645 square metres (50,000 square feet) or exceed a maximum height of 16 metres (52.5 feet). Furthermore, notwithstanding Section 4.5.2 i), supermarkets and grocery stores shall not be permitted uses in the area designated Associated Shopping Area Commercial.
West side of Adelaide Street, North of South Branch Thames River, South of Nelson Street	xxxiii)	In the Restricted Service Commercial designation on the west side of Adelaide Street, north of the south branch of the Thames River and south of Nelson Street, in addition to the Restricted Service Commercial permitted uses, offices will also be permitted. (Clause xxxiii) amended by OPA No. 298 - approved 05/01/31)
Northeast Corner Bradley Avenue and Wellington Road	xxxiv)	In the designation of the north-east corner of Bradley Avenue and Wellington Road, offices including a limited range of secondary commercial uses including a commercial school may be permitted. (Clause xxxiv) amended by OPA No. 174 - approved 99/10/08)
101 Brookside Street	xxxv)	In the Multi-Family High Density Residential designation at 101 Brookside Street, in addition to the uses permitted in the Multi-Family, High Density Residential designation, single, semi-detached, duplex, triplex and fourplex dwellings may be permitted.
1350 Webster Street	xxxvi)	Lands known municipally as 1350 Webster Street shall be interpreted as constituting the northerly limit of Multi-Family, Medium Density Residential designation on the east side of Webster Street, north of Bentley Drive and, in combination with lands to the south at 1344 and 1346 Webster Street, may permit the development of a non-profit townhouse

		complex at a density of up to 40 units per hectare (16 units per acre).
720 Proudfoot	xxxvii)	A Fast Food Restaurant and a Restaurant in the existing building may be permitted in addition to the uses permitted in the Open Space designation. (amended by OPA 594)
761 and 765 Elizabeth Street and 647 Oxford Street East	xxxviii)	In the Low Density Residential Designation at 761, 765 Elizabeth Street and 647 Oxford Street, in addition to the uses permitted in the Low Density Residential Designation, a range of arterial commercial land uses may be permitted including retail stores.
2215 Trafalgar Street	xxxix)	In the Office Business Park designation at 2215 Trafalgar Street, in addition to the uses permitted in the Office Business Park designation, Section 7.4., assembly halls and commercial recreation centres may also be permitted.
544 Talbot Street (formerly known as 120 Kent Street)	xl)	The provisions of Official Plan Amendment No. 62 do not apply to the portion of the property known as 544 Talbot that was formerly known as 120 Kent Street. (Clause xl) amended by OPA No. 298 - approved 05/01/31)
Exeter Road Corridor	xli)	In addition to the uses permitted in the Light Industrial designation or the General Industrial designation, ancillary retail uses may be permitted on both sides of Exeter Road between White Oak Road and Wonderland Road South provided they are within developments existing on the day this Plan comes into effect and they do not exceed 25% of the total gross floor area of the permitted industrial use. (Clause xli) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
Tempo Area	xlii)	In the Agriculture designation for lands fronting on the east and west sides of Colonel Talbot Road (Highway 4), north and south of Highway 401, between Lot 49 and the south half of Lot 58 to a depth of approximately 350 metres; the south side of Tempo Road; and the north and south sides of Glanworth Drive extending approximately 400 metres east of Highway 401 and 400 metres west of Colonel Talbot Road; in addition to the uses permitted in the Agriculture designation, the following policies apply: (a) A limited range of "dry" industrial uses including assembling, fabricating, and repair activities within enclosed buildings; warehouse and wholesale establishments; transportation terminals; and any other use that is required to locate in this area because of the proximity with Ford Talbotville may also be permitted. A limited range of commercial uses that serve the traveling

public and the industrial uses in the area including gas bars, automobile service stations, truck service facilities, convenience commercial uses and other uses permitted under the Highway Service Commercial designation may also be permitted. Existing uses will be recognized in the Zoning By-law. New uses will be considered on the basis of a site specific zoning by-law amendment application.

(b) The Zoning By-law will restrict the location and amount of outside storage, and for those properties which abut Colonel Talbot Road (Highway 4) or Highway 401, such restrictions shall ensure the site will make a positive contribution to the visual image of the City. Development in this area is intended to be compact. In order to achieve this, 0.81 hectares shall be the minimum lot size for development.

(c) Under no circumstances will direct access to Highway 4 be permitted unless previous approvals have been granted by the Ontario Ministry of Transportation.

(d) The policies of Section 17.2. which limit uses to a "dry" nature.

(e) Council may require the preparation of an area study as described in Section 19.2. prior to the consideration of a zoning by-law amendment to permit non-agricultural uses in the Tempo Area.

(f) In the Agriculture designation on lands described as Part Lot 57, Con. W.N.B.T.R., in addition to the Agriculture permitted uses, truck terminals may also be permitted. (Sub-clause (f) added by OPA No. 141 - approved 98/12/04

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

City Landfill Site

(Clause xliii) added by OPA No. 88 - OMB Order No. 2314, approved 99/12/23)
(Clause xliii) amended by OPA No. 298 - approved 05/01/31
(Clause xliii deleted by 477 – March 29th, 2010)

1497 and 1543 Wilton Grove Road

xliii) In the Agriculture and Environmental Review designation located at 1497 Wilton Grove Road (Total area - 13 hectares) and the Agriculture designation located at 1543 Wilton Grove Road, in addition to the uses permitted in the Agriculture designation, a transport terminal, trucks sales and service establishment, and warehouse establishment may also be permitted.
(OPA 441, C.P.1284(ov)-65)

	xliv)	(Clause xliv) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23 Amended by OPA 217 - 01/05/07 - Amended by OPA 267 - 03/02/17
Avenue Road	xlv)	The Rural Settlement designation located on Avenue Road at Dingman Drive may be extended to include lands designated Environmental Review along the west side of Avenue Road, where it can be demonstrated to the satisfaction of the City and the Upper Thames River Conservation Authority that flooding and erosion concerns can be adequately addressed in conformity with the policies of this Plan. (Clause xlv) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
1152 Fanshawe Park Road East	xlvi)	(Clause xlvi) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23) (Clause xlvi) amended by OPA No. 298 - approved 05/01/31) (Clause xlvi) deleted by OPA No. 298 - approved 05/01/31)
301-303 Central Avenue	xlvii)	In the Low Density Residential Designation on the lands located at 301-303 Central Avenue a maximum of seven (7) dwelling units may be permitted in the existing building.
305-307 Central Avenue	xlviii)	In the Low Density Residential Designation on the lands located at: (a) 305 Central Avenue a maximum of four (4) dwelling units may be permitted in existing buildings. (b) 307 Central Avenue a maximum of four (4) dwelling units may be permitted in the existing main building; and a maximum of two (2) dwellings may be permitted in the existing converted accessory building.
971 Commissioners Road East	xlix)	Notwithstanding the policies of 4.3.6.ii), Locational Criteria for Regional Community and Neighbourhood Shopping Areas, lands located on the south-west corner of Commissioners Road East and Frontenac Road, municipally known as 971 Commissioners Road East, may be designated Neighbourhood Shopping Area. (Clause xlix) added by OPA No. 97 - approved by MMAH 97/04/17)
575 Pall Mall Street	l)	Prior to any development in the Low Density Residential designation at 575 Pall Mall Street, the applicant shall submit an MOEE-acknowledged "Report of Site Condition (RSC)" to the City of London. (Clause l) added by OPA No. 100 - approved by MMAH 97/08/14)

1163 Hamilton Road	li)	In the Low Density Residential designation located on the south side of Hamilton Road, east of Gore Road, municipally known as 1163 Hamilton Road, in addition to the uses permitted under the policies of subsection 3.2., Low Density Residential, the lands may also be used for a food store, not to exceed 186 square metres (2,000 square feet), and a warehouse establishment. The total gross floor area for warehouse/food store uses shall not exceed 558 square metres (6,000 square feet). (Clause li) added by OPA No. 19 - approved by MMAH 98/04/08)
826, 828 and 830 King Street	lii)	In the Multi-Family, Medium Density Residential designation on lands located at 826, 828 and 830 King Street, north side, between Rectory and Ontario Streets, in addition to the Multi-Family, Medium Density Residential permitted uses, restaurants may also be permitted. (Clause lii) added by OPA No. 99 - approved 97/06/13)
Northeast Quadrant, Wharncliffe South and Southdale Road	liii)	In the Community Shopping Area designation located at the northeast quadrant of Wharncliffe Road South and Southdale Road, in addition to those uses permitted within the Community Shopping Area designation under policy 4.3.2., cinemas and theatres in excess of 1,000 m^2 (10,765 sq.ft.) may also be permitted. (Clause liii) added by OPA No. 95 - approved by MMAH 98/06/25)
328 Commissioners Road West	liv)	In the Neighbourhood Shopping Area designation at 328 Commissioners Road West, in addition to the uses permitted in the Neighbourhood Shopping Area designation, Section 4.3.2., commercial storage unit(s) may also be permitted. (Clause liv) added by OPA No. 122 - approved 98/08/07)
569. 575 and 581 Wonderland Road South	lv)	In the Low Density Residential designation on lands located on the northwest corner of Wonderland Road South and Commissioners Road West, municipally knows as 569, 575 and 581 Wonderland Road South, in addition to the Low Density Residential permitted uses, limited retail stores, offices, financial institutions and studios may also be permitted. (Clause lv) amended by OPA No. 247 - approved 02/03/04) (O.M.B. Case No. PL020377, Issue Date: January 14, 2003 - Decision/Order No. 0055)
Southwest Corner Belmont Drive and	lvi)	Notwithstanding the policies of 4.3.6.ii), Locational Criteria for Regional, Community and Neighbourhood Shopping Areas, lands located on the southwest corner of Belmont Drive and

Wharncliffe Road South		Wharncliffe Road South may be designated Neighbourhood Shopping Area. (Clause lvi) added by OPA No. 144 - approved 99/01/26) (Clause lvi) amended by OPA No. 298 - approved 05/01/31)
1135 Adelaide Street North	lvii)	In the High Density Residential designation at 1135 Adelaide Street North, in addition to the uses permitted in the High Density Residential designation, Section 3.4.1., secondary uses of a limited size, including financial institutions, business service establishments, personal service establishments, studios and pharmacies may be permitted within the existing office building. (Clause lvii) added by OPA No. 147 - approved 99/02/19)
South Side of Oxford Street East at Gammage Street	lviii)	Notwithstanding the policies of section 4.3.6.ii), Location Criteria for Regional, Community and Neighbourhood Shopping Areas, lands located at the south side of Oxford Street at Gammage Street may be designated Community Shopping Area permitting a stand alone supermarket. (Clause lviii) added by OPA No. 142 - approved 99/04/22)
1744 Sunningdale Road West	lix)	In the Agriculture designation at 1744 Sunningdale Road West, located on the south side of Sunningdale Road West, approximately 400 metres west of Hyde Park Road, a consent to allow the severance of the existing non-farm residential unit with any accessory buildings from the larger agricultural parcel may be permitted provided that no new non-farm residential use may be developed on the larger retained parcel. (Clause xlvii) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
Woodhull Road Lime Kiln Drive Rural Settlement	lx)	Lands within the Rural Settlement designation located south of Lime Kiln Drive and east of Woodhull Road may be developed for the purposes of a rural estate residential subdivision provided that an environmental impact study is undertaken prior to the approval of the subdivision to determine measures for the protection and, if appropriate, enhancement of the environmental features shown on Schedule "B" within and abutting the Rural Settlement designation; and that the subdivision shall consist of large rural residential lots comparable to those on the north side of Lime Kiln Drive. (Clause lx) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
2701 Hyde Park Road	lxi)	In the Agriculture designation at 2701 Hyde Park Road located on the east side of Hyde Park Road, abutting the City boundary, one consent to sever the existing non-farm

		residential use from the larger agricultural parcel may be permitted. (Clause lxi) added by OPA No 88 - OMB Order No. 2314 - approved 99/12/23)
3557 and 3493 Colonel Talbot Road	lxii)	In the Urban Reserve - Community Growth designation at 3557 Colonel Talbot Road and 3493 Colonel Talbot Road on the west side of Colonel Talbot Road, north of the Southwinds subdivision: (a) a consent on each property to allow the severance of the existing non-farm residential dwelling with accessory buildings from the larger retained parcel will be permitted; and (b) the severance provided for in (a) will not preclude the construction of a new farm dwelling on the larger retained parcel on each property provided that the retained lands are being used for agricultural purposes and that the farm dwelling is located in such a way that it can be made part of a future overall urban development scheme for the retained parcel. (Clause lxii) added by OPA No. 88- OMB Order No. 2314 - approved 99/12/23)
9391 Elviage Drive	lxiii)	In the Agriculture designation that applies to a portion of the lands known municipally as 9391 Elviage Drive, in addition to other permitted uses, consents allowing residential infill may be permitted in accordance with the policies in Section 9.3. (Clause lxiii) added by OPA No. 88- OMB Order No. 2314 - approved 99/12/23)
South West Corner of Sunningdale Road and Highbury Avenue	lxiv)	(Clause lxiv) deleted by OPA No. 298 - approved 05/01/31)
1579 Oxford Street East / 30 and 35 Jim Ashton Street	lxv)	In the Neighbourhood Shopping Area designation at 1579 Oxford Street East, and in the Multi-Family, High Density Residential designation at 30 Jim Ashton Street and 35 Jim Ashton Street, in addition to the uses permitted by these land use designations, a range of service commercial and light industrial uses are allowed within the existing buildings including such uses as bakeries, building or contracting establishments, building supply outlets, commercial schools, manufacturing and assembly industries with related sales, support offices, warehouse establishments and wholesale establishments.

		(Clause lxv) added by OPA No. 160 - approved 99/06/26)
1329 Fuller Street	lxvi)	In the Low Density Residential designation on the lands located at 1329 Fuller Street, on the southwest corner of Fuller Street and Highbury Avenue, in addition to the uses permitted in the Low Density Residential designation, the following uses may be permitted: offices, medical/dental offices, personal service establishments, financial institutions, studios, commercial schools, clinics and video rental establishments. (Clause lxvi) added by OPA No. 159 - approved by OMB 99/07/07)
83 Centre Street and 86 Base Line Road West	lxvii)	In the Multi-Family, High Density Residential designation on lands located on the south side of Centre Street and on the north side of Base Line Road West, municipally known as 83 Centre Street and 86 Base Line Road West in the City of London, churches may also be permitted. (Clause lxvii) added by OPA No. 173 - approved 99/10/08)
Wetlands	lxviii)	See Section 10.1.3. lxxv) (Clause lxviii) deleted by OPA No. 298 - approved 05/01/31)
2313 and 2359 Westminster Drive	lxix)	(Clause lxix) added by OPA No. 176 - approved 99/11/19) (Clause lxix) deleted by OPA No. 298 - approved 05/01/31)
1350 Wharncliffe Road South	lxx)	Lands within the Urban Reserve - Industrial Growth designation, located on the south side of Wharncliffe Road South, north of Exeter Road, known municipally as 1350 Wharncliffe Road South, may be developed for the purposes of: an antique shop; a restaurant associated with an antique shop; a self storage building; general offices; and the sale of seasonal nursery and garden stock in legally existing buildings in addition to the uses permitted in the Urban Reserve - Industrial Growth designation. (Clause lxx) added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
North of Dingman Drive, South of Highway 401, West of Castleton Road and East of Wellington Road South	lxxi)	The area of the City of London south of Highway 401 is recognized as being largely industrial in nature. A portion of the lands south of Highway 401 have been designated for various commercial purposes. In the specific area designated Restricted Service Commercial bounded by Highway 401, Dingman Drive, and the westerly rear lot lines of existing commercial lots west of Wellington Road ("the Lands"), hotels and electronics stores with a size limitation may be permitted in addition to the permitted Restricted Service Commercial uses.

Lands are appropriate for service uses and a limited range of retail uses. For greater certainty, it is noted that the Restricted Service Commercial designation does not permit department stores, food stores, or general retail stores, and it is not intended that such uses be developed on the Lands. The Lands are not intended to serve a retail or service function that detracts from the retail and service functions of the Downtown, existing or planned Shopping Areas, or Commercial Policy Area designations located elsewhere in the City. Any proposed change in permitted uses on the Lands requiring an Official Plan Amendment and/or Zoning Amendment will be evaluated based on all of the following criteria:

(a) the proposed use(s) for the Lands must be compatible with the largely industrial nature of the surrounding area;

(b) the proposed use(s) for the Lands must be compatible with the largely industrial nature of the surrounding area;

(c) the proposed use(s) for the Lands must be compatible with the largely industrial nature of the surrounding area;

(d) full justification for the change in use must be provided, including analysis of existing pre-designated and pre-zoned opportunities for such uses, and all reasonable opportunities for redevelopment and retrofit of existing commercial land uses and buildings;

(e) Planning Impact Analysis will be undertaken in accordance with the provisions of Section 4.8 of the Official Plan;

All properties within the Lands will be served by a public road access extending south from Roxburgh Road to Dingman Drive. The final delineation and standards for this road will be subject to approval by the City. A plan of subdivision or site plan is required to ensure that access and servicing will be addressed in a comprehensive manner and to acceptable municipal standards.
(Clause lxxi) added by OMB Order No. 1843 - issued 98/07/21)
(Clause lxxi) amended by OPA No. 298 - approved 05/01/31)

Hyde Park Industrial Area

lxxii) The Hyde Park Industrial Area is defined as the area designated Light Industrial on the west side of Hyde Park Road, between Gainsborough Road and Fanshawe Park Road West.

In addition to a range of Light Industrial uses, the Hyde Park Industrial Area will accommodate commercial uses that are not primarily retail in nature. These commercial uses tend to have a quasi-industrial character including, large outdoor storage areas, impound areas with high fences, heavy equipment on-site, or large warehouse components that don't integrate well within streetscapes and neighbourhoods. These uses may also generate noise, vibration, emissions and other planning impacts beyond those that would be expected within a commercial land use designation.

Within the Hyde Park Industrial Area, the following uses will be permitted:

1. Light industrial and commercial uses that exhibit the features listed below:
   (a) Large outdoor storage areas.
   (b) Impound areas.
   (c) Large warehouse or components.
   (d) Storage, display, or parking of heavy equipment.
   (e) Noise, vibration or emission impacts that exceed those that are expected within a commercial context.
   (f) Large volumes of regular truck traffic.
   (g) Large structures that may have a negative visual impact, such as domes or large out-buildings.
2. Commercial recreation uses.

The following uses are not permitted within the Hyde Park Industrial Area:

1. Commercial uses intended for the Downtown, New Format Regional Commercial Node, Enclosed Regional Commercial Node, Community Commercial Node, Neighbourhood Commercial Node, and Main Street Commercial Corridor designations.
2. Commercial uses that are sensitive to noise, vibration, emissions, the visual impact of outdoor storage, and the other potential impacts that may be generated by uses in this area.

		The full range of uses described above will not necessarily be permitted on all sites within the Hyde Park Industrial Area.. (Clause lxxii) amended by OPA 587 – approved 2014/11/11)
Southeast Corner of Hyde Park and Fanshawe Park Road	lxxiii)	Deleted by OPA No. 332 - approved by MMAH 2005/04/07)
562 Waterloo Street	lxxiv)	Notwithstanding Policy 3.5.4. and 3.6.9., the existing office conversion at 562 Waterloo Street may be expanded by 50% of the existing Gross Floor Area.
Wetlands	lxxv)	The various wetlands identified on Schedule "B" - Flood Plain and Environmental Features, for the Uplands and Stoney Creek Community Planning Areas, have been identified as Locally Significant Class 4 - 7. Where the boundaries of these wetlands and/or wetland complexes have been established through an environmental study or an Environmental Impact Study, the land within these boundaries may be designated as Open Space on Schedule "A". All other portions of the wetland areas have been designated as Environmental Review until an Environmental Impact Study is completed. To determine the ultimate land use designations of the areas designated Environmental Review, the Environmental Impact Study shall be completed in accordance with Section 15.5.1. (Clause lxxv) added by OMB Order No. 1610 - issued 99/08/30 and by OMB Order No. 0337 - issued 00/03/08)
289 Wellington Road	lxxvi)	In the Low Density Residential designation at 289 Wellington Road, in addition to uses permitted in the Low Density Residential designation, offices and an animal hospital may also be permitted within the existing building.
123 Wortley Road	lxxvii)	In the Low Density Residential designation at 123 Wortley Road, in addition to uses permitted in the Low Density Residential designation, offices and personal services establishments may also be permitted within the existing building
Number not in use	lxxviii)	

Stoney Creek North Planning Area	lxxix)	(Clause lxxix) deleted by OPA No. 298 - approved 05/01/31)
Stoney Creek North Planning Area	lxxx)	In the Stoney Creek North Planning Area between Adelaide Street and Highbury Avenue, north of Sunningdale Road, where residential development is proposed for lands that abut actively farmed lands in the Township of Middlesex-Centre, consideration shall be given to measures in the zoning regulations and as conditions to plan of subdivision approval to mitigate possible impacts of normal agricultural practices on nearby residential uses, such as noise, dust, spray drift, and agricultural run-off, as well as potential impacts of urban development on agricultural operations, such as trespass or refuse dumping.
South West Corner of Westdale Avenue and Wharncliffe Road	lxxxi)	A small scale Home Improvement and Furnishing Store is permitted within the existing office building.
Hyde Park Road/ Sunningdale Road	lxxxii)	In the Open Space designation, the six properties located on Sunningdale Road and Hyde Park Road will be considered through the Zoning Amendment process for secondary land uses under the Multi-Family Medium Density Residential designation including funeral homes, office conversions and commercial recreation facilities. (OPA 150-LON-Clause lxxxii) added by OMB Order No. 0326 - issued 00/03/06)
1152 Fanshawe Park Road East	lxxxiii)	(Clause lxxxiii) added by OPA No. 131- OMB Order No.2015 - issued 99/11/01) (Clause lxxxiii) deleted by OPA No. 298 - approved 05/01/31)
1171, 1175, 1193, 1203 and 1215 Sunningdale Road East	lxxxiv)	In the designated multi-family medium density residential located at 1171, 1175, 1193, 1203 and 1215 Sunningdale Road East notwithstanding policies of Section 3.3.1., neighbourhood commercial uses may be permitted subject to a market needs study to the satisfaction of the Commissioner of Planning, prior to zoning approval. (Clause lxxxiv) added by OPA No. 131- OMB Order No. 0143 - issued 00/02/03) (Clause lxxxiv) amended by OPA No. 298 - approved 05/01/31) (Clause lxxxiv) amended by OPA No. 374 - approved 2005/11/21)

2135 Highbury Avenue North	lxxxv)	In the designated Multi-Family Medium Density Residential located at 2135 Highbury Avenue North, notwithstanding the policies of Section 17.2.4., church, school and day care uses may be permitted on private temporary water and sewerage systems prior to full municipal services which will be utilized when made available. (Clause lxxxv) added by OPA No. 131- OMB Order No. 0143 - issued 00/02/03) (Clause lxxxv) amended by OPA No. 298 - approved 05/01/31)
River Bend Phase 1 Lands	lxxxvi)	Notwithstanding policies of the Low Density Residential designation to the contrary, apartment buildings may be permitted in the Low Density Residential designation within the River Bend Phase 1 lands. Apartment buildings: may not exceed 27 metres (88.5 ft.) in height; may only be located in an area central to the planned Phase 1 development; and, will be limited in the total number of units such that the overall density of the Phase 1 development does not exceed 30 units per hectare (12 units per acre) of the residentially designated land area. (Clause lxxxvi) added by OPA No. 121, as modified by the O.M.B., Decision/Order No. 0852 - issued June 7, 2000.)
350 and 356 William Street and 545, 551 and 556 King Street	lxxxvii)	In the Office/Residential Area designation at the southeast corner of William Street and King Street, municipally known as 350 and 356 William Street and 545, 551 and 563 King Street, in addition to the uses permitted in the Office/Residential Area designation, Section 5.3.1, a funeral home may be permitted as a free-standing use. (Clause lxxxvii) added by OPA No. 213 - approved 01/03/05
254 Gideon Road	lxxxviii)	In the Agriculture designation on lands located at the read portion of 254 Gideon Road, north-east corner of Elviage Drive and Woodhull Road, due to the site configuration and lack of suitability for modern farming practices, a severance to create a rural estate lot for a non-farm dwelling may also be permitted. (Clause lxxxviii) added by OPA No. 218 - approved 01/05/07)
South Side of Horton Street, Wharncliffe Road South and Johnston Road	lxxxix)	Small scale, low profile office uses with limited secondary accessory uses are permitted in the low Density Residential designation. (Clause lxxxix) added by OPA No. 216 - approved 01/04/17)
827 Nadine Avenue	xc)	In the Multi-Family, Medium Density Residential Designation of lands located at 827 Nadine Avenue, a small scale,

		specialty retail store to a maximum floor area of 139.35 square metres (1,500 square feet) in an existing building may be permitted in addition to the uses permitted in the designation. (Clause xc) added by OPA No. 224 - approved 01/08/07)
117 Pond Mills Road	xci)	In the Multi-Family, High Density Residential designation on lands located at 117 Pond Mills Road and including the portion to be severed, the 0.23 hectare (.69 acre) parcel may be severed into two parcels and the construction of a new single detached dwelling on the retained parcel is permitted. (Clause xci) added by OPA No. 229 - approved 01/11/16)
Lands North of Shore Road East of Westdel Bourne	xcii)	Notwithstanding the policies of the Community Facility designation, District Parks may be permitted in the Community Facility designation within the River Bend Community Planning area. The located of uses permitted in the Community Facility designation will be determined through a comprehensive facilities planning and design exercise. (Clause xcii) added by OPA No. 222 - issued 01/11/29, OMB File No. O010143, Decision Order No. 1958 - Approval Authority File No. O-5998)
6100 White Oak Road	xciii)	On those lands designated Open Space in Schedule "A", Land Use, to the Official Plan for the City of London, permitted uses are limited to a cemetery and agricultural uses. Structures related to the cemetery use such as a place of assembly, mausoleum, or crematorium is prohibited. (Clause xciii) added by OPA No. 239 - issued 2004/12/24, OMB File No. O020165, Decision Order No. 1972 - Approval Authority File No. PL020066)
Northwest Corner Dowell Drive/White Oak Road	xciv)	In the Light Industrial designation at the northwest corner of Dowell Drive and White Oak Road, in addition to uses permitted in the Light Industrial designation, a Landscape Supply Outlet may also be permitted. (Clause xciv) added by OPA No. 241 - approved 01/12/03)
3924 Colonel Talbot Road	xcv)	In the Urban Reserve - Community Growth designation at the north-easterly quadrant of the lands described as 3924 Colonel Talbot Road Pt. Lt. 73, in addition to the Agriculture permitted uses, a church use on a lot comprising approximately 12 hectares (30 acres), and on a private septic system may also be permitted until such time as municipal sanitary and storm water services are available to the subject property; at which time the church use will be required to connect to municipal services. (Clause xcv) added by OPA No. 258 - approved 02/09/03)

651 Windermere Road	xcvi)	In the Multi-Family, High Density Residential designation at 651 Windermere Road, a personal service establishment and medical/dental office are additional permitted uses subject to a gross floor area limitation of 500 m^2 (5,382 s.f.). (Added by OPA No. 259 - approved 02/10/21)
9120 Elviage Drive	xcvii)	In the Agricultural and Environmental Review designations at 9120 Elviage Drive that, a consent to allow the severance of the existing single detached dwelling from the existing parcel may be permitted provided that no new residential use may be developed on the larger retained parcel.
2519 Fanshawe Park Road East	xcviii)	In the Open Space designation at 2519 Fanshawe Park Road East, in addition to the uses permitted in the Open Space designation, the following policies apply: (a) A limited range of "dry" uses such as manufacturing and assembly activities within enclosed buildings; warehouse and wholesale establishments may be permitted subject to Policy 17.2 of this Plan; (b) A limited range of uses that compliment industrial uses in the area such as building or contracting establishments and support offices may also be permitted; (c) In addition to the uses permitted within the Open Space designation, a public and/or private training facility may also be permitted; (d) Existing uses will be recognized in the Zoning By-law. New uses will be considered on the basis of a site specific zoning by-law amendment application; (e) The maximum gross floor area permitted on the site is 5574 square metres (60,000 square feet); (Changed by OPA 317, approved on 04/04/19) (f) The types of uses shall be limited based on their impacts on the ground water recharge function of this area. (Added by OPA No. 268 - approved 03/02/17)
734 Wellington Street	xcix)	In the Multi-Family, Medium Density Residential designation at 734 Wellington Street, an office conversion may also be permitted notwithstanding the provisions in policy 3.6.9. of the Official Plan. (Added by OPA No. 272 - approved by the OMB 03/07/17)
1132 Richmond Street	c)	In the Low Density Residential designation at 1132 Richmond Street the following uses may be permitted in the existing buildings; a bed & breakfast with a maximum of 10

rooms, an office conversion, dwelling units, and small-scale, low-impact specialty retail uses limited to 50% (a maximum of 111 sq m/1,195 sq ft) of the ground floor of the existing dwelling.

North Longwoods Community	ci)	The following policy applies to the lands bounded on the north by Southdale Road E, the west by Wharncliffe Road S, the south by the future Bradley Avenue extension, and on the east by White Oak Road, in keeping with the North Longwoods Area Plan, as adopted pursuant to Section 19.2.1. of the Official Plan, as a guideline document for the review of development applications. Within this area, the primary permitted uses for future re-zonings of the lands designated "Restricted Service Commercial" and "Light Industrial" within a 300 metre area of influence of 3280 and 3300 White Oak Road shall restrict manufacturing and processing uses and range of uses to Class I category consistent with MOE guidelines, and shall prohibit sensitive land uses for any building or associated amenity area (i.e. may be indoor or outdoor space) which is not directly associated with the industrial use, where humans or the natural environment may be adversely affected by emissions generated by the operation of a nearby industrial facility. Such uses include, but are not limited to, the building or amenity area that may be associated with residences, senior citizen homes, schools, day care facilities, hospitals, churches and other similar institutional uses, campgrounds, assembly hall, clinic, commercial recreation establishment, emergency care establishment, funeral home, medical/dental office, private club, convenience service establishment, convenience store, financial institution, florist shop, personal service establishment, restaurant, video rental establishment, park, hotel and motel. In the absence of a compatibility study which meet Ministry of Environment guidelines, the potential area of influence is 300 metres from the front yard building setback for the properties located at 3280 and 3300 White Oak Road until such time as the incompatible use ceases to exist. The area of influence has been mapped and included in the North Longwoods Area Plan. For Class I industrial uses, there must still be adequate separation, mitigation and/or buffering measures during detailed draft plan of subdivision approval, site plan approval or Zoning By-law amendments to prevent or eliminate adverse effects on any sensitive land uses in the vicinity. Also, residential subdivisions shall be developed in phases so that the maximum possible separation distance

		between areas of residential development and the existing Class III industrial use is maintained. Reduction of the 300 metre area of influence will only be supported by a study acceptable to the Ministry of Environment and the City of London. (Added by OPA No. 290 - approved by the OMB 03/08/10)
4511 Scotland Drive	cii)	In the Agriculture designation at 4511 Scotland Drive, a consent to allow for the severance of the existing residential dwelling unit with any accessory buildings from the larger agricultural farm parcel may be permitted provided that no new residential dwelling may be developed on the larger retained parcel. (Added by OPA No. 301 - approved by the OMB 03/10/06)
180 Ann Street	ciii)	An automobile sales and service establishment is permitted on the lands designated Multi-Family High Density Residential. (Added by OPA No. 308 - approved by the OMB 04/01/19)
5067 Cook Road, the northerly portion of 5221 Cook Road, Con Gore E Pt Lot 10 and Con Gore W Pt Lot 10	civ)	In the Agriculture designation located at 5067 Cook Road, the northerly portion of 5221 Cook Road, Con Gore E Pt Lot 10 and Con Gore W Pt Lot 10, in addition to the uses permitted in the Agriculture designation, a pollution control plan may also be permitted subject to the following provisos: i) the primary tanks at the facility shall be covered; ii) no incineration of biosolids shall occur at this site for a minimum of 20 years after start-up of the plant; and iii) any expansion of this facility beyond its initial 4MIGD capacity will be subject to an Environmental Assessment which includes a full public review. (Added by OPA No. 279 - approved by the OMB 03/05/05)
3700 Colonel Talbot Road Pt. Lt. 74	cv)	In the Urban Reserve - Community Growth designation on the north-westerly corner of the lands described as 3700 Colonel Talbot Road Pt. Lt. 74, in addition to the Agriculture permitted uses, a church use on approximately 3.2 hectares (8 acres) may also be permitted on a private septic until such time as municipal sanitary and storm water services are available to the subject property; at which time the church use will be required to connect to municipal services. (Subsection cv) added by OPA 302 approved on 04/04/22)
4645 Wellington Road South	cvi)	In the Light Industrial designation located at 4645 Wellington Road South, in addition to uses permitted in the Light Industrial designation, a residential and other source recycling facility including wood recycling, a waste transfer

station not including hazardous waste, an in-vessel composting facility and a channel composting facility are permiited.
(Subsection cvi) added by OPA 315 approved on 04/04/05)

3123 Westminster Drive	cvii)	In the Agriculture designation at 3123 Westminster Drive, the creation of one additional non-farm residential lot may be permitted. (Subsection cvii) added by OPA 326 approved on 04/05/07)
Airport Road South Industrial Area Plan	cviii)	

Location:	The Airport Road South Planning Area is bounded by the Thames River (South Branch) to the north, the Highway 401 corridor to the south, the City of London / Municipality of Thames Centre boundary to the east and Old Victoria Road to the west
Vision:	In the Airport Road South Planning Area it is expected that these lands will develop as a high quality, well designed prestige industrial / business park area with a high standard of building and site design that is sensitive to the natural environment and promotes economic growth and energy efficiency for the City. All development shall be in compliance with the City of London Urban Design Guidelines for the Airport Road South Planning Area.
Design Concept	Areas adjacent as Light Industrial will also accommodate the traditional light manufacturing and warehousing types of uses, however consideration will be given to how uses can be clustered within the overall development scheme to enhance functional and visual compatibility. Some commercial development may be permitted on portions of Bradley Avenue and Hamilton Road to provide the opportunity for business services to locate in close proximity to the various industries and employers in the business park. Lands designated as Light Industrial will also accommodate the traditional light manufacturing and warehousing types of uses, however consideration will be given to how uses can be clustered within the

overall development scheme to enhance functional and visual compatibility. Some commercial development may be permitted on portions of Bradley Avenue and Hamilton Road to provide the opportunity for business services to locate in close proximity to the various industries and employers in the business park.

The lands north and east of Hamilton Road and west of Airport Road are proposed as an area of Office Business Park. This area is expected to develop as a prestige office business park area with a high standard of building and site design that is sensitive to the natural environment and promotes economic growth and energy efficiency for the City of London. The Hamilton Road frontage within this area may be zoned for other secondary commercial uses allowed within the Office Business Park designation. Such uses will be subject to site plan controls to achieve compatibility with the design concept for the Office Business Park.

While the Airport Road South Planning Area has not been identified as a preferred location for uses that are normally directed to the General Industrial designation, there may be future proposals to locate a general industrial type of use within this Planning Area. A use that would require a general industrial zone may be considered without amendment to the Official Plan, if, in the opinion of Council, it is a major industry offering significant employment opportunities and can be accommodated at a location that does not diminish the ability to achieve the design concept in other portions of the planning area. Such uses will not be considered west of Airport Road.

Existing rural residential development will be protected from industrial development in accordance with MOE Guidelines. (Subsection cviii) added by OPA 335 on 04/08/03)

1020 Wonderland Road South	cix)	In the Southdale/Wonderland Commercial Policy Area applicable to 1020 Wonderland Road South, in addition to the uses permitted in the Southdale/Wonderland Commercial Policy Area, Section 4.3.2, a self-storage establishment may also be permitted. (Subsection cix) added by OPA 344 on 04/12/06)
151 Travelled Road	cx)	In the Rural Settlement designation at 151 Travelled Road, severance or intensification may occur upon the lands in conformity with the Rural Settlement Policies of the Official Plan in accordance with the access standard described in the Ontario Ministry of Natural Resources, "Natural Hazards Training Manual Provincial Policy Statement - Public Health and Safety Policies 3.1" dated January 1997, and where safe access to the property can be established. (Subsection cx) added by OPA 298 - approved 05/03/31)
1152 Fanshawe Park Road East	cxi)	In the Multi-Family, Medium Density Residential designation on lands located at 1152 Fanshawe Park Road East, in addition to the uses permitted in the designation, additional permitted uses include: a) small-scale offices within an existing building, not exceeding 186 square metres; b) a men's retail clothing store, to a maximum floor area of 186 square metres. (Clause cxi) added by OPA No. 298 - approved 05/01/31)
Sunningdale Road W. between Richmond Street and Wonderland Road North	cxii)	The intent of this policy is to facilitate land acquisition for the widening of Sunningdale Road West to its ultimate required width while avoiding disturbance of the existing golf course operations on the north side of the road. When the lands owned on the south side of Sunningdale Road West develop, the City may, in cooperation with the landowner, consider acquiring all of the required road widening dedications for both sides of the road, from land owners on the south side of Sunningdale Road West. The acquisition of half of the total road widening would be by land dedication. The means of acquisition of the remainder of the required road widening would be subject to an agreement negotiated between the landowner(s) and the City, and may involve dedication and/or reasonable compensation for the lands. The land acquisition would be subject to the necessary curve radii adjustments and the completion of any required Environmental Assessment. Any such agreement would be negotiated between the landowner(s) and the City at the time of approval of the first development application on lands on either side of the road abutting the require shift in the

		centerline and the agreement will provide for the future acquisition of all of the lands required to complete the realignment. (Clause cxii) added by OPA No. 354 - approved 05/04/05)
Sunningdale North Planning Area - Medway Creek Corridor	cxiii)	This policy applies to any expansion of the existing golf course operation within the study of distances specified in Table 15.1. of this Plan, of the Medway Creek Significant Stream Corridor or lands adjacent to the Corridor that are designated Woodlands, Vegetation Patches Outside ESA's and Wetlands, or ESA on Schedule "B" of this Plan within the Sunningdale North Area Plan. Prior to such expansion, an EIS shall be prepared for the Medway Creek Significant Streams Corridor and related upland ecological system within the Area Plan. The recommendations of the EIS may include changes to the limits or interior characteristics of the Dry-Fresh Sugar Maple-White Ash Deciduous Forest and the Willow Mineral Deciduous Forest and the Willow Mineral Deciduous Swamp on the north and south ends of the Planning Area, identified as FOD5-8 and SWD4-1 in the Natural Heritage Study Addendum (Stantec Consulting Ltd., July, 2004) provided adequate compensation is provided, including the implementation of vegetation management practices and significant renaturalization, that will provide a net benefit to the riparian and terrestrial condition of the valley lands and associated upland woodlots to the satisfaction of the City of London and the Upper Thames River Conservation Authority. (Clause cxiii) added by OPA No. 354 - approved 05/04/05)
Number not in use	cxiv)	
Number not in use	cxv)	
Number not in use	cxvi)	
Number not in use	cxvii)	
Number not in use	cxviii)	
Bostwick East Area Plan	cxix)	Applications for (re)development approvals for lands along Wharncliffe Road S will be required submit an access management plan for their development to justify the location of their access arrangement(s) and taking into consideration surrounding lands on both sides of Wharncliffe

Road S as part of the review. The approved recommendations of the access management plan shall be incorporated into the subdivision and development agreements, where applicable.
(OPA 380- approved OMB Decision December 11, 2007)

It is recognized that the servicing of development within the Bostwick East planning area is tributary to the permanent Wonderland pumping station and is pumped to the Greenway Pollution Control Plant. The timing of services required to support growth in this area will be identified though the current Development Charge Study and current Growth Management Implementation Study (GMIS).The City reserves the right to limit new development in this area in accordance with policies in force at the time. As such, in conjunction with approvals for the future subdivision and rezoning of the subject lands, a holding provision will be applied relating to the provision of adequate municipal services, recognizing that limitations on development may be applied to avoid an over-allocation of committed capacity in the Greenway Pollution Control Plant or the sanitary sewage conveyance system. (OPA 597)

Traffic volume on Southdale Road W is currently at capacity during peak periods. In order for development to occur in the Bostwick East planning area, Southdale Road W is required to be widened to provide additional capacity; or the development will be required to utilize the alternative access via the Bradley Avenue extension. Given that widening and intersection improvements by the City of London are not forecasted or budgeted within the five (5) year time frame, a holding provision for development on the lands within the Bostwick East planning area may be applied until the Southdale Road W is widened to provide additional capacity; or alternatively, the extension of Bradley Avenue has been constructed to accommodate the traffic capacity from the Bostwick East planning area.

The objectives for urban design in the Bostwick East Area Plan will provide the basis for (re) development in the planning area. Consideration will be given for incorporating gate-way street amenities, such as street furnishings, vegetation and landscaping, benches, bike paths, signs and banners where possible.
(Clause cxix) added by OPA No. 358 - approved 05/06/13)

For the approximately 7.7 ha (19 acres) of land located on the south side of Southdale Road West and west of Wharncliffe Road South, municipally known as 99 Southdale

		Road West, which is designated Open Space and Multi-Family Medium Density Residential, the owner shall dedicate to the City and the City shall acquire from the owner as public parkland dedication .72 ha (1.8 acres) of land designated as Open Space. Should the City desire to acquire additional land from the owner for open space or park purposes, Municipal Council may acquire such additional lands by purchase, expropriation, or donation pursuant to section 16.3.1 of the Official Plan. (amended by OPA 380-OMB Dec 11, 2007)
550 Southdale Road East	cxx)	In the Multi-Family, Medium Density Residential designation at 550 Southdale Road East, a personal service establishment may also be permitted within the existing residential dwelling, limited to 50 square metres on the main floor. (Clause cxx) added by OPA No. 363 - approved 05/07/25)
185 Horton Street East	cxxi)	In the Arterial Mixed Use District designation at 185 Horton Street East, a residential apartment building with a maximum density of 160 units per hectare (64 units per acre) may be permitted. (Clause cxxi) added by OPA No. 372 - approved 05/11/7)
Dingman Drive Planning Area	cxxii)	The following policy applies to the lands bounded on the north by Exeter Road, the west by White Oak Road, the south by Dingman Drive, and on the east by Highway 401. Within this area, all applications for zoning amendment for future industrial uses will need to be reviewed using the Ministry of the Environment (MOE) guidelines, to determine type of industrial use and its potential impact on adjacent sensitive land uses. Additional studies may be requested and reviewed by the City of London to assess the impacts of new industrial development with respect to: noise, dust, odour, vibration, impact on surface or groundwater quality, and any other study the City may deem is necessary. The MOE guidelines will ultimately determine the minimum distance separation from the sensitive land use and the industrial use, depending on Class of Industrial Facility, any on-site industrial controls which may enable an industry to be categorized as a lesser class, or restrictions on the type of facilities which can locate in the vicinity of sensitive land uses. Portions of the General Industrial lands located at 3544 Dingman Drive are shown on Schedule "B" as being within the Flood Line. Development shall be permitted on the lands

		in this constrained area only upon approval of the Upper Thames River Conservation Authority. As a result of filling to approved grades in this area, Schedule "B" may be modified by a technical Official Plan Amendment to reflect a revised Flood Line. (O.P.A. No. 364 - 2005/08/29)
Mount St. Joseph	cxxiii)	In the Community Facilities designation at 1486 Richmond Street, at the southeast corner of Richmond Street and Windermere Road, in addition to the uses permitted by the Community Facilities designation, apartment buildings, hotels, offices, laboratories, and commercial uses including convenience stores, eat-in restaurants, financial institutions, florist shops, gift shops, personal service establishments, pharmacies, and post offices, but not necessarily secondary, ancillary or related to the main use may also be permitted within the existing buildings. Offices shall be limited to a medium scale, consistent with policies related to office uses outside the Downtown. Commercial uses shall be limited in scale such that the institutional character of the property is maintained. All permitted uses are limited to the existing buildings. (Clause cxxiii) added by OPA No. 367 - approved 2005/09/19)
Westerly Portion of 212 North Centre Road	cxxiv)	In the Multi-Family, Medium Density Residential designation located on the westerly portion of 212 North Centre Road (approximately 0.6 hectares, with a frontage of approximately 66 metres), on the northeast corner of Richmond Street and North Centre Road, an apartment hotel may also be permitted. (Clause cxxiv) added by OPA No. 355 - approved 2005/04/18)
2156 Highbury Avenue North	cxxv)	In the Agriculture and Open Space designations on the lands municipally known as 2156 Highbury Avenue North (Part Lot 8, Concession 5), in addition to the uses permitted in the Agricultural and Open Space designations, a place of worship will also be permitted within the existing building. (OPA 692 - C.P.-1284(uk)-41)
774 Baseline Road East	cxxvi)	In the Office Area designation located at 774 Baseline Road East, a hotel may be permitted in addition to the uses permitted in the designation. (Clause cxxvi) added by OPA No. 351 - approved 2005/03/07)

119 Wortley Road	cxxvii)	In the Low Density Residential designation at 119 Wortley Road a wellness centre may be permitted within the first and second storey of the existing building; an addition to result in a total floor area on the site (existing building plus additions) of no more than 529 m2 (5,694 sq.ft.) will also be permitted. (OPA No. 398)
1457 Wilton Grove Road	cxxviii)	In the Agriculture designation at 1457 Wilton Grove Road, a restaurant use oriented to the intersection of Wilton Grove Road and Highbury Avenue may be permitted. (OPA No. 347- approved 2005-02-21)
1927 Richmond Street and lands to the west and north of 1967 and 1985 Richmond Street North	cxxix)	The lands designated Multi-Family, Medium Density Residential west, north and south of 1985 and 1967 Richmond Street North serve an important function. They provide a transition between the high density residential lands at 1985 and 1967 Richmond Street North and the existing, and planned, low density residential uses to the west and south of these lands. (OPA 409 as modified by the OMB June 26, 2007)
552 & 556 Wonderland Road North	cxxx)	In the Multi-Family Medium Density Residential and Low Density Residential designations at 552 and 556 Wonderland Road North respectively, a self-storage establishment may be permitted. (OPA No. 422 approved 2007-06-11)
East Side of Crumlin Road Area between Trafalgar Street and the CNR Tracks	cxxxi)	In the Rural Settlement designation located along the east side of Crumlin Road between Trafalgar Street and the Canadian National Railway lands, and along Gore Road Between Crumlin Road and the Crumlin Drain/Waubaro Creek, lot creation shall be considered, in addition to Policies 9.3.4 and 19.7 as well as any other applicable Policy, on the basis of the following: 1. the lot area shall be a minimum of one hectare and the Frontage of all new lots must be on Crumlin Road and/or Gore Road; 2. the limits of development shall be determined by: a) an environmental impact study for the lands designated Environmental Review and Open Space along the Crumlin Drain and Waubaro Creek; b) application of minimum distance separation policies to achieve land use compatibility with agricultural uses; and c) application of Ministry of Environment guidelines to achieve land use compatibility with Industrial uses;

		and 3. a zoning by-law amendment application may be required. (OPA 370, OMB Decision date Jan 24, 2008)
247 Epworth Avenue	cxxxii)	In the Low Density Residential designation of lands located at 247 Epworth Avenue, in addition to the uses permitted in rhe low Density Residential designation, regional facility uses, with the Exception of parking structures, may be permitted in the existing building. (OPA 433- approved January 21, 2008)
333 and 337 Southdale Road East	cxxxiii)	In the Multi-Family, Medium Density Residential designation at 333 and 337 Southdale Road East, low-rise residential apartment building with a maximum density of 119 units per hectare (48 units per acre) may be permitted. (OMB approved- April 15, 2008 issue date, OPA 428)
300-320 Marconi Gate	cxxxiv)	In the Neighbourhood Shopping Area designation at 300-320 Marconi Gate, in addition to the uses permitted in the Neighbourhood Shopping Area designation, a self-storage Establishment may also be permitted. (OPA 439 passed by Council March 31, 2008)
1111 Elias Street	cxxxv)	In the General Industrial designation at 1111 Elias Street non-industrial office space and accessory warehouse space may be permitted within the existing building resulting in a total maximum gross floor area of 2,130 m2 (22,927 sq.ft.) of non-industrial office use in association with no less than 560 m2 (6,000 sq.ft.) of warehouse use. (OPA 443)
981 & 983 Wonderland Road	cxxxvi)	In the Auto-Oriented Commercial Corridor designation applicable to 981 & 983 Wonderland Road South, in addition to the uses permitted in the Auto-Oriented Commercial Corridor designation, a small-scale supermarket and a limited amount of retail space with a maximum gross floor area of 996m^2 (10,721sq.ft.) may also be permitted (OPA 369, Decision/Order No: 1323, Issue Date: May 5, 2006- Deleted as per OPA 537 July 24, 2012) (Updated as per OPA 537 July 24, 2012)
123 Wortley Road	cxxxvii)	In the Low Density Residential designation at 123 WortleyRoad a wellness centre may be permitted within the first storey of the existing building, resulting in a total maximum gross floor area of 247 m2 (2,659 sq.ft.). This policy does not allow for expansions or additions to the existing building for the wellness centre. (OPA 448)

920 Wilton Grove Road	cxxxviii)	In the Light Industrial designation at 920 Wilton Grove Road, the headquarter offices of a charitable organization may be permitted on the existing property. Such uses as training and conference facilities and public education programs associated with the charitable office uses, and assembly hall uses may also be permitted. The division of the land to permit the establishment of a separate charitable institution on the site shall be discouraged. (OPA 450)
City Landfill Site	cxxxix)	In the Agriculture designation located at 3502 Manning Drive, in addition to the uses permitted in the Agriculture designation, a municipal waste disposal facility may also be permitted. Also, the Agriculture designation on a portion of the site located at 3438 Manning Drive, in addition to the uses permitted in the Agriculture designation, a leachate pre-treatment/liquid waste facility may also be permitted. (OPA 457)
1811 & 1817 Commissioners Road East	cxl)	In the Urban Reserve designation on the lands municipally known as 1811 and 1817 Commissioners Road East, legally described as Part Lot 10, Concession 1, Geographic Township of Westminster, a consent to allow the severance of one existing single detached residence and accessory buildings from an existing farm parcel may be permitted. (OPA 469)
5044 Wellington Road South and 2889 Westminster Drive	cxli)	In the Agricultural designation at 5044 Wellington Road South and 2889 Westminster Drive, a consent to allow the severance of the church use at 2889 Westminster Drive from the larger 9.2 hectare agricultural parcel at 504 Wellington Road South may be permitted. (OPA 471)
180 Mill Street	cxlii)	In the Multi-Family, High Density Residential designation at 180 Mill Street, commercial parking is permitted as a level in an underground structure, limited to 135 spaces total. (OPA 491)
344, 346, 348 and 350 Ridout Street South and 403 and 407 Chester Street	cxliii)	In the Low Density Residential designation at 344, 346, 348 and 350 Ridout Street South and 403 and 407 Chester Street community-serving uses comprising of: small retail stores; food stores; pharmacies; convenience commercial uses; personal services; small scale restaurants; financial institutions; service oriented office uses; existing professional offices; medical dental offices; community facilities, such as libraries or day care centres; service and repair shops, attached dwelling units; and similar uses that draw customers from a neighbourhood – scale trade area are permitted. (O.P.A. 496)

Commissioners Road East at Highbury Avenue	cxliv)	In the Community Commercial Node designation at 1200 Commissioners Road East, additional office uses will be permitted up to an additional 2923 square metres, up to a maximum gross floor area (G.F.A) of 5,000 m2 (53,921 sq.ft.) provided that the additional office uses can be contained within the existing central building of the Pond Mills Square.(O.P.A. 505)
	cxlv)	In the General Industrial designation of lands located at 1100 and 1108 Dundas Street, in addition to the uses permitted in the General Industrial designation, office uses will be permitted in existing buildings, excluding medical/dental offices and clinics, with a maximum aggregate gross floor area of 8,732 m2 (94,000 sq. ft.), recognizing the uniqueness of this location along a major corridor in London leading to the Old East village and Downtown and to include a limited amount of commercial uses including convenience stores, financial institutions, restaurants, and personal service establishments, but excluding pharmacies, not exceeding a total of 1,000 m2 (10,764 square feet).(OPA 512)
Piccadilly Area Neighbourhood	cxlvi)	In all designations in the Piccadilly Area Neighbourhood, bounded by Wellington Street, Oxford Street East, Adelaide Street North, and the Canadian Pacific Railway in the City of London, the expansion of private schools and the establishment of new private schools shall be permitted only on those properties that were zoned to permit private schools on the date of adoption of the Piccadilly Area Neighbourhood policy, and on 701/703 Waterloo Street, 719 Waterloo Street, 311 Oxford Street East and 711 Colborne Street, subject to an amendment to the Zoning By-law if necessary. (Added by OPA 515 Jan 31/12)
550 Kingsway Avenue and 572 Wonderland Road North	cxlvii)	In the Low Density Residential designation at 550 Kingsway Avenue and 572 Wonderland Road North, a professional office and a medical/dental office in conjunction with one dwelling unit may be permitted in a new building that shall replace the existing structures on the property. (Added by OPA 516 Feb 21/12)
73, 77, 81, and 91 Southdale Road East and 3021 and 3033 White Oak Road	cxlviii)	In the Neighbourhood Commercial Node designation at Southdale Road East/ White Oak Road automobile sales and service use along the frontage of the Southdale Road East corridor to a maximum depth of 50m may also be permitted. (Added by OPA 530, June 12, 2012)

75 Blackfriars Street	cxlix)	In the Low Density Residential designation at 75 Blackfriars Street, medium scale office uses, and a gymnasium as an accessory use to a permitted Office use, may be permitted within the existing building with a maximum total gross floor area of 2,555m^2 for all Offices and Gymnasium uses and a maximum total gross floor area of 1,300m^2 for all Medical/dental offices and Medical/dental laboratories. (OPA 536)
1351 and 1357 Hyde Park Road	cl)	In the Main Street Commercial Corridor designation applied to the west portion of 1351 and 1357 Hyde Park Road an automobile repair garage may also be permitted. (OPA 550)
176 and 184 Rectory Street	cli)	In the Low Density Residential designation at 176 and 184 Rectory Street a 'Repair and Rental Establishment' may also permitted in the existing buildings. (OPA 527)
600 and 650 Industrial Road	clii)	In the Light Industrial designation of lands located at 600 and 650 Industrial Road, in addition to the uses permitted in the Light Industrial designation, an aggregate gross floor area of 5000 m2 (53,821 sq.ft.) of office use may be permitted, recognizing the uniqueness of this location at the entrance to the London International Airport, as a major gateway into the City of London, and its location at the intersection of the Veterans Memorial Parkway and Oxford Street East. (OPA 486)
940 and 956 Wharncliffe Road South	cliii)	On that portion of 940 and 956 Wharncliffe Road South fronting on Wharncliffe Road South which is roughly rectangular and has an approximate average depth from Wharncliffe Road South of 156 metres and an approximate width of 77 metres, a food store shall only be permitted in existing buildings. (OPA 592)
1156 Dundas Street - Former McCormick's Factory Site	cliv)	The following special 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 general Multi-Family, Medium Density Residential 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 proposed form of development addressing the criteria of Section 3.2.3, the Urban Design Principles in the McCormick Area Secondary Plan, and the Urban Design Guidelines for the McCormick Factory Site. A height of up to 5 storeys may be permitted on the western half of the subject site fronting McCormick Boulevard without a bonus zone. A maximum height of 3 storeys may be permitted on the eastern half of the subject site fronting

		Ashland Avenue to provide a transition between the existing Low Density Residential designation on the east side of Ashland Avenue. A western extension of Gleeson Street will be required to be constructed and dedicated at no cost to the City between Ashland Avenue and McCormick Boulevard to provide access to the subject site and allow for the development of single detached dwellings to the north. Cluster townhouses will be permitted on the frontage of the Gleeson Street extension and a parkland dedication with a minimum frontage and depth of 25 metres will be required at the southeast corner of McCormick Boulevard and the future extension of Gleeson Street. (OPA 630)
West Five" lands bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road	clv)	The following policies apply to the "West Five" lands bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road, and designated as Multi-family, High Density Residential, Multi-Family, Medium Density Residential, and Community Commercial Node. **Vision** – The West Five community will consist of a mixture of uses - office, retail, residential and public spaces. It is to be a model of "smart" community design incorporating significant energy saving and renewable initiatives, to promote a healthy and sustainable lifestyle. Its success will be achieved by establishing unique architecture, aesthetically pleasing public spaces and vistas, and identifiable landmarks and focal points. **Built Form** - West Five will be compact in form, and contain a mix of low-, mid- and high-rise development. There will be transition of building height and mass with the tallest buildings located at the intersection of Oxford Street and Kains Road, and centred on Riverbend Road and The Linkway, gradually transitioning to lower heights to the north. The vision for West Five contemplates a variety of building typologies, including townhouses, apartments, several commercial formats, office buildings and multi-storey mixed use buildings. The scale and orientation of these built form typologies around a modified grid road network reflects a logical and traditional neighbourhood design pattern. Buildings will generally be oriented to the street to create a vibrant pedestrian-oriented atmosphere that supports transit services. Minimum and maximum setbacks, building heights and other regulations may be implemented in the Zoning By-law to achieve the desired built form. **Density** - The overall residential density of the entire West Five area will not exceed an approximate density of 65 units per hectare, or a total of 2,000 residential units maximum.

The appropriate density of individual developments within the area may be further defined in the Zoning By-law.

Scale and Form of Commercial Uses - The total retail gross floor area permitted in the West Five Special Policy Area will be 30,000 square metres. Gross floor area permitted for retail uses does not include office uses, commercial recreation establishments, institutions or day care centres. In addition, a maximum of 9,500 square metres of office space will be permitted. Office uses will be encouraged to locate on the upper storeys of buildings or in purpose built office buildings, while retail and service-oriented uses will be encouraged on the ground floor of multi-storey buildings or in live-work forms and oriented to the street to create a pedestrian-oriented environment in a “main street” format.

Larger retail formats will have a campus-oriented form to accommodate required parking; however, these larger stores will be designed to integrate with the “main street” areas and minimize visual impact of large open parking areas and will offer strong pedestrian connections.

Sustainability - West Five is intended to be a showcase of sustainable design and development. The goal is to achieve net zero annual energy usage to the extent feasible through various design considerations. West Five may be developed with alternative/renewable energy solutions such as solar energy, district energy/heating, energy storage systems and other technologies that are or may become available over the span of its development through public and private sector partnerships. Ecologically efficient transportation systems will be integrated where feasible, including electric vehicles and charging facilities. Other sustainability initiatives, including low impact development alternatives for stormwater management such as rainwater capture and reuse for irrigation, bioswales, permeable pavement, etc. may also be encouraged and supported. The City will encourage and facilitate opportunities for partnerships, incentives and funding opportunities that assist in implementing sustainability initiatives, and may consider alternative development standards for streets, utilities and infrastructure.

Urban Design - West Five will be developed with a high standard of urban design and architectural design. Creativity and individual architectural expression will be encouraged. The City’s Placemaking Guidelines and the Urban Design Guidelines for West Five, prepared in accordance with Section 11.1.3, will be used to provide guidance regarding building design, orientation, massing, height, public streets,

public spaces, sustainable design, landscaping, and other related design matters.

An emphasis will be placed on achieving an attractive and functional public realm that supports a diverse and vibrant community. The streets, sidewalks and buildings will be designed to collectively create comfortable, cohesive and vibrant public spaces. Private streets within the development will also adhere to the design principles with respect to creating pedestrian friendly, cohesive, comfortable and vibrant spaces. Continuity of the public and private space network within the West Five area and to the broader community will be a priority.

Street Network - Riverbend Road and The Linkway will serve as “main streets” and have a strong street-related built edge, wide sidewalks and other design features to support its role. Street design shall maximize on-street parking opportunities. Off street parking requirements in the Zoning By-law may be reduced if supported by a parking study to recognize the pedestrian oriented, mixed use nature of the development and the shared parking strategy along with the on street parking supply. Alternative street design standards which minimize right-of-way widths will be considered.

Mixed Use – The central portion of West Five bounded by Logans Run, Oxford Street West, a line drawn approximately 100 metres south of Shore Road, and a line drawn approximately 200 metres east of Westdel Bourne, represents the “Mixed Use” area. This area provides for a mix of housing and compatible commercial and office uses that support a vibrant, compact, walkable and mixed use neighbourhood. Housing is permitted in live-work form, as well as in mid to high rise apartment form. Buildings may be built as single purpose (e.g. residential apartments or office buildings). Mixed use buildings are encouraged; with commercial uses along the ground floor with residential units or office space located in upper floors. A variety of community-scale, neighbourhood based and convenience-based commercial and personal service uses are permitted. They are intended to accommodate the needs of the surrounding residential neighbourhoods located within convenient walking and/or driving distance. High quality urban design is an important consideration for the successful integration of different uses and is implemented through the urban design policies of the Official Plan, the Site Plan Control By-law, the City’s Placemaking Guidelines, and the West Five Urban Design Guidelines.

		The primary permitted uses shall include low, mid- and high-rise apartment buildings and a broad range of retail, service, office, institutional and community facilities, recreation, entertainment and related activities. Both mixed use and single use buildings shall be permitted. Buildings may be purpose built or designed for future adaptability of use to respond to changing market conditions. 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 through bonusing at key locations such as gateways and focal points so long as they meet the intent of these policies and associated Urban Design Guidelines. **Implementation** - The City will consider appropriate mechanisms to assist in innovation in sustainability. Public/private partnerships will be explored to ensure long-term maintenance with respect to any nonstandard design features in the public realm. Opportunities for public-private partnerships for park and civic spaces will also be encouraged." (OPA 632)
1300 Fanshawe Park Road East	clvi)	In the Community Commercial Node designation at 1300 Fanshawe Park Road East, in addition to the uses permitted in the Community Commercial Node designation, an Automobile Sales and Service Establishment may also be permitted. The development of an automobile sales and service establishment shall only occur in accordance with the site-specific urban design guidelines specified in the Zoning By-law. (OPA 600- Approved by OMB on April 2, 2015)
21 Wharncliffe Road South	clvii)	In the Office/Residential designation at 21 Wharncliffe Road South, the existing building may be entirely adaptively re-used for an office conversion up to a maximum gross floor area of 2,750 square metres (29,596 square feet). New construction shall be compliant with the relevant policies. (OPA 647)
1448 Adelaide Street North	clviii)	In the Multi-Family, Medium Density Residential designation at 1448 Adelaide Street North, in addition to the uses permitted in the Multi-Family, Medium Density Residential designation, a personal service establishment may also be permitted within the existing building. (OPA 651)

1021 Wonderland Road South	clix)	In the Auto-Oriented Commercial Corridor designation at 1021 Wonderland Road South, retail uses may be permitted.
633, 635, 637, 645, 649, 651, 655 Base Line Road East	clx)	In the Multi-Family, Medium Density Residential designation at 633, 635, 637, 645, 649, 651, 655 Base Line Road East the proposed continuum of care facility may have an increased building height of eight (8) storeys, (38.5m), as implemented through a bonus zone. (OPA 658)
1175, 1185, 1195, 1205, 1215 Fanshawe Park Road West and 2151 Dalmagarry Road	clxi)	In the Neighbourhood Commercial Node designation at 1175, 1185, 1195, 1205, 1215 Fanshawe Park Road West and 2151 Dalmagarry Road, Restricted Automotive Uses excluding car washes may be permitted. (OPA 662)
100, 335 And 353 Kellogg Lane, 1063, 1080, 1097, 1127 Dundas Street and 1151 York Street	clxii)	In the Main Street Commercial Corridor designation at 100 Kellogg Lane and 1097 and 1127 Dundas Street in addition to the uses permitted in the Main Street Commercial Corridor Designation, Self-Storage Establishments may also be permitted in the basement of the existing buildings. In the Light Industrial designation at 100 Kellogg Lane in addition to the uses permitted in the Light Industrial Designation, Offices will be permitted within the existing building and Self-Storage Establishments will also be permitted. Notwithstanding policy 7.3.2 of the Official Plan or 40.3(4)(a) of the Zoning By-law No. Z-1, secondary uses may be permitted within 300m of lands zoned for General Industrial (GI) uses and do not require access from an arterial or primary collector road. In the Main Street Commercial Corridor designation and the Light Industrial Designation at 100 Kellogg Lane, Office uses (within existing building) are permitted at a maximum gross floor area of 8,361m^2 for the whole of the property. In the Low Density Residential designation at 335, 353 Kellogg Lane, 1063 Dundas Street and Main Street Commercial Corridor designation at 1063, 1080, 1097, 1127 Dundas Street, and Light Industrial designation at 1151 York Street in addition to the permitted uses of the respective designations, accessory parking in favour of the uses at 100 Kellogg Lane will be permitted. (OPA 664)

379 Sunningdale Road West, Blocks 1-6 which form part of the Sunninglea Subdivision (39T-16504)	clxiii)	In addition to the Multi-Family Medium Density Residential policies of Section 3.3 of this Plan, the following policies apply to the lands at 379 Sunningdale Road West, Blocks 1-6 which form part of the Sunninglea Subdivision (39T-16504). I. Blocks 1, 2, and 6 may be permitted to develop at a maximum density of 35 units per hectare; II. Blocks 3 and 4 may be permitted to develop at a maximum density of 150 units per hectare and a maximum height of ten (10) stories; III. Street oriented development will be encouraged in order to provide a strong street edge and to eliminate the need for continuous noise walls in this area; IV. A graduated “step down” of building height will be encouraged between any proposed buildings on Block 3 that implement the maximum height provision of ii) above and the interface of Sunningdale Road; V. Surface parking will be discouraged along the Sunningdale Road street frontages in order to establish a strong building/street interface in this area. Should surface parking be considered necessary, the parking area must be appropriately screened from the street; and, Holding provisions will be applied to all zones in this area to guide site layout and building form. (OPA 666 – Approved by OMB Decision dated November 17, 2017)
Brydges Street Area	clxiv)	Within the Brydges Street Area, as shown on Figure 10.1 attached, a limited amount of commercial uses may be permitted, through a site-specific zoning by-law amendment provided the following conditions can be met: a. The commercial use is located within an existing building; b. Additions to or enlargement of the building to accommodate commercial uses will be discouraged. Substantial additions or alterations to existing buildings to accommodate commercial uses will not be permitted; c. The commercial use does not fit well within the Downtown, Enclosed Regional Commercial Node, New Format Regional Commercial Node, Community Commercial Node, Neighbourhood Commercial Node, Auto-oriented Commercial Corridor or Main Street Commercial Corridor land use designations due to its planning impacts;

		d. The commercial use may generate noise, vibration or emission impacts; e. The commercial use may generate large volumes of truck traffic; f. The commercial use may require large storage and/or display space; g. Minor variances to accommodate additional parking or minor variances that could have an impact on the industrial operations in the area will be discouraged; h. The commercial use would not prevent the future re-use of the building for industrial uses; i. The commercial use does not generate significant additional traffic that will interfere with the industrial uses or operations in the areas; and, The commercial use does not constitute a sensitive land use which would have an impact on, or would impair or interfere with the existing or planned industrial use of the area. (OPA 669)
1235 – 1295 Fanshawe Park Road West	clxv)	In the New Format Regional Commercial Node designation at 1235 – 1295 Fanshawe Park Road West, multiple-unit residential developments having a low-rise profile, and certain specialized residential facilities such as small-scale nursing homes, retirement lodges, emergency care establishments and continuum-of-care facilities, in addition to the uses permitted by existing policies. (OPA 670)
2150 Oxford Street East	clxvi)	In the Light Industrial designation at 2150 Oxford Street East, in addition to the uses permitted in the Light Industrial Designation, Offices will be permitted in Phase 2 of the development up to a maximum gross floor area of 2,200m^2 (23,680.6sq.ft.).”(OPA 671)
1176, 1200, and 1230 Hyde Park Road	clxvii)	In the Open Space designation townhouses, stacked townhouses, triplexes, fourplexes and apartment buildings up to 3-storeys in height may be permitted. Development shall not be permitted in the Open Space designation unless through a Zoning By-law Amendment an Environmental Impact Study, Geotechnical Report and Hydrogeological Assessment have demonstrated that the permitted land uses and form of development will not have a negative impact on adjacent natural hazards and natural heritage features and their functions to the satisfaction of the City of London and the UTRCA.

		In the Auto-Orientated Commercial Corridor designation located no more than 100 metres west of the widened Hyde Park Road right-of-way, mixed-use buildings up to 6-storeys in height which consist of retail and service-oriented commercial use and small-scale office uses on the ground floor together with residential use may be permitted through the Bonus Zoning. In the Auto-Oriented Commercial Corridor designation located greater than 100 metres west of the widened Hyde Park Road right-of-way, and east of the westerly limit of the new public street, and south of the southerly limit of the new public street, townhouses, stacked townhouses, triplexes, fourplexes and apartment buildings may be permitted up to 4-storeys in height. In the Auto-Oriented Commercial Corridor designation located west of the westerly limit of the new public street and north of the northerly limit of the new public street, townhouses, stacked townhouses, triplexes, fourplexes and apartment buildings may be permitted up to 3-storeys in height. Development in all designations shall not be permitted unless through a Zoning By-law Amendment and Plan of Subdivision: i) A Noise and Vibration Study has demonstrated that railway corridors will not have an adverse impact on new sensitive land uses, or mitigative measures provided, to the satisfaction of the City of London; ii) A compatibility study has demonstrated that Ministry of the Environment and Climate Change 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; and iii) A new public street is created west of Hyde Park Road. A gross maximum density of 75 unit per hectare will be permitted calculated using the total site area. ” (OPA 672)
335-385 Saskatoon Street	clxviii)	In the Low Density Residential designation, automobile repair garages, charitable organization offices, and support offices may be permitted in the existing buildings. (OPA 681)
340-385 Saskatoon Street	clxix)	In the Low Density Residential designation, support offices, studios and warehouse establishments may be permitted in the existing buildings. (OPA 681)

661-675 Wharncliffe Road South	clxx)	In the Multi-Family, High Density Residential Designation at 661-675 Wharncliffe Road South, in addition to the uses permitted in the Multi-Family, High Density Residential Designation, the open storage of vehicles may be permitted in association with an automobile sales and service facility. (OPA 684)
1331 Hyde Park Road	clxxi)	In the Main Street Commercial Corridor designation at 1331 Hyde Park Road, a broad range of residential, retail, service and office uses including Automobile Sales Boutiques may be permitted. (OPA 686)
765 Hyde Park Road	clxxii)	At 765 Hyde Park Road, in addition to the range of uses permitted in the Office Area designation, a mix of retail, service, office, entertainment, recreational, educational, institutional and residential uses will also be permitted. (OPA 690)
440 Clarke Rd	clxxiii)	In the New Format Regional Commercial Corridor designation at 440 Clark Road in addition to the uses permitted in the New Format Regional Commercial Corridor, an apartment building may also be permitted. OPA 694 - C.P.-1284(ul)-56)
3234, 3263 and 3274 Wonderland Road South	clxxiv)	Notwithstanding the 100,000 m2 gross Wonderland Road South floor area maximum set out for commercial development in the entire Wonderland Road Community Enterprise Corridor in Section 20.5.6.1(v) of the Plan, lands on both sides of Wonderland Road South located south of Bradley Avenue, at 3234, 3263 and 3274 Wonderland Road South, shall be permitted to develop with a total additional commercial gross floor area of 18,700 m^2." (OPA No 711- C.P.-1284(vc)-294)
585 Third Street	clxxv)	In addition to the uses permitted in the Multi-Family, Medium Density Residential Designation, a Building or Contracting Establishment, Service Trade, and Support Office may be permitted as well as a Warehouse in association with a permitted use with no outdoor storage for the permitted uses. (OPA No 708 - C.P.-1284(uz)-271)
2497 – 2591 Bradley Avenue	clxxvi)	In Innovation Industrial Park Phase 5 at 2497 – 2591 Bradley Avenue, in addition to the uses permitted in the Light Industrial designation, commercial grain handling facilities, processing and growing of plants and vegetables, processing of meat and poultry products, and research and development uses associated with any material processed at the facility may also be permitted. (OPA No. 713 - C.P.-1284(ve)-311)

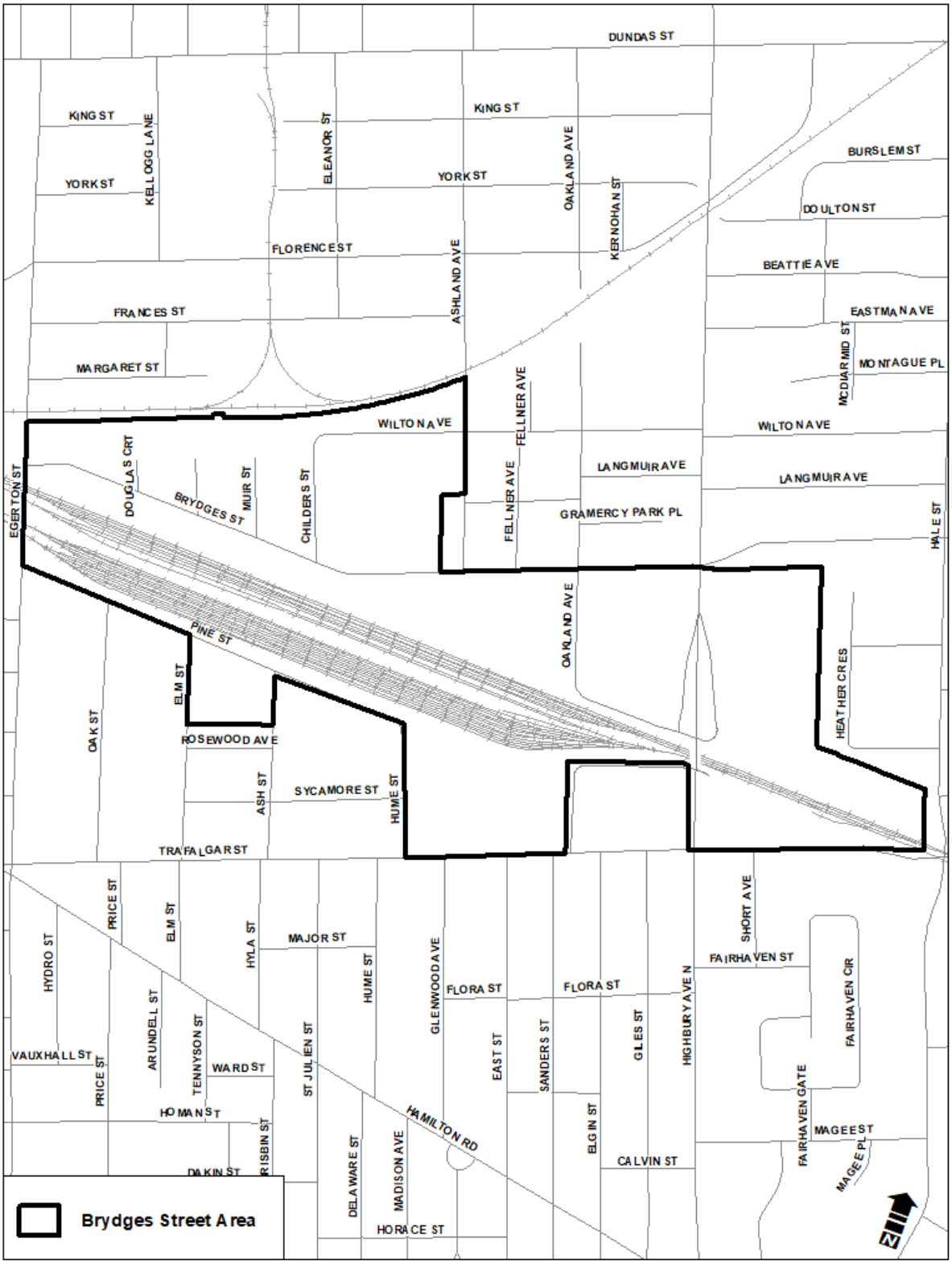
1875 Wharncliffe Road South	clxxvii)	In addition to the uses permitted in the Multi-Family, Medium Density Residential Designation, existing industrial uses may be permitted. (OPA No. 714 - C.P.-1284(vf)-309)
676-700 Beaverbrook Avenue and 356 Oxford Street West	clxxviii)	In the Multi-Family, High Density Residential Density designation at 676-700 Beaverbrook Avenue and 356 Oxford Street West in addition to the uses permitted in the Multi-Family, High Density Residential Density, and a total gross floor area of 4,000m 2 of office space may be permitted. (OPA 712 - C.P.-1284(vd)-298)
Hamilton Road Corridor	clxxix)	In the Low Density Residential, Neighbourhood Commercial Node, and Light Industrial designations on the lands known municipally as 1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 453 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalgar Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 845-871 Stedwell Street, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalgar Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street, the uses, intensity and form permitted in the Main Street Commercial Corridor designation may be permitted if the property is combined with a property fronting Hamilton Road. (OPA 715 – C.P.-1284(vf)-18)
332 Central Avenue and 601 Waterloo Street	clxxx)	In the Low Density Residential designation at 332 Central Avenue and 601 Waterloo Street, in addition to the uses permitted in the Low Density Residential designation, a personal service establishment may also be permitted on the main floor of the existing building. (OPA 716 – C.P.-1284(vg)-37)

584 and 588 Wonderland Road North	clxxxi)	A mixed used building is permitted with a maximum of 390m2 non-residential gross floor area, along with one dwelling unit. (OPA 719 – C.P.-1284(vj)-154)
754-760 Base Line Road East	clxxxii)	At 754-760 Base Line Road East, in addition to the permitted uses of the Office Area designation, residential development 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. Density bonusing may be permitted above 75 units per hectare up to a maximum of 165 units per hectare. Bonusing may be permitted provided the magnitude of the height and/or density of the bonus is commensurate with the provision of facilities, services or matters that provide significant public benefit. Bonusing may only be permitted where the site and building design mitigates the impacts of the additional height and/or density. The additional facilities, services or matters that are provided may include, but are not limited to, affordable housing and enhanced landscaped open space. (OPA 720 – C.P.-1284(vk)-155)
799 Southdale Road West	clxxxiii)	In the Multi-Family, Medium Density Residential Density designation at 799 Southdale Road West the site is permitted to develop with reduced setbacks, building heights of 6 storeys, a maximum density of 100 units per hectare, that the front lot line is deemed to be Southdale Road West, and permit a 6-storey continuum-of-care facilities, 5 storey apartment buildings; and townhouse units. (OPA 722 – C.P.-1284(vm)-202)
1150 Fanshawe Park Road East	clxxxiv)	A maximum density of 133 units per hectare, and a maximum height of 21m is permitted, to be implemented by a bonus zone for a development comprised of two stand-alone buildings with six (6) stacked townhouse units and a low-rise apartment building. (OPA 727- C.P.-1284(vr)-240)
1761 Wonderland Road North	clxxxv)	In the Neighbourhood Commercial Node designation at 1761 Wonderland Road North a mixed-use commercial/residential apartment building is permitted having a maximum residential density of 226 uph implemented by way of a Bonus Zone (OPA 728 – C.P.-1284(vs)-3)
467-469 Dufferin Avenue	clxxxvi)	In the low-density residential designation, in addition to the uses already permitted, an apartment building may also be permitted with a maximum of nine (9) units and a maximum density of 231 units per hectare. (OPA 734– C.P.-1284(vy) LPAT Order PL180089)

526 Oxford Street East	clxxxvii)	A personal service establishment is permitted with a maximum 140m² floor area. (OPA 733 – C.P.-1284(vx)-137)
400 Southdale Road East	clxxxviii)	In the Neighbourhood Commercial Node designation at 400 Southdale Road East an apartment building is permitted with residential units on the ground floor and having a maximum residential density of 462 uph implemented by way of a Bonus Zone. (OPA 735)
1 Commissioners Road East	clxxxix)	At 1 Commissioners Road East, a mixed-use development may be permitted within the Auto-Oriented Commercial Corridor for two, 8-storey mixed-use buildings with a total of 157 residential units and 826m2 of commercial space resulting in a maximum density of 233 uph on site. The City Design policies of The London Plan apply. (OPA 741 – C.P.-1284(wh)-348)
506 Oxford Street East	cxc)	In the Multi-Family, Medium Density Residential designation located at 506 Oxford Street East, in addition to the uses permitted in the Multi-Family, Medium Density Residential designation, a pharmacy may be permitted with a maximum gross floor area of 84 square metres (904 square feet). (OPA 750 – C.P.-1284(wo)-31)
257-263 Springbank Drive	cxci)	At 257-263 Springbank Drive, within the Auto-Oriented Commercial Corridor, a 5-storey-20 metre (northerly half)/6-storey-23 metre (southerly half) apartment building with a maximum density of 137 units per hectare may be permitted. (OPA 751 – C.P.-1284(wp)-45)
755-785 Wonderland Road South	cxcii)	At 755-785 Wonderland Road South, in addition to the permitted uses of the Community Commercial Node designation, service uses may be permitted (OPA 752 – C.P.-1284(wq)-62)
475 Grey Street	cxciii)	At 475 Grey Street, in addition to the uses permitted within the Low Density Residential, the development of two (2), 2.5-storey (11.0 meter) stacked townhouse buildings three units high with a total of thirty-six (36) residential units may be permitted with a maximum density of 96 units per hectare. The City Design policies of The London Plan shall apply. (OPA 753 – C.P.-1284(wr)-63)
600 Oxford Street West	cxciv)	At 600 Oxford Street West, within the Auto-Oriented Commercial Corridor designation, “office”, “retail” and “commercial recreation establishments” within existing buildings may be permitted. (OPA 754 – C.P.-1284(ws)-89)

517, 521, 525 Fanshawe Park Road East	**cxcv)**	**OPA 756 – C.P.-1284(wu)-118 – UNDER APPEAL**
520 Sarnia Road	cxcvi)	In the Community Commercial Node designation at 520 Sarnia Road an apartment building is permitted with a total of 129 residential units with a density of 168 units per hectare without a commercial component on the ground floor implemented by way of a Bonus Zone and also align this policy context with The London Plan. (OPA 757 – C.P.-1284(wv)-122)
1055 Fanshawe Park Road West	cxcvii)	In the Office Area designation located at 1055 Fanshawe Park Road West, medical/dental office uses may be permitted with a maximum gross floor area of 6,343 square metres (68,275 square feet). (OPA 759 – C.P.-1284(wx)-124)

Figure 10.1


DUNDAS ST
KING ST
KING ST
KELLOGG LANE
ELEANOR ST
OAKLAND AVE
BURSLEM ST
YORK ST
YORK ST
KERNOHAN ST
DOULTON ST
FLORENCE ST
ASHLAND AVE
BEATTIE AVE
FRANCES ST
EASTMAN AVE
MCDIARMID ST
MONTAGUE PL
MARGARET ST
WILTON AVE
FELLNER AVE
WILTON AVE
DOUGLAS CRT
BRYDGES ST
MUIR ST
CHILDERS ST
LANGMUIR AVE
LANGMUIR AVE
EGERTON ST
FELLNER AVE
GRAMERCY PARK PL
HALE ST
PINE ST
OAKLAND AVE
ELM ST
HEATHER CRES
OAK ST
ROSEWOOD AVE
ASH ST
SYCAMORE ST
HUME ST
TRAFALGAR ST
PRICE ST
ELM ST
HYDRO ST
HYLA ST
MAJOR ST
HUME ST
GLENWOOD AVE
FLORA ST
FLORA ST
SHORT AVE
FAIRHAVEN ST
HIGHBURY AVE
FAIRHAVEN CIR
ARUNDELL ST
TENNYSON ST
ST JULIEN ST
EAST ST
SANDERS ST
GILES ST
VAUXHALL ST
PRICE ST
WARD ST
HOMAN ST
HAMILTON RD
ELGIN ST
FAIRHAVEN GATE
MAGEE ST
CALVIN ST
MAGEE PL
RISBIN ST
DAKIN ST
DELAWARE ST
MADISON AVE
HORACE ST
Brydges Street Area
N