



300 Dufferin Avenue  
P.O. Box 5035  
London, ON N6A 4L9

**London**  
CANADA

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## Revised Notice of Adoption of an Official Plan Amendment

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By-law Number: C.P.-1512(fk)-11

Date of By-law Passing: December 16, 2025

Municipality: City of London

Date of Notice: January 7, 2026

Subject Lands: City-Wide - Amendments to Official Plan Review: Urban Growth Boundary Review

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The Municipal Council of The Corporation of the City of London passed by-law C.P.-1512(fk)-11 under section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, for the purpose of adopting Amendment No. 166 (OPA 166) to The Official Plan for the City of London Planning Area – 2016 on December 16, 2025.

### Related Applications

The subject land is not the subject of an application under the *Planning Act* for a minor variance or a consent, for an amendment to a zoning by-law, a Minister's Zoning Order, or for approval of a plan of subdivision.

An explanation of the purpose and effect of the by-law and the effect of written and oral submissions on Council's decision are printed on the reverse side of this notice.

### Final Approval by the Approval Authority

This amendment is subject to final approval by the approval authority, the Minister of Municipal Affairs and Housing.

Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to the approval authority.

### Where to Obtain Information

For further information about this by-law, please contact B. Coveney in Planning and Development at [plandev@london.ca](mailto:plandev@london.ca) or 519-930-3500. Please quote File No. O-9595 when making inquiries.

A copy of the Official Plan Amendment may be requested from the City Clerk's Office during business hours Monday to Friday 8:30am to 4:30pm, via e-mail at [docservices@london.ca](mailto:docservices@london.ca), or by telephone at 519-661-4530.

#### Address of the Approval Authority

The Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto ON M7A 2J3  
1-866-220-2290  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

#### Address of the City Clerk's Office

The Corporation of the City of  
London  
3<sup>rd</sup> Floor, 300 Dufferin Ave  
P.O. Box 5035  
London ON N6A 4L9

Dated at the City of London this 7<sup>th</sup> day of January 2026.

Michael Schulthess, City Clerk  
The Corporation of the City of London

## **Purpose and Effect of the Proposed Official Plan or Plan Amendment**

The purpose of this report is to recommend an expansion of the Urban Growth Boundary (UGB) to accommodate 30-years of projected growth, consistent with the Provincial Planning Statement (PPS). This report includes evaluations of landowner requests and identifies lands required for Industrial growth and non-Industrial growth (also called Community Growth).

The draft expansion is approximately 1,582 hectares of developable land for Community Growth land uses, and approximately 88 hectares of developable land for Industrial land uses. Natural heritage lands and associated buffers are not included within the developable land calculation and allocations of developable land have identified setbacks from Green Space and Environmental Review features and Place Types.

The UGB identified is for Council's adoption and circulation to the Ministry of Municipal Affairs and Housing. As part of an Official Plan Review under section 26 of the Planning Act, the Provincial Ministry is the approval authority of the expansion.

Subsequent reports will include future phases of the Official Plan Review, including conformity exercises and changes to London Plan policies required for consistency with Provincial Planning Statement policies.

## **Effect of Written and Oral Submissions on Decision**

Any and all oral and written submissions from the public related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

DECLARATION

DOMINION OF CANADA ) IN THE MATTER OF section 17 of the  
Province of Ontario ) *Planning Act, R.S.O. 1990*, as amended,  
TO WIT: ) - and -  
) IN THE MATTER OF an Official Plan  
) Amendment (OPA 166), passed by the  
) Municipal Council of The Corporation of the  
) City of London on December 16, 2025, relating  
) to the Urban Growth Boundary Review of the  
) Official Plan Review of The London Plan


I, MICHAEL SCHULTHESS, City Clerk of The Corporation of the City of London, in the County of Middlesex, DO SOLEMNLY DECLARE:

- 1. That the Planning and Environment Committee held a public meeting to consider this proposed amendment on December 2, 2025, in accordance with section 17(15) of the *Planning Act*, R.S.O. 1990.
- 2. That the person(s) listed in Exhibit “A” appended to this my declaration made oral submissions at the public meeting held on December 2, 2025.
- 3. That in accordance with Section 17(23) of the *Planning Act*, R.S.O. 1990, as amended, I have been notified all those persons and public bodies providing written and oral submissions at the public meeting held on December 2, 2025, were duly notified of the passing of this by-law by prepaid, first class mail and e-mail.

AND I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of the *Canada Evidence Act*.

DECLARED before me at the City of )  
London, in the County of Middlesex, )  
this 7<sup>th</sup> day of January 2026. )

  
A Commissioner )

  
Michael Schulthess )  
City Clerk )

EVELINA SKALSKI, a Commissioner for taking Affidavits and Oaths, Middlesex County, while a deputized Clerk of The Corporation of the City of London.

Exhibit ‘A’

Oral Submissions

Amendments to Official Plan Review: Urban Growth Boundary  
File No. O-9595

1<sup>st</sup> Meeting of the Planning and Environment Committee  
December 2, 2025

<https://pub-london.escribemeetings.com/Meeting.aspx?Id=8d91b1ee-f4a7-4907-b940-3c3769649180&Agenda=Merged&lang=English&Item=15&Tab=attachments>

Discussion for the Official Plan Review: Final Urban Growth Boundary Review begins at the 1:49:00 mark.

Public participation begins at the 1:49:30 mark.

| Oral Submissions |         |
|------------------|---------|
| Mike Wallace     | 1:49:40 |
| Paul Hinde       | 1:53:50 |
| Jug Manocha      | 1:58:26 |
| Laura Jamieson   | 2:01:46 |
| Jared Zaifman    | 2:04:50 |
| Harjit Jaswal    | 2:06:54 |
| Lella Blumer     | 2:10:20 |
| Ed Holder        | 2:16:10 |