

Agenda Including Addeds

Agricultural Advisory Committee

The 3rd Meeting of the Agricultural Advisory Committee

November 20, 2019, 7:00 PM

Committee Room #3

The City of London is committed to making every effort to provide alternate formats and communication supports for Council, Standing or Advisory Committee meetings and information, upon request. To make a request for any City service, please contact accessibility@london.ca or 519-661-2489 ext. 2425.

	Pages
1. Call to Order	
1.1 Disclosures of Pecuniary Interest	
2. Scheduled Items	
2.1 7:00 PM M. Stone, Accessibility Specialist - Accessibility for Ontarians with Disabilities Act Training	
3. Consent	
3.1 2nd Report of the Agricultural Advisory Committee	3
3.2 Revised Notice of Planning Application - Official Plan and Zoning By-law Amendment - 2555-2591 Bradley Avenue	5
3.3 Notice of Planning Application - Zoning By-law Amendment - 6682 Fisher Lane	8
3.4 <i>(ADDED) Public Meeting Notice - City Wide Amendment - Urban Design Peer Review Panel Terms of Reference Update</i>	12
3.5 <i>(ADDED) Public Meeting Notice - Zoning By-law Amendment - 21 Norlan Avenue</i>	14
4. Sub-Committees and Working Groups	
5. Items for Discussion	
5.1 Reducing Agricultural Produce Waste - J. Kogelheide	17
5.2 Allowing "Farm Gate Sales" on Lands Within the Urban Growth Boundary - Update - C. Parker	18
a. <i>(ADDED) Comments on Farm Gate Sales - E.J. Rath</i>	26
5.3 Urban Agriculture Steering Committee Update - C. Parker	
5.4 2020 Agricultural Advisory Committee Work Plan	28
6. Adjournment	

Next Meeting Date: January 15, 2020

Agricultural Advisory Committee

Report

2nd Meeting of the Agricultural Advisory Committee
September 18, 2019
Committee Room #2

Attendance PRESENT: L. McKenna (Chair), J. Kogelheide, L.F. McGill, E. Rath and S. Twynstra and J. Bunn (Secretary)

ABSENT: P. Conlin

ALSO PRESENT: L. Mottram, C. Parker and M. Schulthess

The meeting was called to order at 7:06 PM.

1. Call to Order

1.1 Orientation

That it BE NOTED that the Agricultural Advisory Committee heard a verbal presentation from M. Schulthess, Deputy City Clerk, with respect to an Advisory Committee orientation.

1.2 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.3 Election of Chair and Vice Chair for the term ending November 30, 2019

That it BE NOTED that the Agricultural Advisory Committee elected L. McKenna and S. Twynstra as Chair and Vice Chair, respectively, for the term ending November 30, 2019.

2. Scheduled Items

None.

3. Consent

3.1 1st Report of the Agricultural Advisory Committee

That it BE NOTED that the 1st Report of the Agricultural Advisory Committee, from the meeting held on January 16, 2019, was received.

3.2 Public Meeting Notice - Zoning By-law Amendment - Farm Gate Sales

That it BE NOTED that the Public Meeting Notice, dated September 3, 2019, from C. Parker, Senior Planner, with respect to a Zoning By-law Amendment related to Farm Gate Sales on lands not zoned agriculture, was received.

3.3 Notice of Study Completion - Municipality of Thames Centre Water and Wastewater Master Plan Update

That it BE NOTED that the Notice of Study Completion, from C. Reyes, Municipality of Thames Centre and J. Bell, GM BluePlan Engineering Limited, with respect to a Municipality of Thames Centre Water and Wastewater Master Plan Update, was received.

3.4 (ADDED) Public Meeting Notice - Zoning By-law Amendment - H-18 Holding Provision

That it BE NOTED that the Public Meeting Notice, dated August 19, 2019, from C. Parker, Senior Planner, with respect to a Zoning By-law Amendment related to an intent to revise the wording for the existing H-18 Holding Provision for Archaeological Assessment, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

None.

6. Adjournment

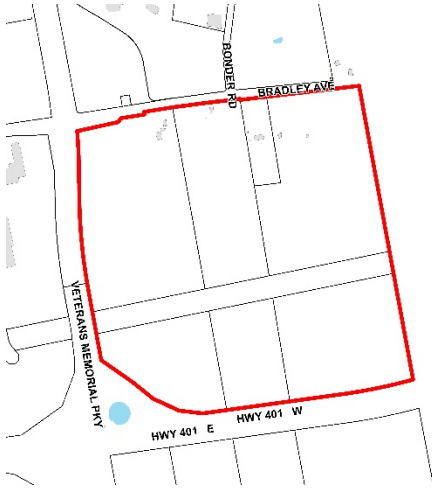
The meeting adjourned at 8:22 PM.



NOTICE OF PLANNING APPLICATION

REVISED APPLICATION Official Plan and Zoning By-Law Amendment

2555-2591 Bradley Ave



File: OZ-8679
Applicant: City of London

What is Proposed?

Official Plan and Zoning Amendments to a range of light industrial uses including:

- commercial grain handling facilities
- processing and growing of agricultural and cannabis products
- processing of meat and poultry products, and
- research and development uses associated with any material processed at the facility

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 30, 2019**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-8679

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: October 2, 2019

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To add a site-specific policy under Chapter 10 - Policies for Specific Areas to permit an expanded range of uses including commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR6) Zone and a Light Industrial special provision (LI6(6)) Zone to a Light Industrial special provision (LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone. The Light Industrial zones permit a range of light industrial uses. Special provisions are being requested to permit commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Urban Reserve (UR6) and Light Industrial special provision (LI6(6))

Permitted Uses: Existing dwellings, Agricultural uses except for mushroom farms, Commercial greenhouses, Livestock facilities and manure storage facilities, Conservation lands, Managed woodlot, Wayside pits, Passive recreation uses, Kennels, Private outdoor recreation clubs, Riding stables, Dry cleaning and laundry plants, Food, tobacco and beverage processing industries excluding meat packaging, Leather and fur processing excluding tanning, Repair and rental establishments, Service and repair establishments, Service trades, Textile processing industries, Building or contracting establishments, Storage depots, Terminal centres, Transport terminals and Commercial Grain Handling Facilities.

Requested Zoning

Zone: Light Industrial special provision (LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone

Permitted Uses: The existing range of permitted uses.

Special Provision(s): Request to allow commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Light Industrial in the Official Plan, which permits industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities as the main uses. The subject lands are also within the Airport Road South Industrial Area Plan, which requires that development has a high standard of urban design.

The subject lands are in the Light Industrial Place Type in *The London Plan*, permitting a range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration. Permitted uses will have a tolerance for planning impacts created by a broad range of light industrial uses that are unlikely to impose significant impacts on surrounding areas. The subject lands are also within the Airport Road South Innovation Park – Specific Policies

How Can You Participate in the Planning Process?

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See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or

- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

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For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

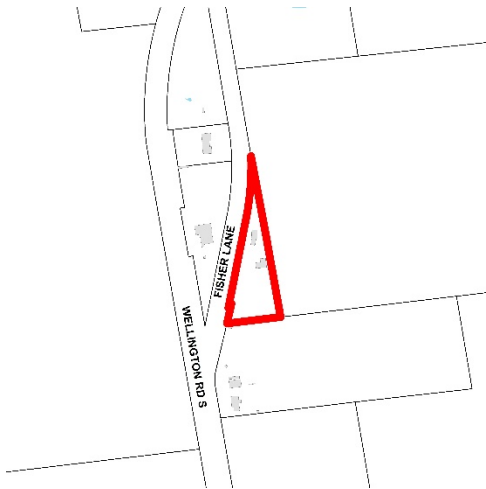
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

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NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

6682 Fisher Lane



File: TZ-9132

Applicant: Joe Marche and Monique Rodriguez

What is Proposed?

Zoning amendment to allow:

- Continued use of two single detached dwellings on the subject property for a period of time not exceeding two (2) years to allow for the existing dwelling to remain while a new dwelling is being constructed



LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 4, 2019**

Planner: Monica Wu

mwu@london.ca

519-661-CITY (2489) ext. 5924

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: TZ-9132

london.ca/planapps

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Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

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Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To extend the existing Temporary (T-77) Zone. The requested extension of the Temporary (T-77) Zone would permit the use of the lands for two single detached dwellings for a period of time not exceeding two years. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Agricultural Special Provision (AG2(26)) Zone, Temporary Use (T-77) Zone, Environmental Review (ER) Zone

Permitted Uses: AG2(26) Zone: Additional permitted use: Single detached dwelling; T-77 Zone: To temporarily allow two dwellings on the subject property while the new dwelling is under construction, and prior to the demolition of the existing dwelling for a period of time not exceeding six months (expiring on October 23, 2019); ER Zone: Conservation lands, passive recreational uses, agricultural uses etc.

Special Provisions: AG2(26) Zone: Lot Area (min): 4, 437 metres squared; Lot Frontage (min): 209 metres; Front Yard Depth (min): 18 metres; Rear Yard Depth (min): 0 metres; Interior Side Yard Depth (min): 0 metres; Driveway Width (max): 22 metres; Rear Yard Setback for an Unenclosed Deck (min, Z.-1-192742): 0 metres

Requested Zoning

Zone: Agricultural Special Provision (AG2-26) Zone, Temporary Use (T-77) Zone, Environmental Review (ER) Zone

Permitted Uses: T-77 Zone: To temporarily extend permission to allow two dwellings on the subject property while the new dwelling is under construction, and prior to the demolition of the existing dwelling for a period of time not exceeding two years.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Agriculture and Environmental Review in the Official Plan, which permits agricultural uses such as the cultivation of land and livestock operations as the main uses, though also contemplates existing residential uses.

The subject lands are in the Farmland and Green Space Place Types in *The London Plan*, permitting a range of agricultural and recreational uses associated with the passive enjoyment of natural features, but also allows for residential dwellings on existing lots of record.

How Can You Participate in the Planning Process?

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PUBLIC MEETING NOTICE

City Wide Amendment

Urban Design Peer Review Panel Terms of Reference Update

What is Proposed?

Following extensive stakeholder engagement, the City of London is proposing updates to the Urban Design Peer Review Panel (UDPRP) Terms of Reference.

The revised Terms of Reference proposes changes to:

- Meeting structure;
- Panel administration;
- Updated criteria for determining what applications are required to appear at the UDPRP;
- Quorum;
- Among others minor revisions.

YOU ARE INVITED!

You are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, December 2, 2019, no earlier than 4:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Jerzy Smolarek
Urban Designer
jsmolare@london.ca
519-661-CITY (2489) ext. 1816
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: UDPRP Terms of Reference Update

london.ca/planapps

Date of Notice: November 13, 2019

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Urban Design Peer Review Panel Terms of Reference Update

The updated UDPRP Terms of Reference is intended to make adjustment and improvements the Urban Design Peer Review Panel process. The revised document includes changes to the meeting structure, panel administration, updated criteria for determining if an application will be required to attend the UDPRP, among others minor revisions.

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the Urban Designer listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the proposed changes at this meeting. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

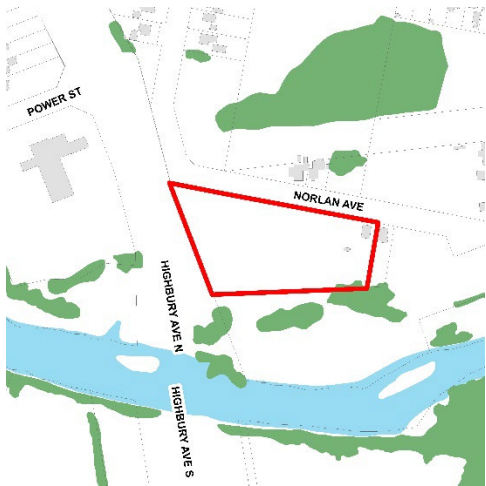
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Zoning By-Law Amendment

21 Norlan Avenue



File: Z-9111
Applicant: City of London

What is Proposed?

Zoning amendment to:

- add “Farm Gate Sales” to the list of permitted uses on a site specific basis through a special provision. A definition of “Farm Gate Sales” was added to Zoning By-law Z-1 recently as part of the implementation of the Urban Agriculture Strategy adopted by Council in November 2017.
- Possible change to Zoning By-law Z.-1 **FROM** an Open Space (OS1) **TO** an Open Space Special Provision (OS1()) Zone to also allow “Farm Gate Sales”.

YOU ARE INVITED!

Further to the Notice of Application you received on September 18, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, December 2, 2019, no earlier than 4:30 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Chuck Parker
cparker@london.ca
519-661-CITY (2489) ext.4648
City Planning, City of London, 206 Dundas St.,
London ON N6A 1G7

File: Z-9111
www.london.ca

To speak to your Ward Councillor:

Michael van Holst
mvanholst@london.ca
519-661-CITY (2489) ext. 4001

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We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca.

Requested Zoning By-law Amendment

Possible change to Zoning By-law Z.-1 **FROM** an Open Space (OS1) **TO** an Open Space Special Provision (OS1(__)) Zone to also allow “Farm Gate Sales”. Changes to the currently permitted land uses are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Open Space (OS1) Zone

Permitted Uses: Conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground and managed forests.

Requested Zoning

Zone: Open Space Special Provision (OS1(__)) Zone

Permitted Uses: Same as above except;

Special Provision(s): Adds Farm Gate Sales as an additional permitted use. Farm Gate Sales is defined as “Farm Gate Sales” means the use of land, buildings or structures for the purpose of selling agricultural products grown on the property to the general public. This small-scale farm market may or may not have structures in which to sell the products. For the purposes of this definition, Farm Gate Sales does not include a Farm Market or a Farm Food and Products Market.;

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document. These lands are currently designated as Open Space in the Official Plan, which permits non-intensive open space uses as parks space or in their natural state as the main uses. Agriculture and horticulture are permitted uses.

The subject lands are in the Green Space Place Type in *The London Plan*, permitting a range of open space uses. Agriculture, horticulture and urban gardens are permitted.

How Can You Participate in the Planning Process?

You have received this Notice because the City has applied to change the zoning of land located within 120 metres of a property you own. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at london.ca.

See More Information

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- visiting City Planning at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
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Attend This Public Participation Meeting

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What Are Your Legal Rights?

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Topic: Reducing agricultural produce waste

History: Several years ago, I was working on a project that would see Londoners hopping on a school bus to go to a nearby farm to pick veggies and such. Sadly, the program had difficulties getting off the ground... but, I learned (after speaking with a farmer) that opportunities are there. He told me that the plan was a great one, because lots of food goes to spoil and the farmers don't have the time or resources to do something like this. Also, a few years ago, I noticed an entire field filled with butternut squashes going to waste! Not harvested! I later learned that the farmer had died just before harvest season!

Discussion: I'd like to discuss the creation of a program that would allow London residents (let's focus on those in need) an opportunity to be transported to and from area farms to pick excesses in farmers' produce and vegetables. I'd also like to learn how a communications network can be created between the City and area farmers for the purpose stated above (farmers can call in and say they have opportunities to offer free food to Londoners if they can get to and from their farm) as well as contacting the City if a crop (for whatever reason) cannot be harvested and instead of wasting it, Londoners can benefit from it.

Thanks

Jim Kogelheide

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: John M. Fleming
Managing Director, Planning and City Planner

Subject: Application by: City of London
Allowing “Farm Gate Sales” on Lands within the Urban
Growth Boundary

Public Participation Meeting on: November 18, 2019

Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, the following actions be taken with respect to the City-wide zoning by-law amendment initiated by the City of London:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 26, 2019 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to add a new “Farm Gate Sales” definition in Section 2 Definitions and amend Section 49.2 1) of the Urban Reserve (UR) Zone to allow Farm Gate Sales as a permitted use in the Urban Reserve (UR1) Zone; and,
- (b) Staff **BE DIRECTED** to initiate a zoning by-law amendment to permit the sales of produce grown on a residential property (direct food sales) on more occasions than the current limitation of up to two times per year.

Executive Summary

Purpose and Effect of Recommended Action

The proposed zoning by-law amendment would both define Farm Gate Sales, and permit the sales of locally grown food from farms on lands zoned Urban Reserve (UR1) located within the Urban Growth Boundary. This will implement actions identified in the Urban Agriculture Strategy, adopted by Council in November 2017, to make locally grown food more readily available to the general public.

Rationale of Recommended Action

1. The recommended amendment to Zoning By-law Z.-1 is consistent with the Provincial Policy Statement (2014).
2. The recommended amendment to Zoning By-law Z.1 conforms to the 1989 Official Plan, including the policies of the Urban Reserve land use designation and to The London Plan, including the policies of the Food Systems chapter and the Future Growth Place Type, and provides for appropriate uses on these sites.
3. The recommended amendment to Zoning By-law Z.-1 will allow the sales of agricultural products from farms located within the Urban Growth Boundary.

Analysis

1.0 Relevant Background

The Urban Agriculture Strategy was adopted by Council in November 2017. The Strategy identified five broad categories: growing, processing, distribution, food loss and recovery and education and connection as the basis of the Strategy. Under each category, community-identified priorities were described, and a series of actions were identified for these priorities. For each action, roles were identified for each of the partners (community and City).

The distribution of food is organized under three priorities identified by the community, and includes Farmers' Markets, Local Food Procurement and Direct Food Sales. This zoning by-law amendment specifically addresses two actions within the "distribution" category of the Strategy under the Farmers' Markets and Direct Food Sales priorities.

Farmers' Markets provide opportunities where small-scale local growers and regional farmers can sell food and increase the accessibility of nutritious, fresh, healthy food for residents. The Urban Agriculture Strategy identified 12 farmers' markets in London. These are located on properties where retail sales are permitted, and include venues such as Covent Garden Market, Masonville Mall and Western Fair. One of the actions identified under Farmers' Market is *"Access the current zoning and by-law requirements for markets and the potential for allowing temporary food and other pop-up markets at locations such as community gardens, etc."*

Another related action is under the priority of Direct Food Sales. This refers to opportunities for small-scale urban farmers to sell their produce directly to the public. The specific action is *"Investigate bylaw issues related to food sales on private property and community gardens."*

In Zoning By-law Z-1, Household Sales (or Garage Sales) are permitted in association with any dwelling unit for two days per year, not to exceed two days in duration. In discussions with By-law Enforcement, it was determined that no changes to the by-law would be required to allow the sales of produce grown on the property because what can be sold at a Household Sale is not defined, in other words, direct sales of food is permitted up to two times a year. There is concern, however, that the limitation of only two sales per year would not be consistent with the broader initiative to support direct food sales on private property, as the wide variety of what could be grown and sold from a private garden could likely span more than two occurrences a season. It is recommended that staff initiate an amendment to the zoning by-law that would allow the direct sales of food from a property on more than the current limitation of two sales events per year.

The Urban Agriculture Steering Committee is currently preparing a "How-to-Guide" for urban agriculture, and this guide could inform residents of the current opportunity to sell food produced on their property two times per year, and note that this limitation is being reviewed by staff.

Another opportunity identified in the actions relates to the sale of produce from community gardens. In reviewing this opportunity, it was determined that the sales of produce from community gardens would be inconsistent with the community garden principles and guidelines. Guideline #1802 states that it is prohibited to *"sell produce or flowers from the garden; however they may be traded or exchanged with other Gardeners."* It is intended that there can be informal sharing of food between growers for individual use and consumption. These garden plots are individually used and are intended for personal use, not retail or commercial use.

An additional opportunity to allow the sales of produce on a temporary basis that was identified was in city-owned parks. Part 4.1 of the Parks and Recreation Area By-law PR-2 describes "Activities prohibited-subject to approval". Among those activities, it is

prohibited to “*sell refreshments or other merchandise to the public;*” without approval. Approval can be granted from the Managing Director – Parks and Recreation, or a designate, taking into account a number of factors. Each request is considered on a case-by-case basis. As the temporary sales of agricultural products could be permitted in city parks subject to approval, no amendments to the by-law would be required. It is recommended that the process to seek approval for temporary sales in parks be included in the “How-to-Guide” described above.

2.0 Farm Gate Sales

There are currently over 30 farms in the Middlesex/London area that sell directly to consumers. In London, this occurs in agricultural areas that are both zoned and designated to permit agriculture, and are defined in Zoning By-law Z-1 as “Farm Markets”. This is a permitted use in the Agriculture (AG) Zone, specifically the AG1 and AG2 zone variations. Within the London Urban Growth boundary there are no lands zoned Agriculture (AG) to permit agriculture. A new defined use that would allow farm market uses on lands that are not zoned to permit agriculture is proposed. As there are no agriculturally zoned lands within the Urban Growth boundary of London, and to support the implementation of the Urban Agriculture Strategy, it is necessary to identify “urban” zones where farm market type uses would be permitted and would not require a zoning by-law amendment to permit the use. The current zoning by-law amendment fee is \$11,000, which is cost prohibitive for small scale growers and food distributing organizations.

New Definition

Farm Markets and Farm Food and Products Market are both defined terms in Zoning By-law Z-1, and allow a scale and a range of goods available for sale greater than what is envisioned for a similar use within the urban are of the City. As previously noted, these uses are only permitted in the Agriculture AG1 and AG2 zones.

The definitions for both uses are:

"FARM MARKET" means the use of land, buildings or structures for the purpose of selling fruit and vegetables to the general public. The fruit and vegetables sold in a farm market must be grown exclusively by the operator on the property owned by the operator of the said farm market. For the purposes of this definition it does not include a Farm Food and Products Market.

"FARM FOOD AND PRODUCTS MARKET" means a retail store located on a farm, where farm food, fruits and vegetables, meat and dairy products, and handicraft products are sold, a portion of which are produced and/or processed on the farm. The market may include the processing of farm food, a portion of which are produced on the farm, into finished food products. An eat-in restaurant, ancillary to the permitted market use may also be permitted to a maximum 15% of the gross floor area on the site.

The current “Farm Market” use requires that the operator on the property sell the goods produced on that farm, and could be interpreted to mean the owner. Conversations with the Urban Agriculture Steering Committee indicated that the lands may not be owned by the persons selling the agricultural products; they may be leased or given permission by the owner to grow and sell on the property. The recommended definition is intended to allow small scale retail sales on lands that do not need to be owned by the operator, and to distinguish this use from the larger-scale use permitted in agriculture zones.

The recommended new Farm Gate Sales use is defined as:

“Farm Gate Sales” means the use of land, buildings or structures for the purpose of selling agricultural products grown on the property to the general public. This small-scale farm market may or may not have structures in which to sell the products. For the purposes of this definition, Farm Gate Sales does not include a Farm Market or a Farm Food and Products Market.

Zones to Permit Farm Gate Sales

As previously noted, Farm Markets are already a permitted use in Agricultural (AG) Zones, but there are no properties zoned Agriculture (AG) within the Urban Growth boundary and none within the developed urban area of London. The Urban Reserve (UR) Zone, a zone which permits existing uses plus some low impact uses, could also permit these uses. The Urban Reserve (UR) Zone is applied to lands within the Urban Growth Boundary.

The Urban Reserve (UR) zone is generally used as a “holding zone” in advance of the redevelopment of a parcel. Agriculture and associated retail sales are appropriate interim uses for these types of lands, as there are no significant structures associated with the use, and farming makes use of the land as an alternative to leaving it vacant. Many of the lands zoned Urban Reserve are actively farmed, and the addition of the Farm Gate Sales use would provide the same opportunity for these lands as exist in agricultural lands outside the Urban Growth Boundary. The recommended amendment is to add Farm Gate Sales as a permitted use to the Urban Reserve (UR1) Zone.

21 Norlan Avenue

This site is located within the Urban Growth Boundary, and is currently the location of Urban Roots, an active urban agriculture operation. This site has been identified by the Urban Agriculture Steering Committee as an example of type of use supported and contemplated by the Urban Agriculture Strategy. The lands are currently zoned Open Space (OS1), which does not permit farm gate sales. As the recommendation of this report is to permit farm gate sales as a permitted use in the Urban Reserve (UR) Zone, this amendment would not allow farm gate sales as a permitted use at this location.

The operation is not within or close to a residential area, and is surrounded by a hydro corridor, park land and floodplain lands. In order to permit agricultural sales at this location, a zoning by-law amendment would be required. In order to permit the farm gate sales use on these lands, a city-initiated zoning by-law amendment will be brought forward for consideration at a future public participation meeting before the Planning and Environment Committee.

Staff and the Urban Agriculture Steering Committee have not identified any other existing urban agriculture uses within the Urban Growth Boundary.

3.0 Conclusion

The recommended amendments are appropriate and implement actions identified in the Urban Agriculture Strategy to make locally grown fresh food readily available to the general public.

Prepared by:	W.J. Charles Parker, MA Senior Planner – Planning Policy
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Sustainability
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

November 11, 2019

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Appendix A

Bill No.(number to be inserted by Clerk's Office)
2019

By-law No. Z.-1-19_____

A by-law to amend By-law No. Z.-1 to add a new definition of Farm Gate Sales and add Farm Gate Sales as a permitted use in the Urban Reserve (UR) Zone.

WHEREAS the City of London has applied to make amendments to Zoning By-law Z-1 as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

- 1) Section 2 (Definitions) of Zoning By-law Z-1 is amended by adding the following new definition;

“Farm Gate Sales” means the use of land, buildings or structures for the purpose of selling agricultural products grown on the property to the general public. This small-scale farm market may or may not have structures in which to sell the products. For the purposes of this definition, Farm Gate Sales does not include a Farm Market or a Farm Food and Products Market.

- 2) Section 49.2 1) of the Urban Reserve (UR) Zone is amended by adding the following additional permitted use to the current range of permitted uses;

) UR1

_) Farm Gate Sales

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 26, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – November 26, 2019
Second Reading – November 26, 2019
Third Reading – November 26, 2019

Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 16, 2019 and posted on the City website on May 14, 2019.

As part of the public review process we met with the Urban Agriculture Working Committee on December 7, 2018, February 15, 2019 and September 17, 2019. That Committee was established to implement the Urban Agriculture Strategy at a “grass roots” level.

Other than comments from the Committee no other replies were received.

Nature of Liaison: Allow Farm Gate Retail Sales on Lands Not Zoned Agricultural.

The purpose and effect of this zoning change is to possibly add a new definition and/or add new permitted uses to various zones to allow the retail sale of urban agriculture products on non-agricultural lands. This is one of the initiatives identified in the Urban Agriculture Strategy adopted by Council in November 2017.

Responses: Two respondents requested further information.

BY EMAIL

Monday, November 18, 2019

City of London City Planning Department
Attn: Chuck Parker, Gregg Barrett and John Fleming
206 Dundas Street
London ON N6A 1G7

Re: Zoning By-Law Amendment, File Z-9060 (Farm Gate Sales on lands within Urban Growth Boundary) and File Z-9111 (Farm Gate Sales at 21 Norlan Avenue)

As a newly appointed member of the Agricultural Advisory Committee for the City of London, I received a copy of the report to the Planning and Environment Committee on the proposed Zoning By-law Amendment for Farm Gate Sales on lands within the Urban Growth Boundary (File Z-9060) together with the Notice of Public Meeting for this application and the associated application to permit Farm Gate Sales at 21 Norlan Avenue (File Z-9111). As the draft definition for “Farm Gate Sales” and/or the proposed wording of the ZBA amendment(s) were not available at the time of the September AAC meeting and the Agricultural Advisory Committee is not scheduled to meet until Wednesday, November 20th, individual members were encouraged to review the Planning Report when available and submit comments for tonight’s Public Meeting.

In addition to the Planning Report, I reviewed the public submissions on the PEC agenda and the goals and objectives of London’s Urban Agriculture Strategy. Last Tuesday evening, I also attended the London Environmental Network workshop on Urban Agriculture. Gregg Barrett as the Manager, Long Range Planning and Sustainability was a featured speaker at this City-sponsored event. Mr. Barrett’s presentation outlined the many ways that the City, its Urban Agriculture Steering Committee and the community-at-large are implementing the recommendations adopted by Council in its Urban Agriculture Strategy.

The City of London should be proud of the many efforts being made to provide opportunities for residents and businesses to access local food. London, with a large agricultural area within its boundaries, is uniquely positioned as a City to support both traditional forms of large-scale agricultural/agri-food operations aimed at the global marketplace and the emerging trend toward small-scale locally-focussed food production. The existing definitions of “Farm Market” and “Farm Food and Products Market” applied in the Agricultural zones (AG1 and AG2) are forward-thinking and in keeping with agri-food as an on-farm diversified use within the agricultural area.

The proposed addition of a new definition of “Farm Gate Sales” includes a clarification that the operator does not necessarily need to be an owner which would help to facilitate opportunities, particularly on developer-held lands or remnant farm parcels in the urban fringe. The addition of this new use in the Urban Reserve (UR) zone is a step in the right direction to expand the ability to use lands-awaiting-development for local food production *and sales*. ***For this reason, I support Application Z-9060.***

However, as the Planning Report notes, there are more potential opportunities for the direct-sale of locally produced food within the built boundary where most City residents live. It was good to read that City staff will continue working with the Urban Agriculture Steering Committee, the Middlesex London Food Policy Council and others to support their efforts to make easy access to fresh local food a priority here in London.

In relation to the upcoming meeting for 21 Norlan Avenue, I support this application but understand that the activities of Urban Roots go beyond Farm Gate Sales, including various opportunities for hands-on experiences, education and occasional food-focussed community gatherings. Connections formed at the farm gate at 21 Norlan and elsewhere are about more than just buying food. It's about meeting the people who grow your food, learning how to grow, getting tips on how to prepare meals and sharing in the harvest. ***I suggest that that the definition for the site-specific amendment (and possibly the Farm Gate Sales in Urban Reserve ZBA) be double checked to ensure that this definition would not limit food literacy and similar activities deemed accessory to farm gate sales, or alternatively that these types of activities would be permitted through other City policies.***

Finally, the City of London is encouraged to continue the implementation of its Urban Agriculture Strategy, including the support of activities within the built-up area, through the removal of any barriers to worthy community-based opportunities as they come to the attention of City Council, its various committees and staff.

As a member of AAC, thank you for the opportunity to comment.

Eleanor J. Rath

**AGRICULTURAL ADVISORY COMMITTEE
2018 WORK PLAN
(as of January 2018)**

Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Link to Strategic Plan	Status
Work with the London and Middlesex Food Policy Council (LMFPC)	<ul style="list-style-type: none"> • Invite the LMFPC to speak at a 2018 AAC meeting 	AAC Team	January- Dec		<ul style="list-style-type: none"> • The London Plan (Food System) – draft • London and Middlesex Food Policy Council - new 	
Work with associated entities to assist with the development agribusiness in London	<ul style="list-style-type: none"> • work with interested parties (ex. London Economic Development Corporation (LEDC) to discuss agribusiness (ex. plant processing, food production, food chains) • AAC would like to promote the development and securing of plant processing, food chains and food production • Invite LEDC to present on the agribusiness sector 	AAC Team	January			
Review City of London Land lease agreements for agriculture	<ul style="list-style-type: none"> • Review City of London standard farmland/agriculture land lease agreements to provide feedback 	Steve	Jan-Dec			
Plowing Championship for 2018	<ul style="list-style-type: none"> • Review the bid for the 2018 plowing championship 	AAC Team	Jan-Feb			
Bees Act	<ul style="list-style-type: none"> • Send a letter to the Minister of Agriculture to ask when the next consultation for reviewing and revising the Bees Act is • Review Bees Act and provide feedback for updates 	AAC Team	Jan-June			
Western Fair District	<ul style="list-style-type: none"> • Review western fair/casino rental information • Re-invite a member of the Western Fair to present on WF agriculture work 	AAC Team	April – Dec			

Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget	Link to Strategic Plan	Status
Review Committee Terms of Reference	<ul style="list-style-type: none"> Re-examine the AAC TOR to see who is supposed to sit on AAC 	AAC Team	April – Dec			
Explore supporting a speaker or conference in 2018	<ul style="list-style-type: none"> Be open to supporting a conference or a speaker in 2018 	AAC Team	August-Nov 2018	\$500		
Farm Tour 2018	<ul style="list-style-type: none"> Invite AAC, City Councillors, London Youth Advisory Council and others to a farm tour in 2018 	Steve	July-August 2018	\$500		