

Ecological Community Advisory Committee

Report

The 2nd Meeting of the Ecological Community Advisory Committee
July 21, 2022
Advisory Committee Virtual Meeting
Please check the City website for current details

Attendance PRESENT: S. Levin (Chair), P. Almost, P. Baker, S. Evans, T. Hain, S. Hall, K. Lee, M. Lima, R. McGarry, S. Miklosi, G. Sankar, S. Sivakumar and V. Tai and H. Lysynski (Committee Clerk)
 ABSENT: B. Krichker and K. Moser
 ALSO PRESENT: C. Creighton, J. MacKay and M. Shepley
 The meeting was called to order at 4:30 PM

1. **Call to Order**

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. **Scheduled Items**

None.

3. **Consent**

3.1 1st Report of the Ecological Community Advisory Committee

That it BE NOTED that the 1st Report of the Ecological Community Advisory Committee, from the meeting held on June 16, 2022, was received.

4. **Sub-Committees and Working Groups**

4.1 Working Group Comments - 307 Sunningdale Road East

That, the attached, revised Working Group comments BE FORWARDED to the Civic Administration for review and consideration.

4.2 4452 Wellington Road South

That the Working Group comments relating to the property located at 4452 Wellington Road South BE FORWARDED to the Civic Administration for review and consideration.

5. **Items for Discussion**

5.1 Wetland Relocation in London (905 Sarnia Road)

That it BE NOTED that the Ecological Community Advisory Committee heard a verbal update from the Civic Administration and held a general discussion with respect to the lessons learned from the wetland relocation at 905 Sarnia Road.

5.2 Representation on the Bird Friendly Development Stakeholder Table

That it BE NOTED that the Ecological Community Advisory Committee

held a general discussion with respect to the ECAC representation on the Bird Friendly Development Stakeholder Table.

5.3 Future Meeting Dates/Time

That, H. Lysynski BE DIRECTED to circulate a poll to the committee members to assist in scheduling the meeting date and time; it being noted that the Ecological Community Advisory Committee will not be meeting in August.

5.4 Notice of Planning Application - 1470-1474 Highbury Avenue North

That the Notice of Planning Application dated June 8, 2022, with respect to the properties located at 1470-1474 Highbury Avenue North, BE POSTPONED until the Ecological Community Advisory Committee is provided with the Environmental Impact Assessment associated with the application.

5.5 (ADDED) 942 Westminster Drive

That it BE NOTED that the Notice of Planning Application dated July 6, 2022, relating to the property located at 942 Westminster Drive, was received.

6. Adjournment

The meeting adjourned at 5:23 PM.

Ecological Community Advisory Committee

Report

The 1st Meeting of the Ecological Community Advisory Committee
June 16, 2022
Advisory Committee Virtual Meeting
Please check the City website for current details

Attendance PRESENT: S. Levin (Chair), P. Almost, P. Baker, T. Hain, S. Hall, B. Krichker, K. Lee, M. Lima, R. McGarry, S. Miklosi, K. Moser, G. Sankar, S. Sivakumar and V. Tai and H. Lysynski (Committee Clerk)

ABSENT: S. Evans

ALSO PRESENT: G. Barrett, I. de Ceuster, K. Edwards, S. Butnari, J. MacKay and M. Shepley

The meeting was called to order at 4:01 PM

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

1.2 Election of Chair and Vice-Chair

That S. Levin and S. Hall BE ELECTED Chair and Vice Chair, respectively, for the term ending November 30, 2022.

2. Scheduled Items

2.1 Planning and Economic Development Orientation

That it BE NOTED that the attached presentation from G. Barrett, Director, Planning and Development, related to a Service Area Overview, was received.

2.2 Class 'C' Environmental Assessment - Western Road – Sarnia Road/Philip Aziz Avenue Intersection

That it BE NOTED that the presentation, as appended to the Added Agenda, from J. Pucchio, AECOM, related to the Western Road / Sarnia Road / Philip Aziz Avenue Environmental Assessment, was received.

3. Consent

3.1 Notice of Public Meeting - 689 Oxford Street West

That it BE NOTED that the Public Meeting Notice, dated June 1, 2022, from T. Macbeth, Senior Planner, with respect to a Notice of Revised Application and Public Meeting related to the property located at 689 Oxford Street West, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Notice of Planning Application - 307 Sunningdale Road East

That a Working Group BE ESTABLISHED, consisting of S. Levin (lead), P. Almost, S. Hall and B. Krichker, relating to the property located at 307 Sunningdale Road East; it being noted that the Ecological Community Advisory Committee (ECAC) received a Notice of Planning Application for a Zoning By-law Amendment related to the property located at 307 Sunningdale Road East; it being further noted that the ECAC received the attached presentation from I. de Ceuster, Planner I, with respect to this matter.

5.2 Notice of Planning Application - 4452 Wellington Road South

That it BE NOTED that the Public Meeting Notice, dated May 11, 2022, from N. Pasato, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the property located at 4452 Wellington Road South, was received.

5.3 Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Wetland and Recommendations for the future - Draft 2

That, the Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Road Westland and Recommendations for the future - Draft 2 BE REFERRED to the Civic Administration for review.

5.4 Goldfish Brochure

That it BE NOTED that S. Hall will liaise with B. Samuels to update the proposed Goldfish brochure.

6. (ADDED) Deferred Matters/Additional Business

6.1 (ADDED) Notice of Planning Application - 2331 Kilally Road and 1588 Clarke Road

That it BE NOTED that the Public Meeting Notice, dated June 13, 2022, from L. Mottram Senior Planner, with respect to a revised Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments related to the properties located at 2331 Kilally Road and 1588 Clarke Road, was received.

6.2 (ADDED) Future Meeting Dates and Times

That the following actions be taken with respect to the future meeting dates and time of the Ecological Community Advisory Committee (ECAC):

- a) H. Lysynski, Committee Clerk, BE REQUESTED to include an item on the July 21, 2022 agenda relating to potential dates and times for future meetings; and,
- b) the next ECAC meeting be scheduled for Thursday, July 21, 2022 at 4:00 PM.

7. Adjournment

The meeting adjourned at 7:00 PM.

**Proposed Residential Land Development/Subdivision
307 Sunningdale Road E., London, ON**

Zoning (rezoning) Planning Act Applications' review comments for the submitted Environmental Impact Assessment (EIS), Hydrogeological Assessment Final Report and Conceptual Grading Plan that were received by EEPAC June 22, 2022.

Reviewers: Pat Almost, Susan Hall and Berta B. Krichker, Sandy Levin

Submitted to July 21, 2022 ECAC meeting

Overview - ECAC Review Comments for the proposed Rezoning Planning Act Applications to Minimize and Mitigate potential ecological/environmental adverse impacts and specifically related to the identified existing Arva Moraine Wetland Complex Provincially Significant Wetland (PSW), environmental areas that are located on the subject site or on adjacent areas and all within the Stoney Creek Sub-watershed; water resources management related to the protection of existing conditions that associated with proposed Residential Land Development/Subdivision at 307 Sunningdale London (this property is within the UTRCA regulated area) as follows:

ECAC's primary recommendation that a holding provision be applied to this site that can only be lifted when a Geotechnical Study has been approved by the City and the UTRCA.

Rationale: ECAC is skeptical that the post development conditions can meet the infiltration requirements over the long term due to the site conditions.

- The final Hydrogeological Report identifies that further additional infiltration testing is recommended to be conducted to refine the soil conductivity and the estimate rate of infiltrations. Also this report stated that 'during construction activities the groundwater dewatering is likely to be required in the northern portion of the site where the groundwater elevations are found to be highest.' Therefore, at the detailed design stage, **the developer's consultant engineer must be required to demonstrate and to ensure that this dewatering will not adversely impact the water levels in PSW.** Although the preliminary water balance assessment are included in the Hydrogeological Report, based on the above presented information, the final water balance evaluation for the subject site becomes the most important and critical assessment and **the City must have confirmation on this water balance assessment upon the completion of the Storm/drainage and SWM servicing detailed report and a supported Geotechnical report.**

Additional comments/recommendations

Rezoning Application Special provisions for the Subject Lands

ECAC recommends *that the proposed Rezoning Application for the subject properties should include the special provisions, which will request that the proposed detailed design for the proposed subject site will incorporate the specific provisions to: preserve and maintain the existing PSW wetland, identify the required natural buffers/setbacks for the wetland and all environmental areas, identify measures/protocols to protect Significant Wildlife Habitat , Fish Habitat, Habitat of Threatened and Endangered Species, Potential Naturalization Areas and Nests of NBCA-protective birds, erosion sediment control, as well as possible substantial dewatering process and MECP, MNRP, UTCA and potential DFO approvals requirements and water discharges that will be in compliance with the Stoney Creek Subwatershed system requirements, MECP, MNRP, DFO, UTRCA and City's standards and requirements for this system. ECAC requests the opportunity to review of the requested detailed design*

documents, and specifically the Storm/Drainage and SWM Servicing detailed report and the recommended Geotechnical report.

The proposed Rezoning Application for the subject properties should include, but should not be limited to, the special provisions, required to deliver the following: ensure the protection to maintain existing wetland ecological, water resources functions and features, existing SWH, Habitat of Threatened and Endangered Species, or other species that require protections identified in EIS; reaffirm sufficient buffers/setbacks to maintain and protect existing ecological/environmental functions, features of the existing wetland and identified environmental areas, as well as stipulated prohibitions of any potential encroachments into these significant ecological/environmental areas that are adjacent to this land development; develop and submit the Geotechnical Report and the detailed design Grading/Drainage and SWM Servicing Plan that will include, but not be limited to, the storm/drainage utilities and SWM services to deal with the water quality, quantity control, the water balance and the robust effective erosion sediment control protection control and be in compliance with the Stoney Creek Sub-watershed, MECP, MNRF, UTRCA and City's standards and requirements for this system.

The existing environmental/ecological conditions, functions and features of the Existing Arva Moraine Complex PSW and adjacent environmental areas shall be maintained and protected and every necessary effort should be implemented to minimize any potential adverse impacts on PSW and natural area adjacent and at the subject site

Ensure that the existing PSW ecological/environmental conditions will be preserved and the proposed rezoning and proposed land development will not adversely impact the existing environmental conditions of the PSW adjacent lands. Ensure that the existing wetland ecological/environmental, water resources functions and features will be preserved and maintained at the pre-development level (shall be no loss of wetland features and functions), as well as every effort will be employed to minimize potential adverse impacts that may occur as a result of the proposed land development and construction activities associated with this proposed development. EIS and all servicing reports shall include all required references and modifications/changes that will incorporate the recommended wetland preservations.

Taking in consideration all critical factors, the following factors such as:

- The provincial and City's policies and requirements stipulated there shall be no loss of wetland features and functions, the existing wetland must be maintained and preserve the existing environmental/ecological conditions, functions and features.
- and provide required protections of all Wildlife Habitat, including the Significant Wildlife Habitat (SWH), habitat of Threatened and Endangered Species, or other;
- This PSW is located immediately adjacent to the Stoney Creek system and needs to function in correlation with the Stoney Creek system;

ECAC recommends that the existing wetland be preserved and ensure that the existing wetland ecological/environmental, water resources functions and features will be preserved and maintained, no loss of wetland features and functions would occur. EIS and all servicing reports shall include all required references for the proposed recommendations and justifications be incorporated. The proposed land development planning and servicing design components will incorporate all required works and measures to protect the existing ecological,/environmental and water resource conditions for the subject and surrounded lands.

Buffers Setbacks for Existing Wetland and Identified Environmental Areas

Ensure that the sufficient natural buffer/setbacks will be identified and implemented in accordance with City's EMG, London Plan, the UTRCA and provincial guidelines regulations, requirements to protect and maintain the existing wetland functions and features, as well as maintain all identified environmental areas that need to be protected at the subject site and encroachments into PSW or other environmental area during and post construction periods shall be prohibited. EIS and other submitted applicable reports will need to reflect all support information associated with clarifications of required setback from the subject development to all identified environmental areas and wetland to ensure no adverse impacts on the existing wetland functions and features (shall be no loss of wetland features and functions) related to the ecological and water resources system, adjacent lands and surface/subsurface/groundwater functions, features, connections and correlation with the Stoney Creek system functions and performances.

ECAC recommends the proposed natural buffers/setbacks for each required areas will be identified and be sufficient, based on the existing provincial, UTRCA and City's requirements and regulations. The technical justifications need to be provided to support the setback recommendations for this development and the proposed buffers/set backs need to be identified between the proposed development the existing wetland and all identified significant environmental areas. All encroachments on the Buffers Setback areas be prohibited.

The recommended buffers/setbacks requirements shall be consistent with the City's London Plan Policies and requirements, completed and accepted by the City Council Subwatershed and Municipal Class EA studies for the subject area, MECP, MNRP and UTRCA Acts, Regulations and requirements. In accordance with the OWRA definitions, storm drainage and SWM systems, including the SWM Facilities, are consider to be a sewer systems.

SWH, Habitat of Threatened and Endangered Species, or other Required Protection

Ensure that the existing species, specifically the Significant Wildlife Habitat (SWH), Habitat of Threatened and Endangered Species, or other species (that require protection) will be protected and all required measures, MNRF, DFO applicable ecological protocols will be implemented for handling these works for the subject lands. EIS needs to include all required references for the proposed changes and justifications (proposed approach and applicable protocols) that will be implemented.

Habitat for several species that are protected under the Endangered Species Act identified within Study area. Specifically protections of Fish Habitat and aquatic life are important within the Stoney Creek.

ECAC recommends that all identified SWH, Habitat of Threatened and Endangered Species, or for other required protection species will be:

- confirmed in the detailed field review prior to completing the final design report submission for the proposed development; and
- ***protected by identifying all required measures and required ecological MNRF, DFO and UTRCA protocols that will be implemented for handling these works for the subject lands, ensuring no adverse impacts on the species and the health of their habitat. EIS shall include all required references for the proposed changes and justifications (proposed approach and applicable protocols) that are recommended to be implemented.***

OZ-9497 - Notice of Planning Application for Official Plan and Zoning By-Law Amendments - 4452 Wellington Road South - 2858637 Ontario Inc. (WARD 14) - Planner: Nancy Pasato

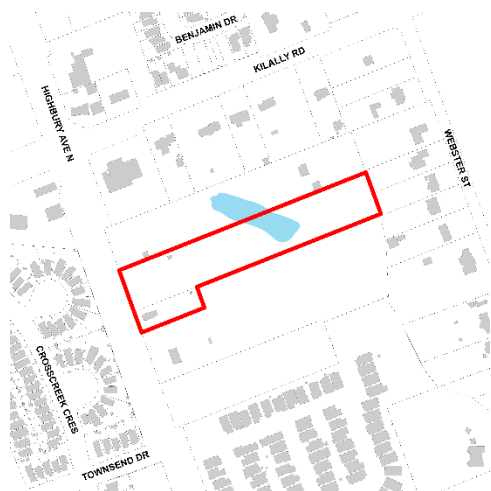
Hi Nancy, ECAC received this report today after the notice appeared on the cte's agenda last week. Based on what I read in the MTE Opportunities and Constraints memo, I believe the ECAC would be supportive of the proposal to redesignate and rezone the feature and the proposed buffer to ER until such time as an EIS is prepared, reviewed and any change(s) to the ER designation and zone determined. We would also support conditions of either development or site plan for the proposed development on the west and south of the property that would direct construction and post construction activities away from the feature and its buffer. It also should be noted that construction could negatively affected surface and ground water flows to the feature and possible impacts should be studied before site preparation takes place.



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1470-1474 Highbury Avenue North



File: OZ-9508

Applicant: Copia Developments

What is Proposed?

Official Plan and Zoning amendments to allow:

- three apartment buildings; with heights of 15, 16 and 18 storeys.
- 400 units.
- density of 276 units per hectare (gross residential density) and 455 units per hectare (net residential density).
- 410 parking spaces on the front portion of the properties

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 28, 2022**

Chuck Parker, Senior Planner

cparker@london.ca

519-661-CITY (2489) ext. 4648

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

File: OZ-9508

london.ca/planapps

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

Mo Mohamed Salih

msalih@london.ca

519-661-CITY (2489) ext. 4003

**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: June 8, 2022

Application Details

Requested Amendment to the 1989 Official Plan

To allow a height of 18 storeys and a density of 455 units per hectare in the Multi-Family, High Density Residential designation on the front portion of the subject properties. The policies provide for a maximum height of 12 storeys and a density of 150 units per hectare.

NOTE- On May 25, 2022 the Ontario Land Tribunal (OLT) approved the London Plan, except for some site specific appeals, replacing the former 1989 Official Plan. However, this application was submitted prior to that date and is subject to consideration of the policies of the 1989 Plan.

Requested Amendment to The London Plan (New Official Plan)

Requested a Special Policy to allow a height of 18 storeys and a density of 455 units per hectare in the Neighbourhood /High Density Overlay Place Type with frontage on a Urban Thoroughfare on the front portion of the subject properties. The policies provide for a maximum height of 12 storeys and a density of 150 units per hectare.

Requested Zoning By-law Amendment

To change the zoning from Neighbourhood Facility (NF1) and Urban Reserve (UR1) Zones to a Residential R9 Special Provision Bonus (R9-7 ()B-) Zone to permit apartment buildings at a height of 18 storeys and a density of 455 units per hectare . Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Neighbourhood Facility Special Provision (NF1(1))

Permitted Uses: places of worship, elementary schools, day care centres, community centres, libraries, private schools, private club, fire stations and police stations.

Special Provision: minimum main building setback from existing Imperial Oil Pipeline easement of 20 metres

Zone: Urban Reserve (UR1)

Permitted Uses: [existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands, managed woodlot, wayside pit, passive recreation use and farm gate sales.

The applicants have asked that the amendments for apartment buildings only be applied to the front portion of the property, west of the open space corridor. Through the consideration of the application the City will review the London Plan Place Types and Zoning on the rear portion of the property to determine whether any changes are required at this time. An Environmental Impact Study has been submitted as part of the application.

On the rear portion of the property the following zone is applied;

Zone: Open Space (OS1)

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 forest.

Requested Zoning

Zone: Residential R9 Special Provision Bonus (R9-7 ()- B-)

Permitted Uses: apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped apartment buildings and continuum-of-care-facilities.

Special Provisions: besides height and density the applicant is asking for specific regulations for parking (1 per unit), front yard (6.8 metres), rear yard (22.2 metres for building “C”), interior side yard (3.5 metres) and balcony encroachments (1.5 metres).

Residential Density: 455 units per hectare

Height: 74 metres or 18 storeys

Bonus Zone: to permit a maximum density of 455 units per hectare and a height of 74 metres or 18 storeys

The City may also consider changes to the zoning on the rear portion of the property to determine whether any changes are required at this time. An Environmental Impact Study has been submitted as part of the application.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

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 Multi-Family, High Density Residential, Multi-Family, Medium Density Residential and Open Space in the 1989 Official Plan, which permits higher density housing and open space uses, respectively, as the main uses.

The subject lands are in the Neighbourhood/High Density Residential Overlay on an Urban Thoroughfare Street Classification and Green Space Place Types in The London Plan.

The Neighbourhood Place Type permits stacked townhouses, fourplexes, low-rise apartments, emergency care establishments, rooming houses and supervised correctional residences up to a maximum height of 6 storeys through bonusing.

No development is proposed on any lands within the Green Space Place Type on the rear portion of the subject lands. Green Space permits open space and parks type uses. Parts of the rear portion of the subject lands are also identified as "Unevaluated Vegetation Patches" "Unevaluated Wetlands" and "Provincially Significant Wetlands" on Map 5 (Natural Heritage System) of the London Plan. Parts of the rear portion of the subject lands are also identified as "Highly Vulnerable Aquifer", "Riverine Erosion Hazard Limit for Unconfined Systems", "Riverine Erosion Hazard Limit for Confined Systems" and "Conservation Authority Regulation Limit" on Map 6 (Natural Hazards and Natural Resources) of the London Plan.

An Environmental Impact Study has been submitted as part of the application to evaluate these environmental features.

The London Plan also includes Urban Design policies which will be used to evaluate the proposed design of the buildings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation, London Plan Place Type and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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. 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. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website.

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 official plan amendment and/or 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 Clerk of the Committee.

Right to Appeal to the Ontario Land 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 Ontario Land 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 proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 Ontario Land 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.

If a 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 may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

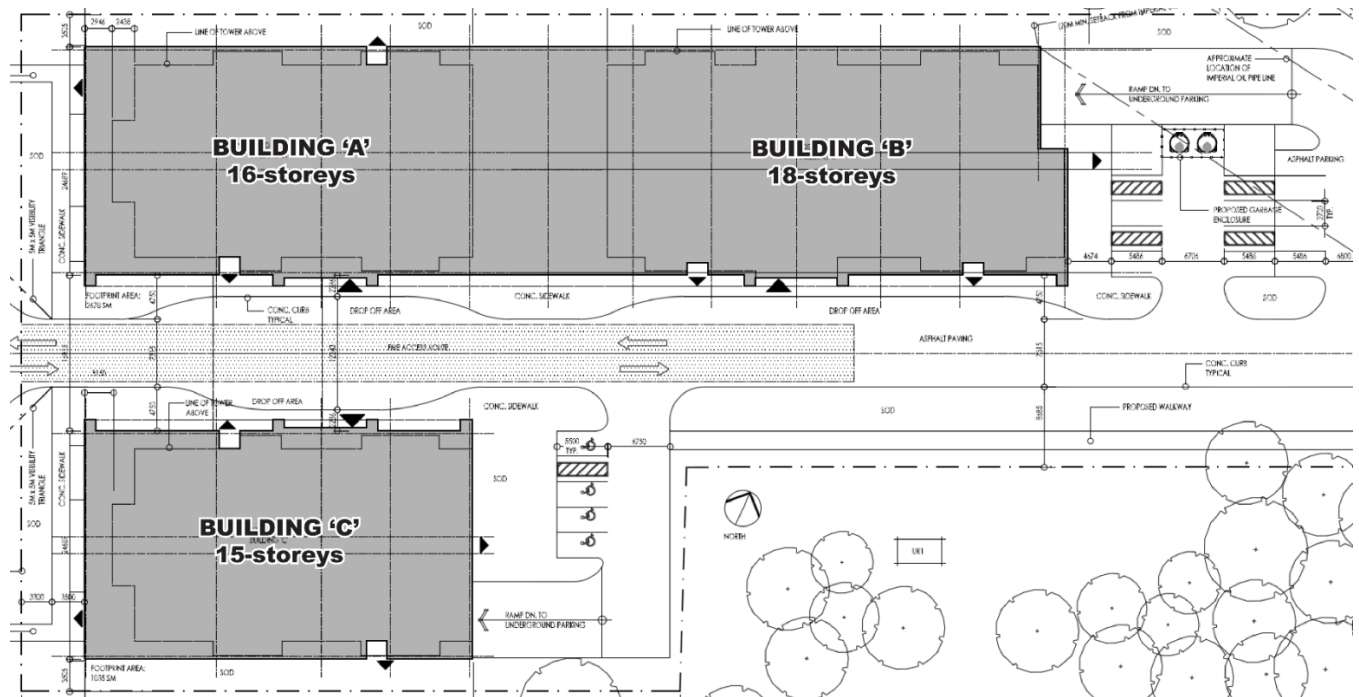
Site Concept



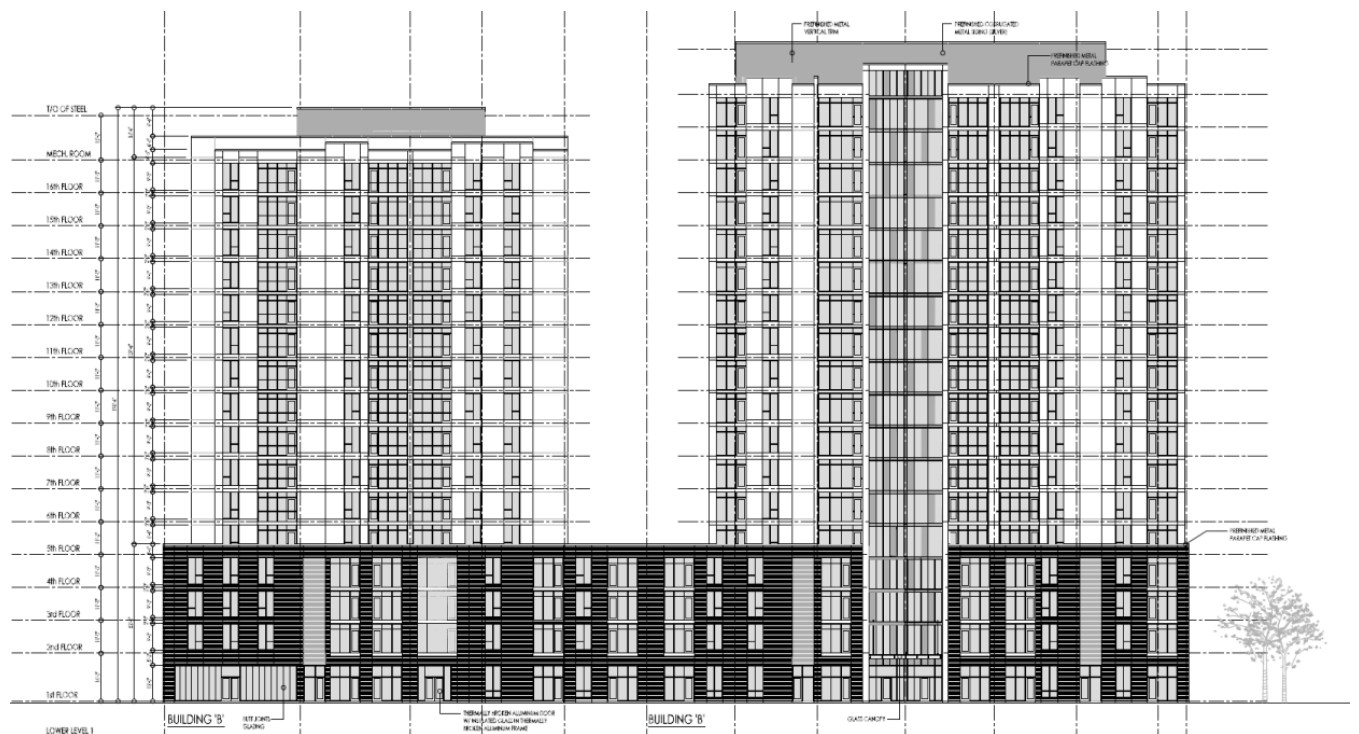
Proposed Highbury Avenue Front Elevation

The above image represents the applicant’s proposal as submitted and may change.

Building Renderings



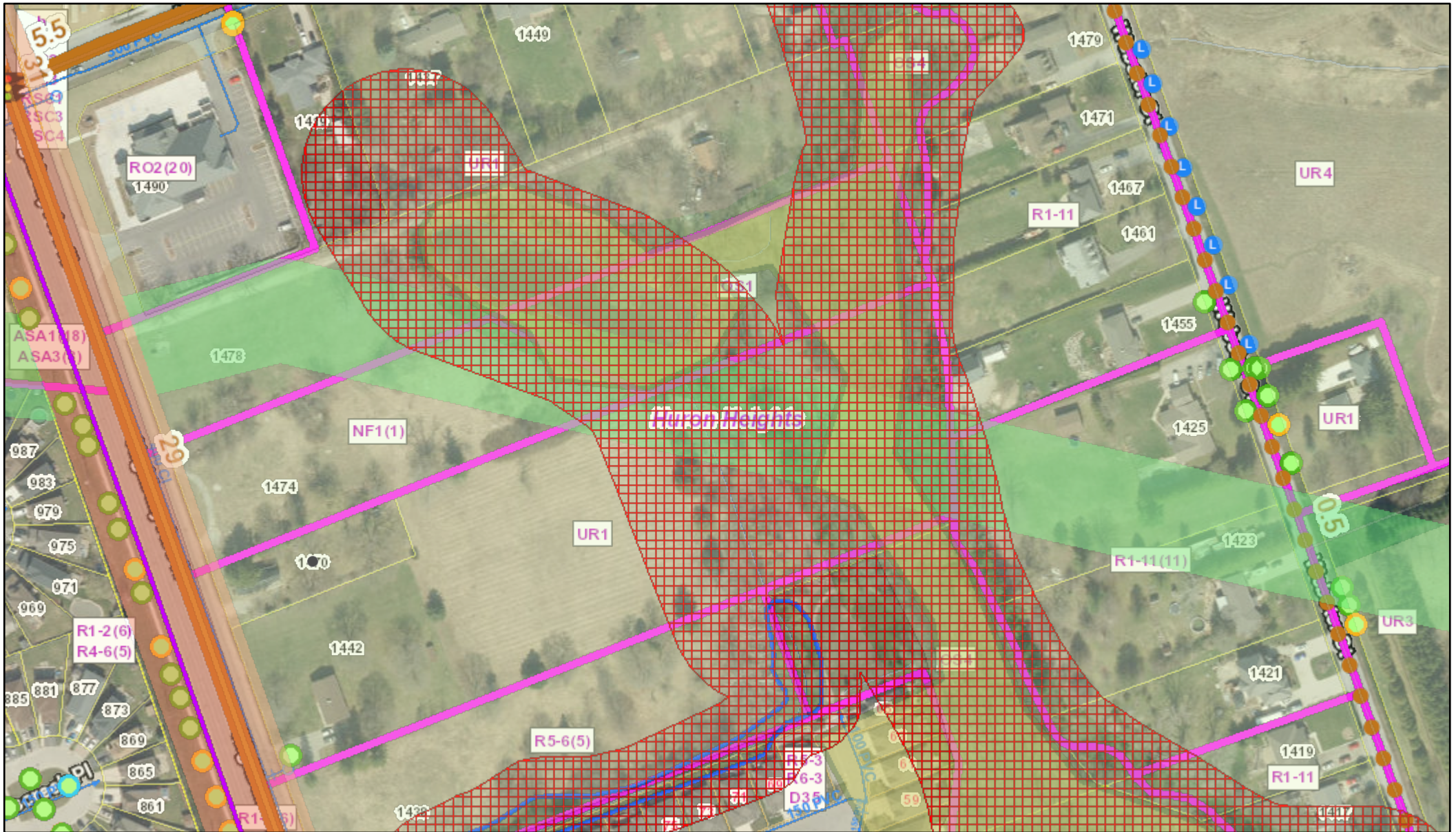
Proposed Building Lay-Out of Front Portion of Property















[South Elevation (Side of Building “C” Left and Building “B” Right

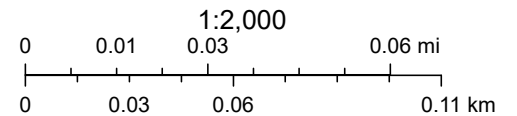
The above images represent the applicant's proposal as submitted and may change.

Corporate City Map



5/12/2022, 9:32:40 AM

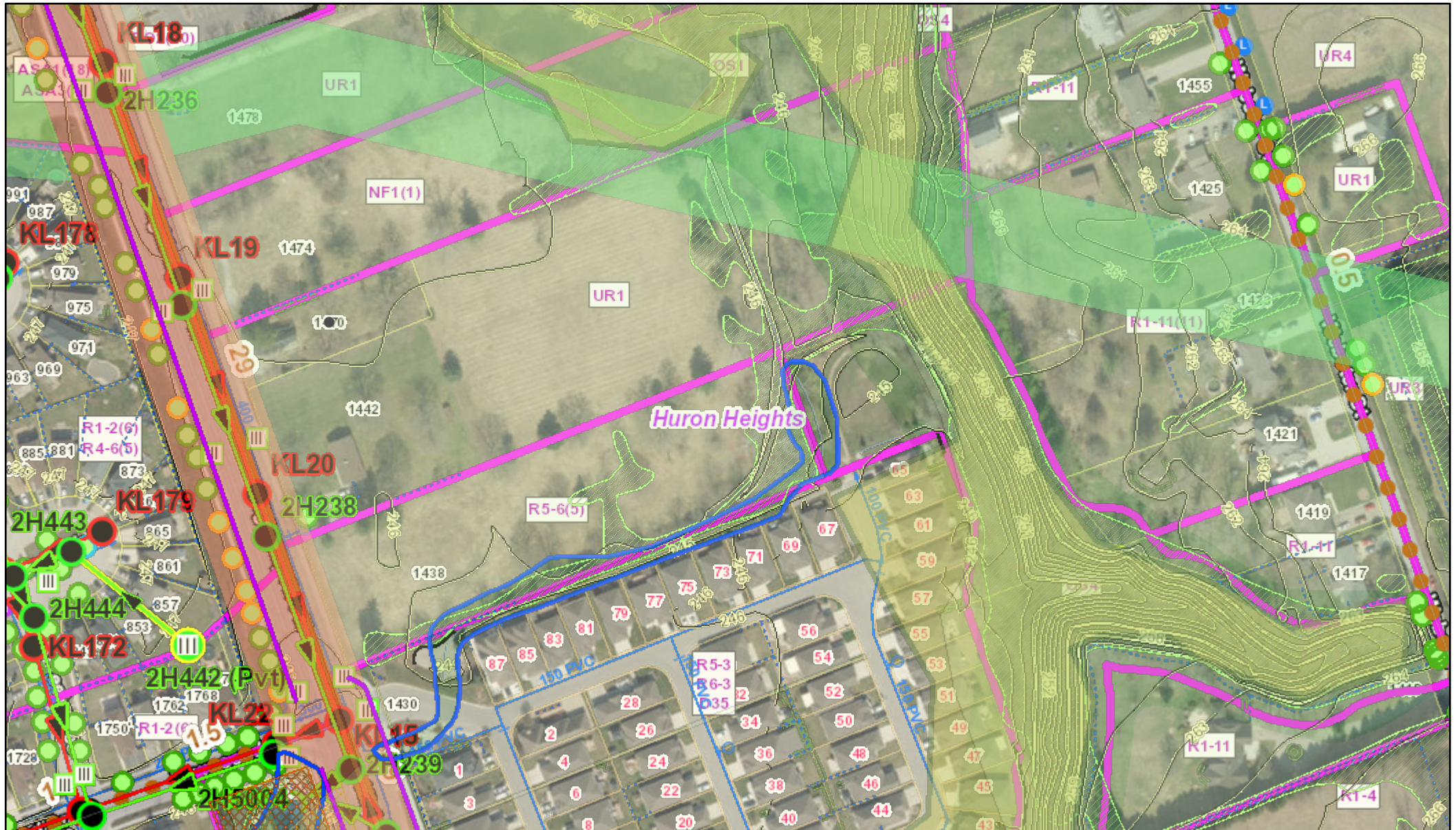
-  Indigenous Potential
  Other Multi-use Pathways
  Bike Road Route - Signed
-  Historic Potential
  Sharrows
  Bike Lane and Shared Parking
-  Walking Trails - Unpaved
  Path Adjacent to Street
  Bike Lane
-  Thames Valley Parkway
  Buffered Bike Lane
  Thames Valley Parkway Markers



Corporation of the City of London | Produced For: Planning Administration |
Produced by: Environmental & Engineering Services - Geomatics, gfbgfb,
Corporation of the City of London | Produced For: Environmental & Engineering
Services – Solid Waste | Produced by: Environmental & Engineering Services -

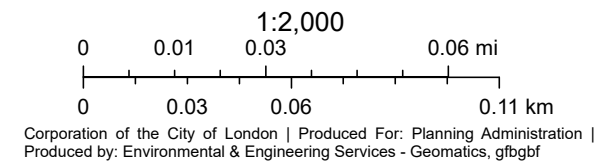
The Corporation of the City of London

Corporate City Map



5/12/2022, 9:49:37 AM

- | | | | |
|--------------------------|--------------------------|-------------------------------|--------------------------------|
| Indigenous Potential | Other Multi-use Pathways | Bike Road Route - Signed | Ecological Land Classification |
| Historic Potential | Sharrows | Bike Lane and Shared Parking | Conservation Authority Lands |
| Walking Trails - Unpaved | Path Adjacent to Street | Bike Lane | City of London Lands |
| Thames Valley Parkway | Buffered Bike Lane | Thames Valley Parkway Markers | |





NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

942 Westminster Drive



File: Z-9526

Applicant: Jim Rimmelzwaan

What is Proposed?

Zoning amendment to:

- Permit an existing residential home and 2 accessory structures (storage units)

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 27, 2022**

Anusha Singh

asingh@london.ca

519-661-CITY (2489) ext. 7153

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9526

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: July 6, 2022

Application Details

Requested Zoning By-law Amendment

To permit an existing residential home and 2 accessory structures (storage units)

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Agricultural (AG2) Zone

Permitted Uses: Livestock facilities provided that such facilities are located at least 300 metres from the City's Urban Growth boundary; or in accordance with the MDS regulations, whichever is greater; Farm dwelling; Forestry uses; Kennels; Conservation lands; Wayside pits; Nursery; Passive recreation use; Farm market; Small Wind Energy Conversion System; Greenhouse Farm; Livestock facilities; Compost facility; Aquaculture; Agricultural research station; Manure storage facility; Mushroom Farm

Current Zoning

Zone: Environmental Review (ER)

Permitted Uses: Conservation lands; Conservation works; Passive recreational uses; Managed woodlot; Agricultural uses

Requested Zoning

Zone: Residential (R1-16) Zone

Permitted Uses: A single detached dwelling

The City may also consider additional special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are located in the Farmland and Environmental Review Place Types of The London Plan. The portion of the land subject to the proposed Zoning By-Law Amendment and currently containing the existing residential dwelling is located within the Farmland Place Type. The Farmland Place Type is intended to provide necessary agricultural goods and services for residents and businesses in the City of London and is intended to promote a range of agricultural uses and permit existing residential dwellings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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. 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. Neighbourhood Associations are listed on the [Neighbourgood](#) website. 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 Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

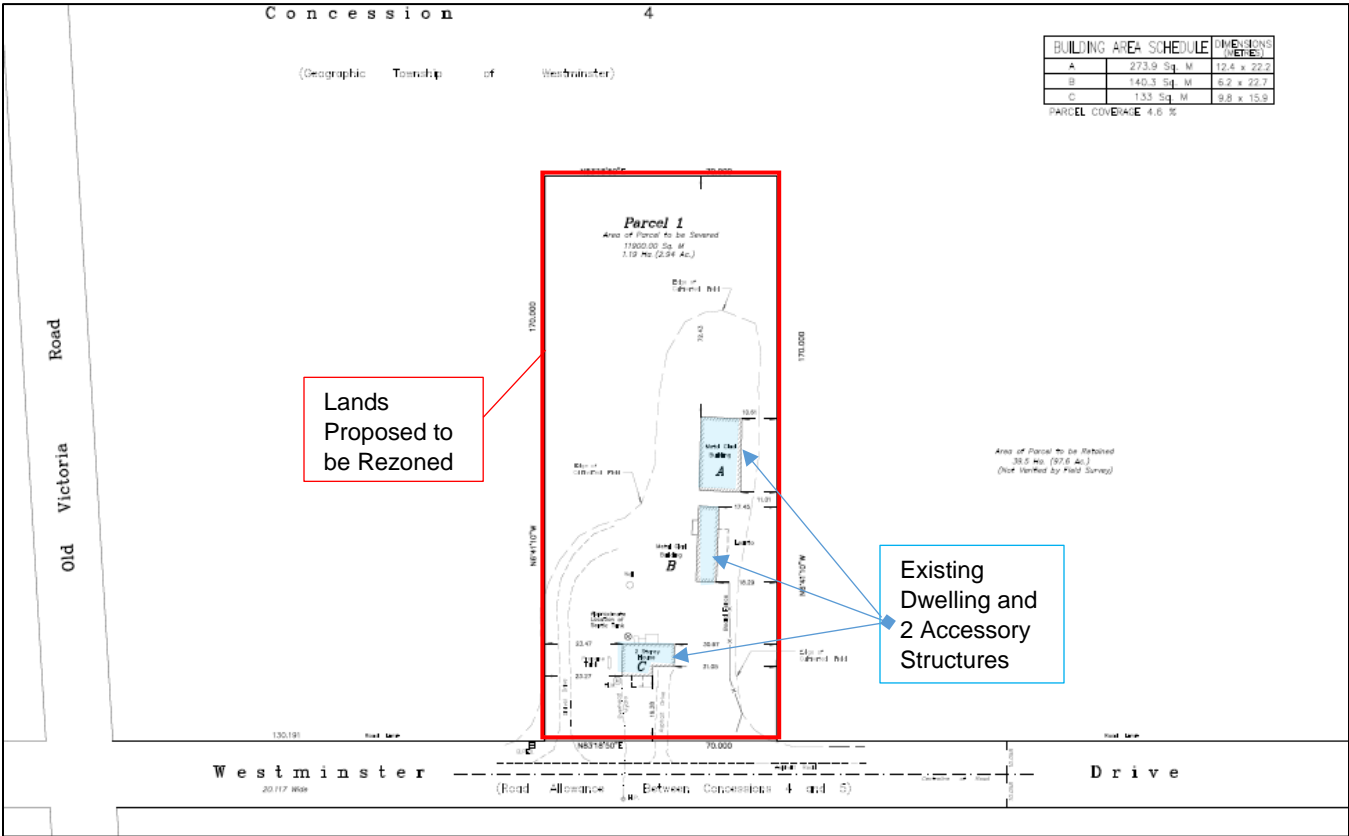
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



The above image represents the applicant’s proposal as submitted and may change