

Ecological Community Advisory Committee

Report

The 3rd Meeting of the Ecological Community Advisory Committee
September 15, 2022

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

ABSENT: R. McGarry, S. Miklosi and G. Sankar,

ALSO PRESENT: S. Butnari, C. Creighton, K. Edwards and M. Shepley

The meeting was called to order at 4:33 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 2nd Report of the Ecological Community Advisory Committee

That, the following actions be taken with respect to the 2nd Report of the Ecological Community Advisory Committee, from the meeting held on July 21, 2022:

a) clause 5.3 BE AMENDED to remove "September" and replace it with "August"; and,

b) it BE NOTED that the 2nd Report of the Ecological Community Advisory Committee, from the meeting held on July 21, 2022, as amended, was received.

3.2 Municipal Council Resolution - 1st and 2nd Reports of the Ecological Community Advisory Committee

That it BE NOTED that the Municipal Council resolution adopted at its meeting held on August 2, 2022, with respect to the 1st and 2nd Reports of the Ecological Community Advisory Committee, were received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Notice of Planning Application - 146 Exeter Road

That a Working Group BE ESTABLISHED consisting of S. Baker, B. Krichker and S. Levin, to review the Notice of Planning Application for a Draft Plan of Subdivision and Zoning By-law Amendment for the Richardson North Subdivision, 146 Exeter Road; it being noted that the

Ecological Community Advisory Committee received a Notice dated July 27, 2022, from S. Meksula, Senior Planner, with respect to this matter.

5.2 Site Visit to 845-875 Commissioners Road

That it BE NOTED that the Ecological Community Advisory Committee held a general discussion with respect to the site visit to the property located at 845-875 Commissioners Road.

5.3 1176 Crumlin Sideroad - Severance Sketch

That it BE NOTED that the Ecological Community Advisory Committee held a general discussion with respect to the severance sketch for the property located at 1176 Crumlin Sideroad.

5.4 Conservation Authority Watershed Assessment Resampling/Monitoring

That the communication from P. Almost, dated July 8, 2022, with respect to the request for information on the Conservation Authority Watershed Assessment Resampling/Monitoring BE POSTPONED to a future meeting to allow the Upper Thames River Conservation Authority and Civic Administration an opportunity to respond; it being noted that the Ecological Community Advisory Committee held a general discussion with respect to this matter.

5.5 (ADDED) Bird Friendly Stakeholder Update

That it BE NOTED that the Ecological Community Advisory Committee held a general discussion with respect to the Bird Friendly Stakeholder update.

5.6 (ADDED) Notice of Public Meeting - 4452 Wellington Road South

That it BE NOTED that the Notice of Public Meeting dated September 14, 2022, relating to the Official Plan and Zoning By-law Amendments for the property located at 4452 Wellington Road South, was received.

6. Adjournment

The meeting adjourned at 5:26 PM.

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 Sunnindale 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 September.

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 t 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.



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

August 3, 2022

K. Edwards
Manager, Long Range Planning, Research, and Ecology

I hereby certify that the Municipal Council, at its meeting held on August 2, 2022 resolved:

That the following actions be taken with respect to the 1st and 2nd Reports of the Ecological Community Advisory Committee:

- a) the Wetlands in London, Ontario: Lessons Learned from 905 Sarnia Road Wetland and Recommendations for the future - Draft 2 BE REFERRED to the Civic Administration for review;
- b) the revised Working Group comments relating to the property located at 307 Sunningdale Road East BE FORWARDED to the Civic Administration for review and consideration;
- c) the Working Group comments relating to the property located at 4452 Wellington Road South BE FORWARDED to the Civic Administration for review and consideration; and,
- d) clauses 1.1, 1.2, 2.1, 2.2, 3.1, 5.1, 5.2, 5.4, 6.1 and 6.2 of the 1st Report and clauses 1.1, 3.1, 5.1 to 5.5, inclusive, of the 2nd Report of the Ecological Community Advisory Committee BE RECEIVED for information. (2022-D04) (2.1/13/PEC)

M. Schulthess
City Clerk
/pm

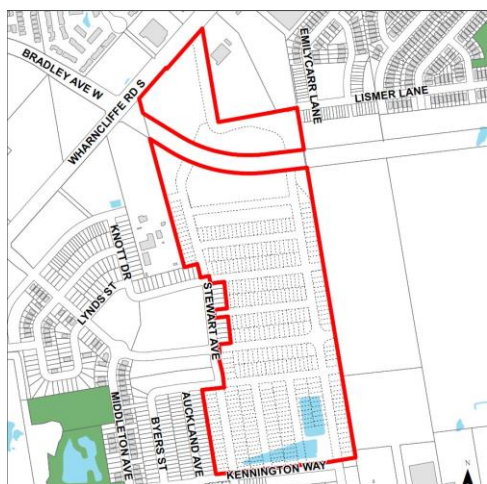
cc: S. Butnari, Ecologist Planner, Planning and Economic Development
M. Shepley, Ecologist Planner, Planning and Economic Development
J. MacKay, Ecologist Planner, Planning and Economic Development
I. de Ceuster, Planner I, Planning and Economic Development
N. Pasato, Senior Planner, Planning and Economic Development
Chair and Members, Ecological Community Advisory Committee



NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

Richardson North Subdivision 146 Exeter Road



File: 39T-22502 / Z-9528

Applicant: 1103125 Ontario Inc.

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- 366 single detached residential lots
- 1 low density residential block
- 4 medium density residential blocks
- 1 commercial/industrial block
- 3 green space blocks
- 4 new streets

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 11, 2022**

Sean Meksula

smeksula@london.ca

519-661-CITY (2489) ext. 5349

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

File: 39T-22502 / Z-9528

london.ca/planapps

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

Elizabeth Pelosa

epelosa@london.ca 519-661-CITY (2489) ext. 4012

**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 27, 2022

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 366 single detached lots; one (1) low density residential block; four (4) medium density residential blocks; four (4) road widening and reserve blocks, serviced by four (4) new local streets (Street Q, R, S and T).

Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve UR6 Zone and Holding Light Industrial h-17*LI3 Zone to a Residential Special Provision R1 (R1-13()), Residential Special Provision R4 (R4-4(2)), Residential Special Provision R5/R6 (R5-4()/R6-5()), Restricted Service Commercial Special Provision/ Arterial Commercial Special Provision RSC1/RSC2()/RSC3(16)/RSC4(14)/RSC5(16)/(AC4()), Open Space (OS1), Open Space (OS5), Open Space Special Provision (OS5()) and Urban Reserve Special Provision UR4(9) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Requested Zoning (Please refer to attached map)

Zone(s): Residential Special Provision R1 (R1-13()) Zone to permit single detached dwellings on lots with a minimum lot area of 270m², a minimum lot frontage of 9 metres and a minimum rear yard depth of 6m; a Residential Special Provision R4 (R4-4(2)) Zone, to permit street townhouse dwellings with a minimum lot frontage of 6.7 metres, a minimum lot area of 160m², a minimum exterior side yard setback of 1.2 metres, a minimum interior side yard setback of 1.2 metres, maximum lot coverage of 45% and maximum height of 10.5 metres; a Residential Special Provision R5/R6 (R5-4()/R6-5()) Zone, to permit cluster townhouses dwellings and cluster stacked townhouse dwellings, at a minimum density of 30 units per hectare and a maximum height of 14.0 m; R6-5 - cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster apartment buildings and cluster fourplex dwellings, at a minimum density of 30 units per hectare, and a maximum height of 14m; a Restricted Service Commercial Special Provision/ Arterial Commercial Special Provision RSC1/RSC2()/RSC3(16)/RSC4(14)/RSC5(16)/(AC4()) Zone to permit a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets; a Arterial Commercial (AC) Zone provides for and regulates a mix of small scale retail, office, personal service and automotive uses located along arterial roads which serve both vehicular and pedestrian trade; an Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest; an Open Space (OS5) Zone, to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; and Urban Reserve Special Provision UR4(9) zone provides for and regulates existing uses on lands which are primarily undeveloped for urban uses, with a minimum lot area of 160 square metres and no minimum lot frontage requirement.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads

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 London Plan, London's long-range planning document. The subject lands are in the 'Neighbourhoods' and 'Commercial Industrial' Place Types in *The London Plan*.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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 Draft Plan of Subdivision 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. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the 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 Clerk 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 subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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 add the person or public body as a party.

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

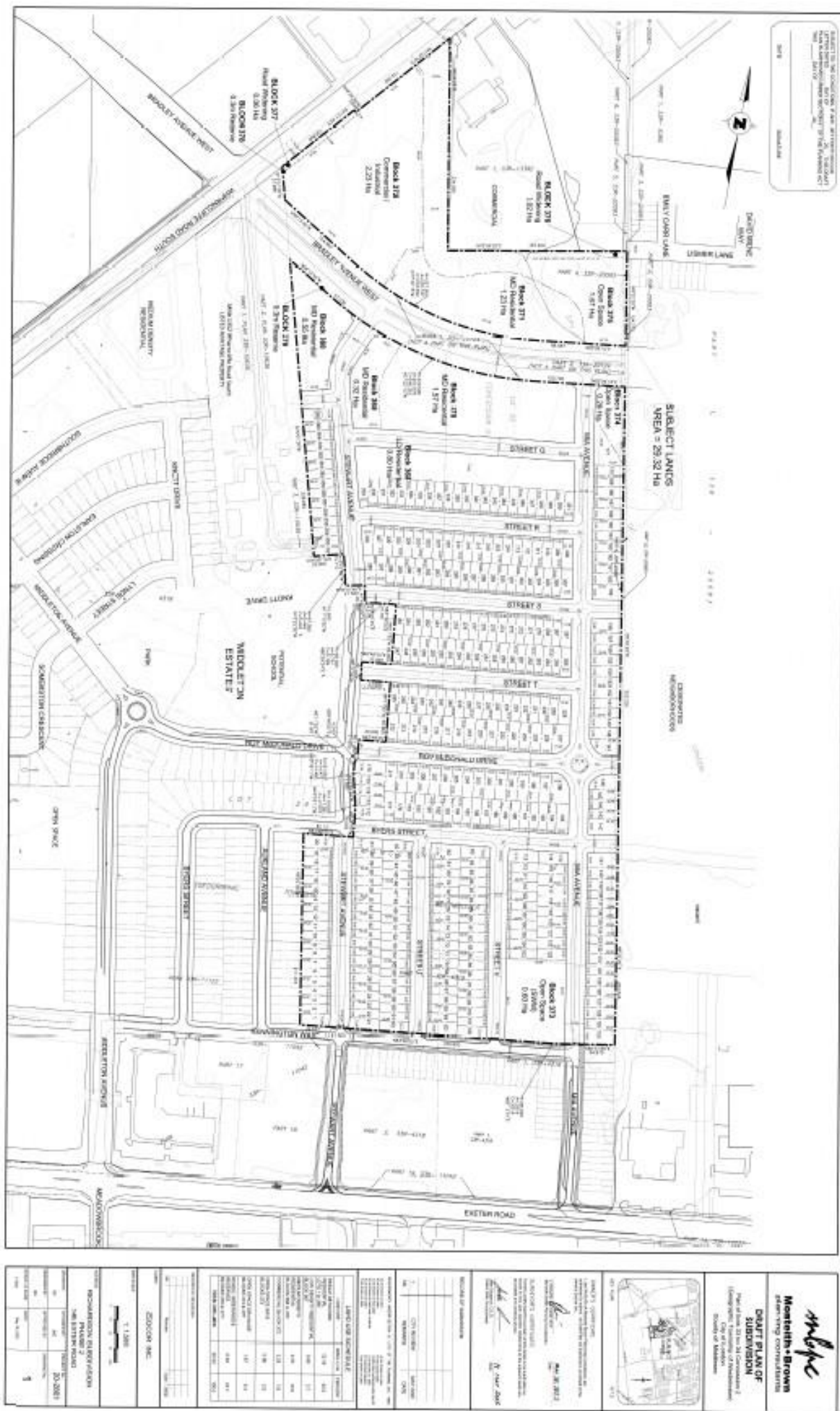
Notice of Collection of Personal Information

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.

Requested Draft Plan of Subdivision



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

Requested Zoning



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

<u>RETAINED LAND (PARCEL 1)</u>			
SITE AREA:		11,300.5 m ² (1.13 ha)	BUILDING AREA: 390.0 m ²
DEVELOPABLE AREA: 11,300.5 m ² (1.13 ha)		GRAVEL AREA:	701.3 m ²
		LANDSCAPED AREA:	10,209.2 m ²
ITEM	R1-14	REQUIRED	PROPOSED
1	LOT AREA (m ²) MIN	2,000.0	11,300.5
2	LOT FRONTAGE (m) MIN	30.0	10.0*
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m) MIN	8.0 8.0	93.4 N/A
4	REAR YARD DEPTH (m) MIN	57.9	62.5
5	INTERIOR SIDE YARD SETBACK (m) MIN	8.0	11.4
6	LANDSCAPED OPEN SPACE (%) MIN	50	90.3
7	LOT COVERAGE (%) MAX	50	3.5
8	HEIGHT (m) MAX	12	<12.0
9	PARKING AREA COVERAGE (%) MAX	25	6.2
10	NUMBER OF SINGLE DETACHED DWELLINGS	1	1

<u>SEVERED LAND (PARCEL 2)</u>			
SITE AREA:		8,393.6 m ² (0.84 ha)	BUILDING AREA: N/A
DEVELOPABLE AREA:		7,737.8 m ² (0.77 ha)	GRAVEL AREA: 145.2 m ²
			LANDSCAPED AREA: 7,592.6 m ²
ITEM	R1-14	REQUIRED	PROPOSED
1	LOT AREA (m ²) MIN	2,000.0	8,393.6
2	LOT FRONTAGE (m) MIN	30.0	10.0*
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m) MIN	8.0 8.0	N/A N/A
4	REAR YARD DEPTH (m) MIN	47.1	N/A
5	INTERIOR SIDE YARD SETBACK (m) MIN	8.0	N/A
6	LANDSCAPED OPEN SPACE (%) MIN	50	98.1
7	LOT COVERAGE (%) MAX	50	N/A
8	HEIGHT (m) MAX	12	N/A
9	PARKING AREA COVERAGE (%) MAX	25	1.9
10	NUMBER OF SINGLE DETACHED DWELLINGS	1	1

<u>SEVERED LAND (PARCEL 3)</u>					
GROSS SITE AREA: 14,280.6 m ² (1.43 ha)		BUILDING AREA: N/A			
AREA ZONED OS: 5,980.5 m ² (0.59 ha)		GRAVEL AREA: N/A			
AREA ZONED AG1: 8,300.0 m ² (0.83 ha)		LANDSCAPED AREA: N/A			
ITEM	OS & AG1	OS		AG1	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED
1	LOT AREA (m ²) MIN	4,000	5,980.5	40 (ha)	8,300.0m ² *
2	LOT FRONTAGE (m) MIN	15.0	0.0*	200.0	0.0*
3	FRONT YARD AND EXTERIOR SIDE YARD DEPTH (m) MIN	8.0 8.0	N/A N/A	15.0	N/A
4	REAR YARD DEPTH (m) MIN	7.0	N/A	15.0	N/A
5	INTERIOR SIDE YARD DEPTH (m) MIN	6.0	N/A	15.0	N/A
6	LANDSCAPED OPEN SPACE (%) MIN	20.0	100	N/A	N/A
7	LOT COVERAGE (%) MAX	10.0	N/A	20.0	N/A
8	HEIGHT (m) MAX	12.0	N/A	12.0 (RES) 15.0 (ALL OTHERS)	N/A N/A

[illegible]

From: Pat Almost

Sent: Friday, July 8, 2022 6:22 PM

To: Lysynski, Heather <hlysynsk@London.ca>; s.levin s.levin

Subject: [EXTERNAL] Agenda for Environmental/Climate Change community committee

During my research for the Ecological committee, I observed that Conservation Authority watershed assessment documents clearly recommend resampling/monitoring subsequent to these assessments. I have not been able to find reports of such reassessments.

I, therefore, propose an agenda item to discuss and, if agreed, executive summaries to be provided to the committee of these reassessments. If the reassessments have not been done, when will they be done?

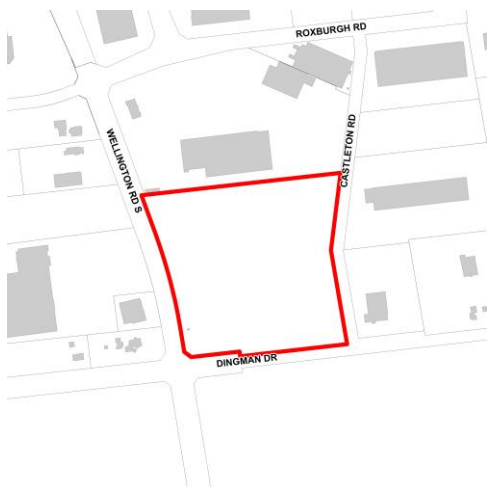
These reassessments are critical to assess the effect of development on watersheds to determine if climate adaptations have been implemented and, if so, have been effective. If changes from baseline are determined, what measures will be taken: when and by whom?



PUBLIC MEETING NOTICE

Official Plan and Zoning By-law Amendments

4452 Wellington Road South



File: OZ-9497

Applicant: 2858637 Ontario Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A transport terminal on the eastern portion of the site
- An Environmental Review Zone to require further environmental study on a natural heritage feature
- Future commercial uses on the western portion of the site

YOU ARE INVITED!

Further to the Notice of Application you received on May 11, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Wednesday, October 5, 2022, no earlier than 4:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Nancy Pasato
npasato@london.ca
519-661-CITY (2489) ext. 7156
Planning & Development, City of London,
300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: OZ-9497

london.ca/planapps

To speak to 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: September 14, 2022

Application Details

Requested Amendment to the 1989 Official Plan

***Please note: The original application contained a request to amend the 1989 Official Plan. Since that time the 1989 Official Plan has been rescinded and is no longer in force and effect.**

Requested Amendment to The London Plan (New Official Plan)

To change the designation on a portion of the site from the Shopping Area Place Type to the Light Industrial Place Type to permit transportation terminals.

Requested Zoning By-law Amendment

To change the zoning from a Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone to a Holding Light Industrial (h-17*LI6) Zone, and an Environmental Review (ER) Zone. 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: Holding Associated Shopping Area Commercial (h-17*ASA1/ASA2/ASA6) Zone

Permitted Uses: Animal hospitals; Convenience service establishments; Convenience stores; Dry cleaning and laundry plants; Duplicating shops; Financial institutions; Grocery stores; Restaurants; Retail stores; Personal service establishments; Pharmacies; Printing establishments; Video rental establishments; Brewing on premises establishment; Repair and rental establishments; Service and repair establishments; Studios; Supermarkets; Commercial recreation establishments; Taverns.

Holding Provision(s): To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site.

Height: 12.0 meters

Requested Zoning

Zone: Holding Light Industrial (h-17*LI6) Zone, Environmental Review (ER) Zone

Permitted Uses: LI6 Zone - Bakeries; Business service establishments; Laboratories; Manufacturing and assembly industries; Offices support; Paper and allied products industries excluding pulp and paper and asphalt roofing industries; Pharmaceutical and medical product industries; Printing, reproduction and data processing industries; Research and development establishments; Warehouse establishments; Wholesale establishments; Custom workshop. Brewing on premises establishments. Service Trade; Existing Self-storage Establishments, Artisan Workshop, Craft Brewery, 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; ER Zone - Conservation lands; Conservation works; Passive recreational uses; Managed woodlot; Agricultural uses.

Height: 50 metres

The City may also consider the use of additional holding provisions, special provisions, or additional zoning and Official Plan/London Plan amendments as part of this application.

An Environmental Opportunities and Constraints 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 New Format Regional Commercial Node in the 1989 Official Plan, which permits a wide range of commercial uses which meet specialized service and comparison-shopping needs as the main uses.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a wide range of retail, service, business, recreational, social, educational and government uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. 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.

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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. 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. 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

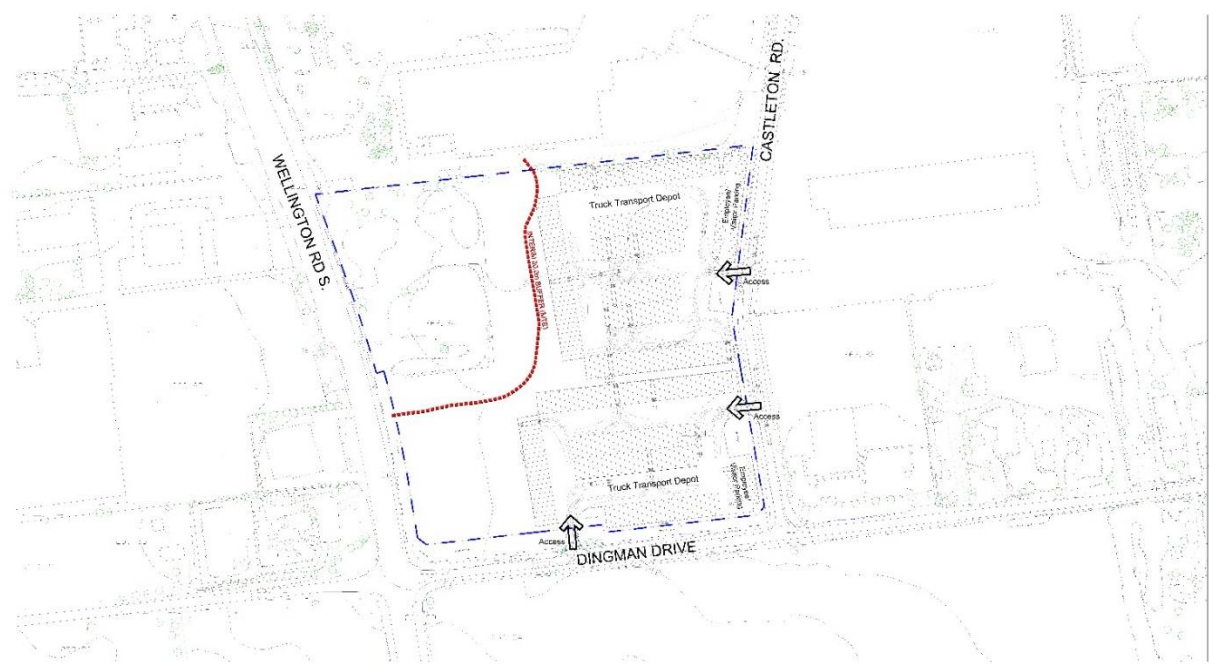
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by September 26, 2022 to request any of these services.

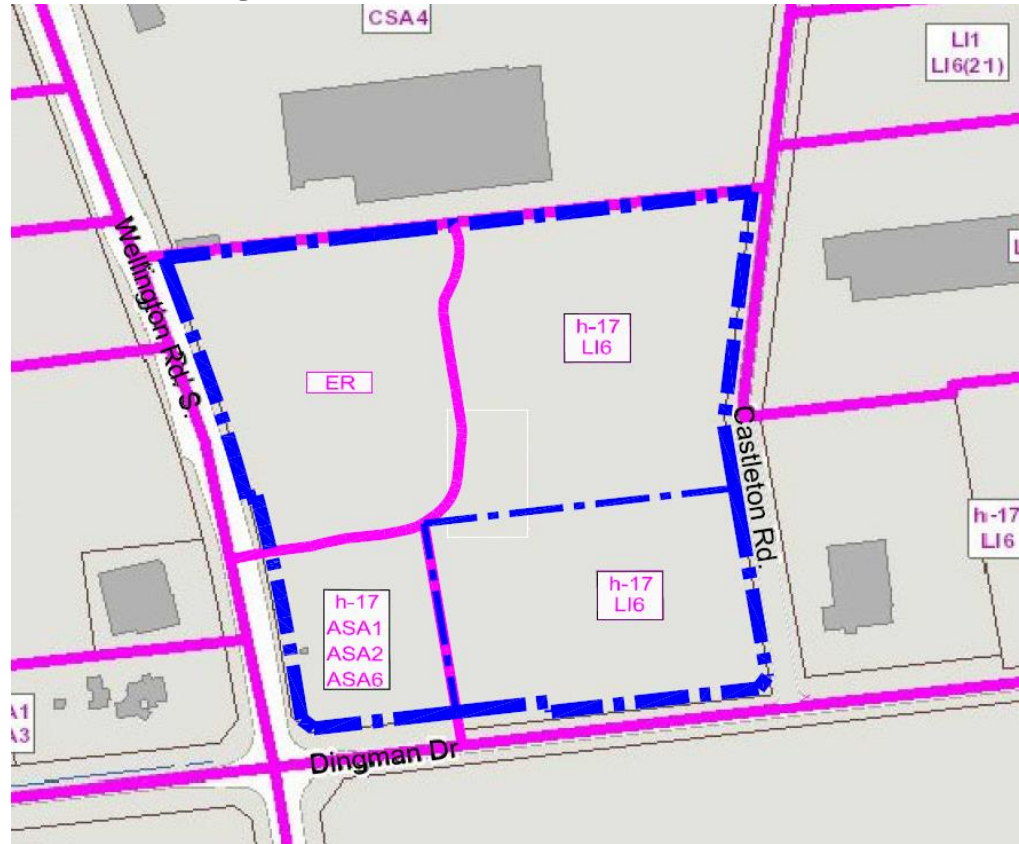
Site Concept



Concept Plan for proposed development

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

Proposed Zoning



Proposed zoning to implement site concept

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