



NOTICE OF PLANNING APPLICATION

Zoning By-Law Change

New Comprehensive Zoning By-law – ReThink Zoning



File: Z-9619

Applicant: Corporation of the City of London

What is Proposed?

New City-Wide Comprehensive Zoning By-law

- specific rules for all properties that restrict the use, intensity and form of land, buildings, or structures.
- implements the policy direction of the City's newest Official Plan, known as The London Plan
- replaces and repeals the existing comprehensive Zoning By-law, known as Zoning By-law No. Z.-1

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 2023**

ReThink Zoning Project Team

ReThinkZoning@london.ca

519-930-3500

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9619

london.ca/planapps

**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 14, 2023

Application Details

Requested Zoning By-law Change

The Corporation of the City of London is considering a new comprehensive Zoning By-law that will affect all lands within the municipal boundary of the City of London. The purpose and effect of the proposed new comprehensive Zoning By-law is to establish the rules that restrict the use, intensity and form of land, buildings, or structures in the City of London.

“Use” is the main purpose or activity on a property or in a building or structure. “Intensity” is how much activity and the size of building or structure. “Form” is the shape and location of a building or structure. The proposed new comprehensive Zoning By-law may include rules that provide alternative standards to incentivize certain forms of development to achieve municipal housing goals, positive climate actions and improve resiliency to climate change impacts.

The proposed new comprehensive Zoning By-law is an implementation tool that will implement the policies of the City of London’s newest Official Plan – The London Plan and repeal and replace the existing comprehensive Zoning By-law No. Z.-1.

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

Planning Policies

The proposed new comprehensive Zoning By-law must conform to the policies of the Official Plan, London’s long-range planning document. The proposed new comprehensive Zoning By-law will apply city-wide to all properties that are located in all Place Types in The London Plan

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 Rethink Zoning Project Team 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. The next opportunity for consultation will be from June 2023 to October 2023 on a proposed working draft Zoning By-law document. Comments received will be considered prior to the completion of the proposed new comprehensive Zoning By-law and as we prepare a report that will include Planning & Developments 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 an Open House Meeting

An Open House will be scheduled later for the purpose of providing interested members of the public an opportunity to review and ask questions about the proposed new comprehensive Zoning By-law. The City will send you another notice inviting you to attend this Open House, which is required by the Planning Act. Notice of this Open House and a future Public Meeting described below, may be given together or separately. Attendance at this Open House meeting does not create a right to appeal the decision of Council to the Ontario Land Tribunal.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the proposed new comprehensive Zoning By-law on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this Public 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 new comprehensive Zoning By-law, 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 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.