



NOTICE OF PLANNING APPLICATION AND PUBLIC MEETING

Official Plan and Zoning By-law Amendments

City-Wide – 5-bedroom Limits and Increased Permissions for Additional Residential Units

File: OZ-9661

Applicant: City of London

What is Proposed?

Official Plan amendment for the following policies:

- Policy 942 to permit Additional Residential Units (ARU) within duplex, triplex, and converted dwellings
- Policy 942.1 to permit up to two ARUs within a maximum of one accessory building
- Amended wording to remove “structure” when referring to Accessory Buildings containing ARUs

Zoning By-law amendments:

- As per October 17, 2023 Council Resolution, remove city-wide bedroom limits from Section 2 Definitions except within Near Campus Neighbourhoods (NCN)
- As per October 17, 2023 Council Resolution, amend NCN bedroom limits to support sustainable residential intensification which may include increased bedroom limits related to ARU creation
- Section 4.1 and 4.37 provisions related to building height, setbacks, number of units per building, and lot coverage related to accessory buildings containing ARUs
- Section 4.19 to permit front yard parking where an attached garage is converted into an ARU
- Section 4.26 to define zones where ARUs are permitted use
- Section 4.37 to include ARU permissions for duplex, triplex, and converted dwellings
- Section 5, 6, 7, 8 Residential Zone Regulations to include maximum of four units per lot for dwelling types where ARUs are permitted



LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, January 30, 2024, no earlier than 1:00 p.m.

Please monitor the City’s website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

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.

Please provide comments by January 12, 2024

For more information contact:

Brandon Coveney
bcoveney@london.ca
519.661.2489 ext. 6345
City Hall | 300 Dufferin Ave, 6th Floor
London, ON PO Box 5035 N6A 4L9
File: OZ-9661
london.ca/planapps

To speak to your Ward Councillor
Information can be found at:
<https://london.ca/government/council-civic-administration/city-council> or
by calling 519-661-5095

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.

Application Details

Requested Amendment to the Official Plan and Zoning By-law

The purpose and effect of the amendment to the Official Plan is to permit Additional Residential Units (ARU) within duplex, triplex, and converted dwellings, to permit up to two ARUs within a maximum of one accessory building, and to remove “structure” when referring to Accessory Buildings containing ARUs. The purpose and effect of the proposed Zoning amendment is to remove the 5-bedroom limit city-wide, except within Near Campus Neighbourhoods and propose alternative limits for the Near Campus Neighbourhoods. Further amendments are proposed to the Official Plan and Zoning By-law Z.-1 related to added permissions and provisions for Additional Residential Units. Proposed changes to regulations include but are not limited to: Zoning By-law definitions, Section 2, Section 4, and Official Plan Policy 942.

A draft list of changes will be available upon request from the file planner for your review and input. The draft amendment will also be made available online via the planning application webpage at <https://london.ca/business-development/planning-development-applications/planning-applications> or by searching file number OZ-9661.

The Official Plan and Zoning By-law are available at london.ca.

How Can You Participate in the Planning Process?

The City reviews and makes decisions on 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 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 January 26, 2024 to request any of these services.