

# NOTICE OF REVISED PLANNING APPLICATION AND PUBLIC MEETING

## Review of The London Plan

### City-wide - Official Plan Review of The London Plan and Land Needs Assessment Update

**File: O-9595**

**Applicant: City of London**

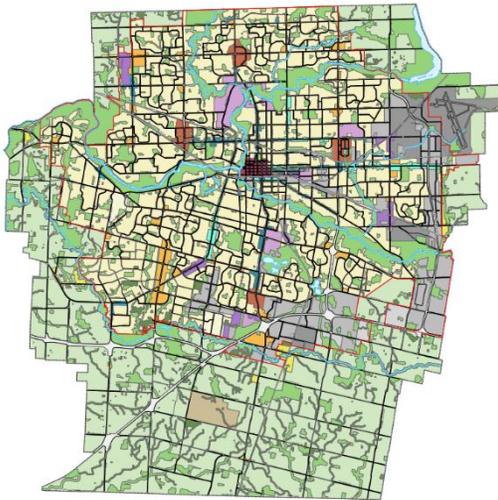
#### What is Proposed?

Reinitiation of an Official Plan Review consistent with Section 26 of The Planning Act:

- The City of London is holding a Public Participation Meeting before the Planning and Environment Committee to discuss scope and timing for this Review.
- The Public Participation Meeting will also evaluate requests for conversions of Industrial Place Type lands to non-Industrial Place Types as part of the Review of The London Plan and confirm the Planning Horizon.

The purpose of an Official Plan Review is to ensure that The London Plan:

- Conforms with Provincial Plans and Policies,
- Has designated sufficient land supply to accommodate long-term growth,
- Considers potential industrial land conversions based on growth demands and land supply, and
- Has policies that implement the Key Directions and Visions of The London Plan.



## 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, March 19, 2024, no earlier than 2:00 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:**

Travis Macbeth

[tmacbeth@london.ca](mailto:tmacbeth@london.ca)

519-661-2489 ext. 5102

City Hall | 300 Dufferin Avenue

London, ON N6B 1Z2

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.

<https://getinvolved.london.ca/land-needs-assessment>

# Revised Application Details

## Possible Amendments to The London Plan

On July 25, 2023 Council approved the closure of the Comprehensive Review. City Staff are now seeking direction from Council to reinitiate an Official Plan Review consistent with Section 26 of the Planning Act.

The purpose and effect of the reinitiation of the Official Plan Review is to ensure The London Plan policies conform to Provincial Plans and Policies, and conform with municipal growth management responsibilities to ensure sufficient land is designated to accommodate the projected long-term growth of the city's population, employment, and housing. Amendments to The London Plan will be contingent on policy and land needs review of the Official Plan Review.

Amendments to The London Plan may relate to policies or mapping associated with permitted land uses in Place Types of The London Plan, redesignation of land uses, and other policies identified during the review.

Possible amendments to The London Plan as part of the first phase of the Official Plan Review may relate to a Land Needs Assessment to identify capacity of existing urban area, updates to the vacant land inventory, consideration of industrial land conversions, and housekeeping amendments that may be associated with land need and supply.

Possible Amendments to be heard at the Public Participation Meeting may relate to Industrial Land Conversions to non-Industrial Place Types and the Planning Horizon of The London Plan.

The London Plan is available at [london.ca](https://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](https://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](mailto: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 Bridgette Somers, Manager, Records and Information Services 519-661-CITY(2489) ext. 5275.

## **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](mailto:plandev@london.ca) by March 12, 2024 to request any of these services.