



NOTICE OF PLANNING APPLICATION

Official Plan Amendment

City Wide - Amendments to the Environmental Policies of The London Plan



THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

File: O-9693

Applicant: City of London

What is Proposed?

A housekeeping amendment to the London Plan is proposed to:

- Update the Environmental Policies chapter to reflect changes to legislation, provincial ministries, and roles and responsibilities; and
- Update Map 1 – Place Types, Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources of the London Plan to incorporate environmental features defined and approved through previous development applications.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 22, 2024**

Sarah Baldwin

sbaldwin@london.ca

519-661-CITY (2489) ext. 5861

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor. Information on how to contact your Ward Councillor can be found at <https://london.ca/government/council-civic-administration/city-council>

**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: March 21, 2024

Application Details

Requested Amendment to The London Plan (New Official Plan)

The purpose and effect of this amendment to the London Plan is to improve clarity and consistency on the environmental policies and mapping throughout the Plan. This amendment is of a housekeeping nature to correct errors and omissions in the Plan (minor changes to certain policies, figures, and maps to refine wording and formatting), remove references to older terminologies to reflect changes to provincial ministries, policy documents and recent legislation (Bill 23 (More Homes Built Faster Act)), and changes to Map 1 – Place Types, Map 5 – Natural Heritage and Map 6 – Hazards and Natural Resources to reflect changes as a result of development applications approved by Council since 2017.

How Can You Participate in the Planning Process?

You have received this Notice because the City of London has proposed to change the Official Plan policies and mapping. 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 amendments 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 policy clarity, errors and barriers for implementation. We would like to hear your comments on these matters.

These amendments represent changes to the Environmental Policies (Chapter 7 of the London Plan). Proposed changes to Map 5 – Natural Heritage reflect updates resulting from City lead and applicant lead Environmental Impact Studies. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider comments from internal departments and external agencies. 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 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. 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, 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.

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 Local Planning Appeal 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.

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.

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.