



OZ-8510
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August 5, 2015

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

City of London

LOCATION:

2150 Oxford Street East - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment and Official Plan amendment is to change the limits of the floodplain to be consistent with the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works project, and to change the zoning to permit a broad range of less intensive industrial uses on the property outside the floodplain limits. Holding provisions will also be added to a portion of the lands to ensure that the required works to implement the approved Pottersburg Creek Storm Drainage, Flood Control and Remediation Works are completed prior to development on the lands, and to ensure that high quality urban design is incorporated into the development.

POSSIBLE AMENDMENT:

Change the Official Plan land use designation from "Open Space" to "Light Industrial" for the portion of the lands outside the revised regulatory flood line. Amend Schedule "B-1"-Natural Heritage Features to align the Maximum Hazard Limit with the new floodplain limits (regulatory flood line), and Amend Schedule "B-2"-Natural Resources and Natural Hazards to change the limits of the Regulatory Flood Line.

Change Zoning By-law Z.-1 from an Open Space/General Industrial (OS4/GI1) Zone which permits open space and conservation uses and a range of industrial uses including processed goods industries, storage depots, terminal centres, transport terminals and warehouse and wholesale establishments to a holding Light Industrial h-()/h-()LI1/LI2/LI4/LI5) Zone which permits business service establishments, laboratories, manufacturing and assembly industries, research and development establishments, warehouse and wholesale establishments, food, tobacco and beverage processing, service trades, clinic, financial institutions, hotels and motels. A holding provision will be added to a portion of the lands to ensure that the works required to implement the recommendations of the Pottersburg Creek Storm Drainage, Flood Control and Remediation Works are completed before development is permitted on the lands.

A holding provision will also be added to ensure high quality urban design is incorporated into the development at this significant City gateway.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention Travis Macbeth **by September 4, 2015**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: 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 Cathy Saunders, City Clerk, 519-661-2500 extension 4937.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 3 Councillor Mo Salih (office, 519-661-2500, extension 4003, e-mail msalih@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan and Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

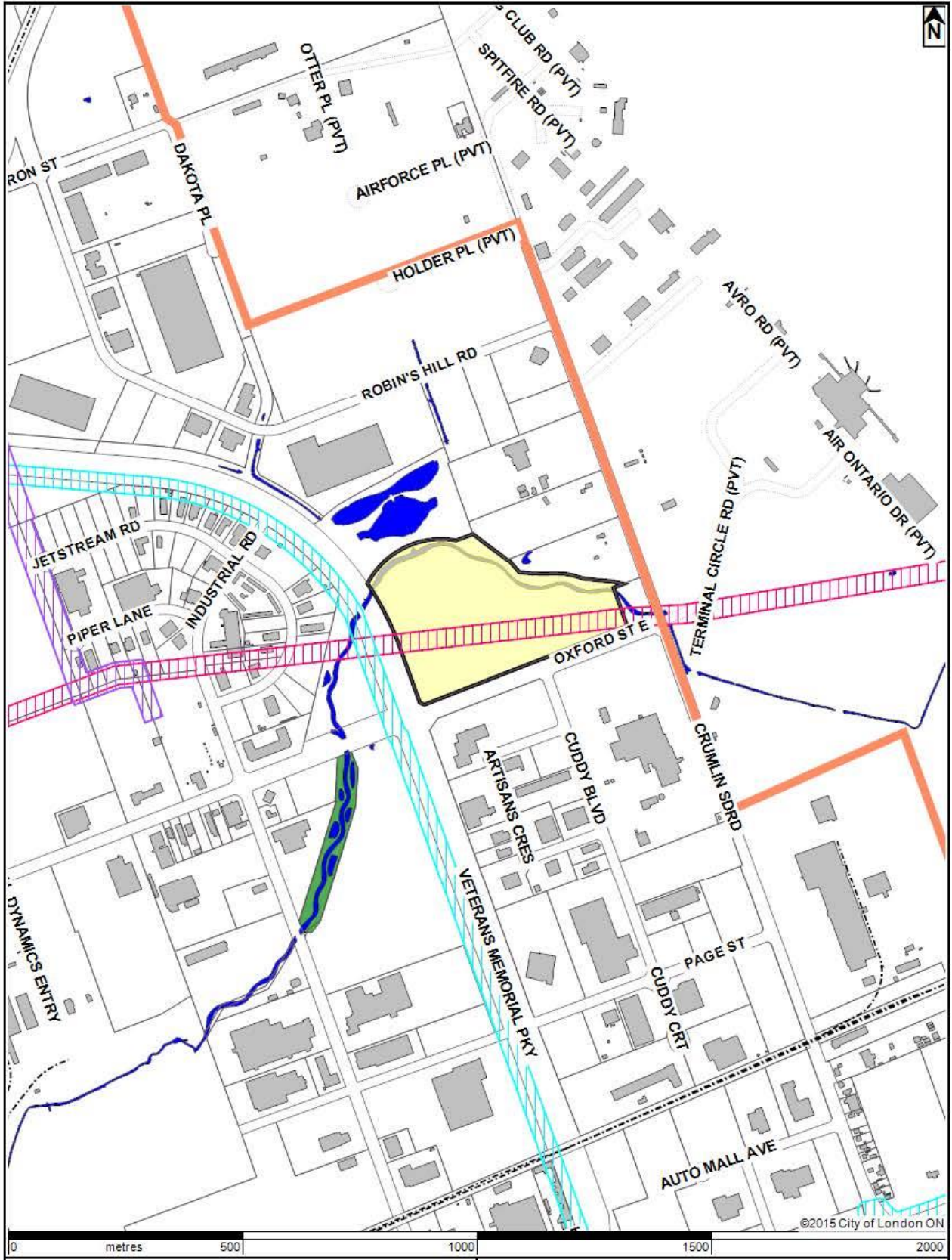
FOR MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Travis Macbeth at 519-661-2500 extension 5102, referring to "OZ-8510".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.








0 metres 500 1000 1500 2000

LOCATION MAP

Subject Site: 2150 Oxford St E
 Applicant: London City
 File Number: OZ-8510
 Planner: Gregg Barrett
 Created By: Gregg Barrett
 Date: 2015-07-21
 Scale: 1:10 100

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development

