



London
CANADA

O-7938

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May 21, 2015

**NOTICE OF SECOND DRAFT OF THE LONDON PLAN
&
NOTICE OF PUBLIC MEETING BEFORE THE PLANNING &
ENVIRONMENT COMMITTEE
for OFFICIAL PLAN AMENDMENT**

The Municipal Council for the City of London is considering an amendment to the City's Official Plan 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, and to inform you of the upcoming meeting before the Planning & Environment Committee.

APPLICANT: City of London

LOCATION: City-wide

PURPOSE AND EFFECT:

The purpose and effect is to receive the Second Draft of The London Plan, a new Official Plan for the City of London that will replace the current Official Plan, and to invite comments on the second draft of the new Official Plan:

The first Draft of The London Plan was released on May 22, 2014 and the public were provided an opportunity to submit comments and discuss aspects of the plan with City staff. In preparing the Second Draft of The London Plan, City staff have considered those comments that were received. Notice will be given for any future meetings regarding the final version of The London Plan.

POSSIBLE AMENDMENT:

In 2011 an Official Plan review process was initiated to replace the current Official Plan. The process was called ReThink London, and it included two-years of public consultation. The outcome of ReThink London is The London Plan, and the Second Draft of The London Plan has now been completed.

Official Plans establish policies that direct and manage the physical growth and development of the city. They provide direction for the location of residential, commercial, industrial and institutional land uses; the provision of roads, sewers, schools, parks and other community services and facilities; the protection of environmental and heritage features; and the conservation of agricultural land and natural resources.

The second draft of The London Plan sets out Council's policies under the broad headings of: Our Challenge, Our Strategy, Our City, City Building Policies, Place Types, Environmental Policies, Secondary Plans and Our Tools. The London Plan consists of written text, tables, figures, and maps. The text includes both City-wide and site-specific Place Type (land use)

policies, while the maps identify which Place Type (land use) policies apply to lands within the City. The London Plan also includes 8 Maps that form part of the Plan.

The *Planning Act*, R.S.O. 1990 c.P13 requires municipalities that have adopted an Official Plan to determine the need for revisions to the existing Official Plan or for the adoption of a new Official Plan. The City will follow the provisions of both Section 17 and Section 26 of the *Planning Act* for public notice and public participation meetings which are required prior to adoption of the new Official Plan.

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 Heather McNeely **by October 2, 2015**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting. Comments will continue to be received up to the statutory Public Participation Meeting required under the Planning Act, which is anticipated in the fall of 2015, to be held before the Planning and Environment Committee. Comments received after October 2, 2015 may not be able to be captured in the planning report. You will be advised of the time, date and location of the future statutory Public Participation Meeting.

The second draft of The London Plan is available at www.TheLondonPlan.ca. The Plan will also be available, after Wednesday, May 27, 2015, at your local library, or for viewing at the Kiwanis Seniors' Community Centre, and City Hall at the Service London Counter in the lobby, in the Clerk's Office, 2nd Floor, and at the Development Services Office, 6th Floor, or at the Planning Services office on 206 Dundas Street. You may purchase your own copy of the Second Draft (\$40.00, including taxes) at the Planning Services office, 206 Dundas Street, London, ON, Monday to Friday, 8:30a.m.-4:30 p.m. after May 27th.

The proposed draft By-law, to repeal and replace the current Official Plan with the new Official Plan, is attached for reference and will also be posted on the City of London's website at www.london.ca.

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.

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.

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 would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

Planning & Environment Committee will discuss the Second Draft of The London Plan at its meeting on **Monday, June 22, 2015 no earlier than 4:00 p.m.**

In order to provide the public with ample and convenient opportunity to participate, this meeting will start at 4:00 p.m. There will be a short break for the members of the Planning and Environment Committee before 7 p.m. **At the conclusion of the meeting, the Committee will consider if additional time is needed to hear delegations and determine at that time whether they will continue the meeting on June 24, 2015 starting at 4:00 p.m.**

Meetings are held in the Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

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 INFORMATION:

Copies of the planning report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the amendment, it is available to the public at Planning Services, 206 Dundas Street, London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Heather McNeely at 519-661-2500 ext. 5074, referring to "The London Plan" File No: O-7938

TO BE NOTIFIED:

If you wish to be notified of the adoption of the Official Plan – "The London Plan", 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.

DRAFT BY-LAW

Bill No. (to be added by Clerks)

2015

By-law No. C.P. (to be added by Clerks)

A by-law to adopt the "The London Plan" - the Official Plan for the City of London and to repeal By-law C.P.-1284-227 entitled "by-law to adopt the new Official Plan for the City of London Planning Area and to rescind the 1971 Official Plan."

WHEREAS Section 26.(1) of the *Planning Act* RSO 1990 c.P.13 (2006) requires the council of the municipality that has adopted an Official Plan to, not less frequently than every five years after the plan comes into effect, review and revise the Official Plan.

AND WHEREAS Section 17.(1) of the *Planning Act* RSO 1990 c.P.13 (2006) allows the municipality to prepare an Official Plan.

AND WHEREAS the Municipal Council held a special meeting, open to the public, on xxxx, 2011 to determine the need for a revision to the Official Plan.

AND WHEREAS the Municipal Council confirmed the need for a revision and adopted terms-of-reference for the Official Plan review process on xxxx, 2011.

AND WHEREAS the Municipal Council held an open house on October xx, 2015 for the purpose of giving the public an opportunity to review and ask questions about the proposed Amendment to the Official Plan.

AND WHEREAS the Municipal Council held a public meeting on October xx, 2015 for the purpose of giving the public an opportunity to make representations in respect of the proposed Amendment to the Official Plan.

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. That the document entitled "The London Plan-The Official Plan for the City of London" is hereby adopted.
2. That By-law C.P.-1284-227 entitled "A by-law to adopt the new Official Plan for the City of London Planning Area and to rescind the 1971 Official Plan" is hereby repealed.
3. The Clerk of the Municipality is authorized and directed to make application to the Minister of Municipal Affairs for approval of the aforesaid Official Plan for the City of London.
4. That the repeal of the Official Plan for the City of London Planning Area (1989) referred to in clause 2. above shall not come into force and effect until The London Plan-The Official Plan for the City of London comes into effect, in accordance with the provisions of section 17 of the *Planning Act*.

PASSED in Open Council on October xx, 2015.

Matt Brown

Mayor

Catharine Saunders

City Clerk

First Reading – October xx, 2015

Second Reading – October xx, 2015

Third Reading – October xx, 2015

DRAFT BY-LAW