



Z-8558  
Planner: B. Turcotte  
Telephone: 519-661-2500 ext. 4651  
Fax: 519-661-5397  
Email: bturcott@london.ca  
Website: www.london.ca

December 23, 2015

## **NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW**

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law 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:**

Nelson Morphy and Glen and Lianne Ruby

### **LOCATION:**

2001 and 2215 Sunningdale Road West - see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of the requested Zoning By-law amendment is to consolidate farm parcels and permit the severance of a surplus farm dwelling.

### **POSSIBLE AMENDMENT - see Figure 1:**

Change Zoning By-law Z.-1 from an Agricultural (AG2) Zone which permits intensive and non-intensive agricultural uses and an Environmental Review (ER) Zone which permits such uses as conservation lands, agricultural uses and managed woodlots (as these zones apply respectively to lands known municipally as 2001 and 2215 Sunningdale Road West) to an Agricultural Special Provision (AG2(\_)) Zone to permit a front yard setback from the existing farm dwelling of 23 metres and an Environmental Review (ER) Zone for the lands at 2001 Sunningdale Road West and an Agricultural Special Provision (AG2(\_)) Zone which permits existing single detached dwellings with special provisions to provide for a lot area of 3.2 hectares, a lot frontage of 175 metres, a lot depth of 183 metres and additional yard provisions to reflect the location of the existing single detached dwelling relative to the proposed new lot lines, an Environmental Review (ER) Zone and an additional Agricultural Special Provision (AG2(\_)) Zone to permit all uses in the Agricultural (AG2) Zone excluding farm dwellings for the lands at 2215 Sunningdale Road West. File: Z-8558 Planner: B. Turcotte.

The subject lands are also the subject of consent application B.048/15 to sever the surplus farm dwelling.

### **PLANNING POLICIES:**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as "Agriculture" in the Official Plan, which permits primarily agriculture and farm-related activities as the predominant land use.

## **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 Brian Turcotte January 21, 2016, 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 7 Councillor Josh Morgan (office # 519-661-2500, ext. 4007, e-mail [joshmorgan@london.ca](mailto:joshmorgan@london.ca)) would be pleased to discuss any concerns you may have with this application.

## **PUBLIC MEETING:**

The appropriateness of the requested 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 INFORMATION:**

If you wish to view additional information or material about the requested Zoning By-law amendment, 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 Brian Turcotte at 519-661-2500 extension 4651, referring to "Z-8558".**

## **TO BE NOTIFIED:**

If you wish to be notified of the adoption or refusal of a request to amend the 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.




**LOCATION MAP**

Subject Site : 2001 and 2215 Sunningdale Rd W  
 Applicant: Lianne and Glen Ruby  
 File Number : Z-8558

Planner : BT  
 Created By : MB  
 Date : 2015/12/14  
 Scale : 1:10,000

**Legend**

 **Subject Site**



Prepared by: Graphics & Information Services, Planning Division  
 Corporation of the City of London  
 File: plan111g/projects/p\_locationmaps/MXD.s



**NOTE:**

Severance Sketch for illustration purposes. Measurements and entities shown based on Ontario Base Mapping (2011) for the City of London.

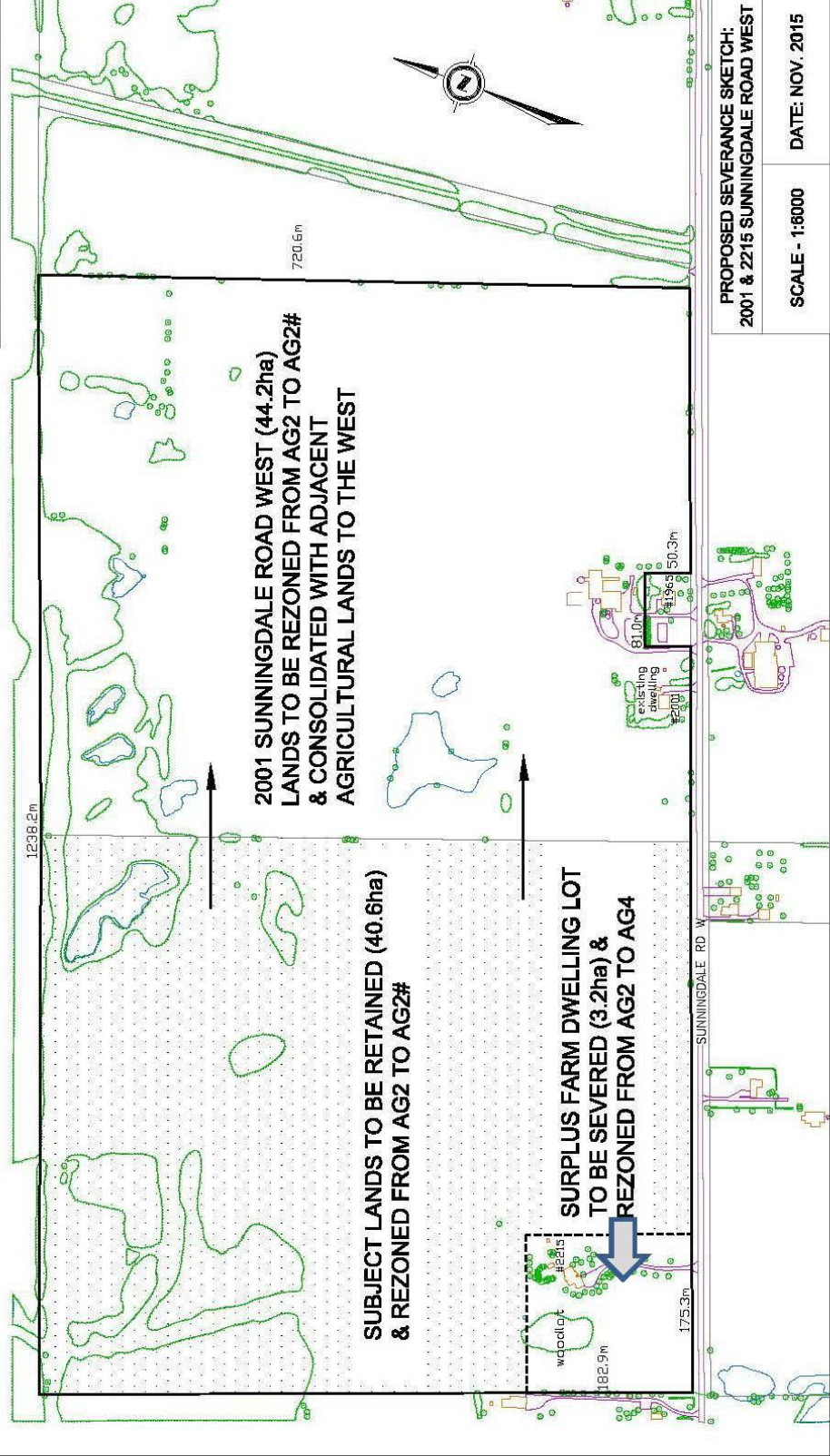
**LEGEND:**

-  Subject Lands to be Consolidated
-  Lands Proposed to be Severed
-  Lands Proposed to be Retained

**KEY MAP**



**MIDDLESEX COUNTY**



**PROPOSED SEVERANCE SKETCH:  
2001 & 2215 SUNNINGDALE ROAD WEST**

**SCALE - 1:8000**

**DATE: NOV. 2015**