



Z-8602
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March 30, 2016

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:

Corporation of the City of London

LOCATION:

Blackfriars/Petersville Area - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to recognize existing converted dwellings with two units and to prohibit the development of new converted dwellings with two units on lands currently zoned Residential Special Provision R2-2(17) within the Blackfriars/Petersville Area. This change is consistent with the staff review and recommendations of September 2014, which recognized existing legal two-unit developments but would not permit redevelopment that creates any new two unit structures on properties that do not currently contain two units.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from Residential Special Provision R2-2(17) Zone which permits single detached dwellings, existing legally established semi-detached dwellings, existing legally established duplex dwellings, converted dwellings (maximum 2 dwelling units) to a new Residential Special Provision R2-2() Zone which permits single detached dwellings, existing legally established semi-detached dwellings, existing legally established duplex dwellings, and existing legally established converted dwellings (maximum 2 dwelling units).

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 "Low Density Residential" in the Official Plan, which permits single detached; semi-detached; and duplex dwellings as the main uses.

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, and Attention Amanda-Brea Watson **by April 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 13 Councillor Tanya Park (office 519-661-2500 extension 4013, or by e-mail tpark@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.

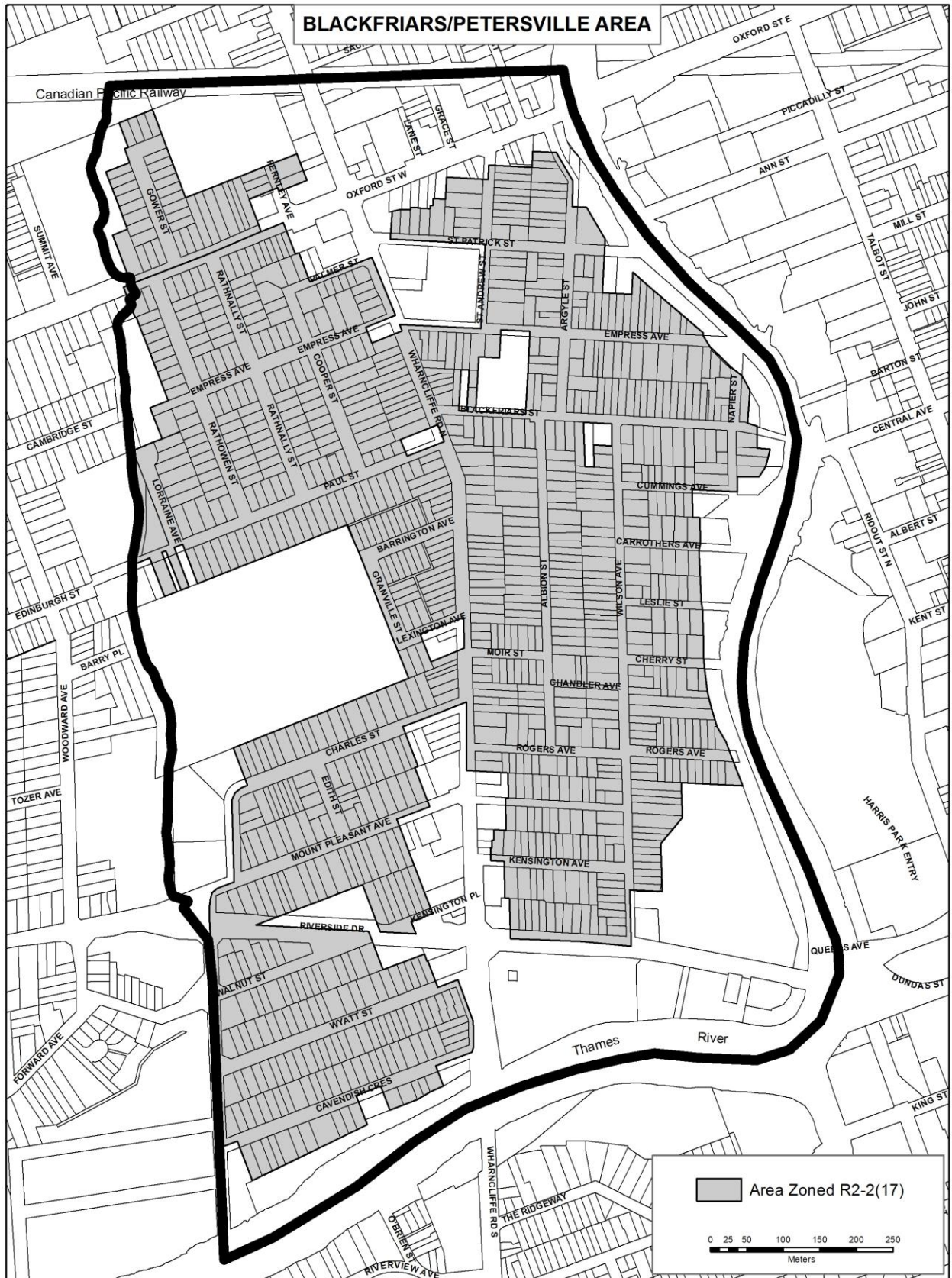
FOR INFORMATION:

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 Amanda-Brea Watson at 519-661-2500 extension 5843, referring to "Z-8602".

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: Blackfriars/Petersville Area
 Applicant: City of London
 File Number : Z-8602

Planner : ABW
 Created By : MB
 Date : 2016/03/18
 Scale : 1:6,000

Legend

 Subject Site

Prepared by : Graphics & Information Services , Planning Division
 Corporation of the City of London
 File=planning/projects/p_locationmaps/MXD



Please note that the requested Zoning By-law amendment affects only those lands currently zoned Residential Special Provision R2-2(17) within the Blackfriars/Petersville area, as shown in the above location map.