

From: Bill Hicks
Sent: Monday, April 25, 2016 11:38 AM
To: Saunders, Cathy <csaunder@london.ca>; Maitland, Leif <lmaitlan@london.ca>
Subject: Fw: Purposed Zoning By-law Amendment Z-8513 for Mushroom Farms

City of London
Planning & Environment Committee
Re: Possible Zoning By-law Amendment Z-8513 for Mushroom Farms

Dear Chairperson

I own the property at 6272 Colonel Talbot Road in partnership with Garry Turner. Our land is adjacent (south) of 6188 Colonel Talbot Road. The land at 6188 Colonel Talbot was the subject of a minor variance this past summer (A146/15) at which we made representation. The variance permitted a mushroom farm to be developed on the property 24 m “from the property boundary to the nearest dwelling unit whereas 90 m is required”. At the Committee meeting the owner of 6188 stated the mushroom farm would be a hydroponic operation. It would be contained within the farm building and no outdoor storage of compost material would be required. We did not object to the Variance based on these conditions and The Committee made these statements conditions of the variance. These conditions allayed any concerns we had of a negative impact from our new neighbor.

Since that time, City Staff have brought forward this zoning by-law amendment, which we have had the opportunity to read. We understand from City Staff that the previous variance application actually spurred the City to update their by-law standards.

We note that there are no requirements in this amendment related to outside storage however the new setback for these operations is now 300 m from a dwelling on a separate lot (where previously the setback was from the property line).

As we have previously appeared before Committee of Adjustment with our concern regarding the potential negative impact of outside storage of compost material within the minimum setbacks, I would ask that the City clarify the status of variance A146/15 and ensure the condition of the Variance will still be in effect.

We request that this Committee consider adding site-specific zoning for the parcel at 6188 Colonel Talbot that would mirror the decision of the Committee of Adjustment, including requirements that mushroom cultivation only be permitted indoors and that no outside storage of fertilizer be permitted. The City previously supported the variance and the associated conditions as good planning and these variance conditions can easily be made into a site-specific zoning for 6188.

Bill Hicks