



London  
CANADA

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N6A 4L9

May 4, 2016

J.M. Fleming  
Managing Director, Planning and City Planner

I hereby certify that the Municipal Council, at its meeting held on May 3, 2016 resolved:

10. That, the following actions be taken with respect to the application of City of London, relating to the Mushroom Farm Zoning Review, to provide a definition and regulations regarding mushroom farms:

- a) the Mushroom Farm Zoning Review BE REFERRED back to the Civic Administration to report back at a future meeting of the Planning and Environment Committee for further amendments to the proposed by-law; and,
- b) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN as the amendments are minor in nature and were in accordance with the public notice;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-D14) (10/8/PEC)

C. Saunders  
City Clerk  
/jb

cc: B. Hicks, 6272 Colonel Talbot Road, London, ON N6P 1T3  
D. Coleman, 6231 Colonel Talbot Road, London, ON N6P 1J2  
J. Bowles, 6108 Colonel Talbot Road, London, ON N6P 1J1  
G. Barrett, Manager, Long Range Planning and Research  
L. Maitland, Planner I  
K. Butts, Executive Assistant, Planning  
J. Nethercott, Documentation Services Representative  
Agricultural Advisory Committee

## PUBLIC PARTICIPATION MEETING COMMENTS

### 10. Mushroom Farm Zoning Review (Z-8513)

- Bill Hicks, 6272 Colonel Talbot Road – requesting that the by-law amendment respect the conditions of the minor variance 146-15; indicating that, at the variance meeting, the owner of 1668 Colonel Talbot Road suggested that his farm was going to be a hydroponic operation mushroom farm; advising that, for that type of property, there is only two viable mushroom operations that he knows of, one is hydroponic and one uses compost; pointing out that the hydroponic method is much more environmentally friendly than the compost method; pointing out that it uses water and sawdust as the medium and the water and sawdust is recyclable and reused as opposed to the compost type where they use compost; noting that compost can only be used once and then it is waste and it has to be taken away just as it is taken in; indicating that, at the minor variance meeting, they did not have any objections to the minor variance because the owner was proposing a hydroponic method with everything done according to the conditions that were put on it; indicating that, as they have previously appeared before the Committee of Adjustment with their concerns in regards to the potential negative impact of the compost type facility, asking that the City clarify the status of the minor variance and ensure that the conditions of the variance will still be in effect. (See attached communication).
- Don Coleman, 6231 Colonel Talbot Road – advising that he lives right across from the proposed mushroom farm; indicating that he was led to believe that it was to be strictly hydroponic; wondering, if there is a change, as has been suggested, to go to traditional mushroom farming, that be looked at for the setbacks, etc.
- John Bowles, 6108 Colonel Talbot Road – advising that his major concern is with respect to the water supply as they are on wells; indicating that the water supply is not the greatest; having a hydroponic farm is going to require a lot of water; enquiring as to where is this water coming from; expressing concern about the storm water management, as the drain is right in front of his property that goes underneath the highway and on a good rainstorm we have flooding there; and, advising that if you build a large barn there, where is the water going to go, it is not going to go in the land, it is going to go in the drains.

**From:** Bill Hicks  
**Sent:** Monday, April 25, 2016 11:38 AM  
**To:** Saunders, Cathy <[csaunder@london.ca](mailto:csaunder@london.ca)>; Maitland, Leif <[lmaitlan@london.ca](mailto: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