



OZ-8783
Planner: Melissa Campbell
Telephone: 519-661-2489 extension 4650
Fax: 519-661-5397
Email: mecampbell@london.ca
Website: www.london.ca

June 28, 2017

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 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:

The Corporation of the City of London

LOCATION:

2426 Wickerson Road - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to fulfill conditions of consent to sever (File B.033/16), and to permit agricultural uses, a range of recreational uses, access to abutting lands to the east, and an extension of the City's multi-use-pathway system.

POSSIBLE AMENDMENT:

Change Official Plan land use designations from Agricultural and Environmental Review to Agricultural and Open Space, and change Schedule 'B1' – Natural Heritage Features to include an extension of the Dingman Creek Environmentally Significant Area and to identify Significant Woodlands and Significant Stream Corridors on a portion of the subject lands.

Change Zoning By-law Z.-1 from an Agricultural (AG1) and Holding Open Space (h-2•OS4) and Open Space (OS4) Zone on the lands to be retained to a Holding Agricultural Special Provision (h-18•AG1(_)) Zone and a Holding Open Space Special Provision (h-18•OS4(_)) Zone to permit agricultural uses and recreational uses in the respective zones and to protect significant natural areas and functions. Special provisions to the AG1 and OS4 Zones would add "Passive Recreation Uses", which would include hiking trails and multi-use pathways, as an additional permitted use and would reduce the Minimum Separation Distance to existing livestock facilities for hiking trails and multi-use pathways. Special provisions to the AG1 Zone would recognize undersized agricultural lots. Special provisions to the OS4 Zone would recognize open space lots with no minimum lot area and no minimum lot frontage. The h-18 holding provision would ensure the lands are assessed for the presence of archaeological resources prior to development or site alternations. A holding provision may be considered requiring the completion of an Environmental Impact Statement to assess the extent to which development will be permitted and to assess the impacts of an access driveway on significant natural areas and functions and to identify any mitigating measures required.

Change Zoning By-law Z.-1 from an Agricultural (AG1) and Holding Open Space (h-2•OS4) and Open Space (OS4) and Environmental Review (ER) Zone on the lands to be severed to Open Space Special Provision (OS5 (L)) Zone and Open Space Special Provision (OS4(L)) Zone to permit recreational uses where appropriate and to protect significant natural areas and functions. Special provisions to the OS4 and OS5 Zones would include mountain biking and hiking trails, nature education, geo-caching and orienteering as “Passive Recreation Uses”, and include adventure park and treetop trails and fitness obstacle courses as “Commercial Outdoor Recreation Facilities”, which would be added as additional permitted uses. Other uses not included as “Passive Recreation Uses” nor “Commercial Outdoor Recreation Facilities”, but which are complementary to the permitted uses in the OS Zone variations could be added as additional permitted uses. Special provisions to the OS4 and OS5 would also reduce the Minimum Separation Distance to existing livestock facilities for hiking trails and multi-use pathways. Special provisions to the OS4 Zone would recognize open space lots with no minimum lot area and no minimum lot frontage. A holding provision may be considered requiring the completion of an Environmental Impact Statement to assess the extent to which development will be permitted and to assess the impacts of an access driveway on significant natural areas and functions and to identify any mitigating measures required.

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 Agricultural and Environmental Review in the Official Plan. The Agricultural designation permits agricultural uses as the main uses. The Environmental Review designation protects lands that may contain natural feature features and important ecological functions pending the completion of a detailed environmental study. A Subject Lands Status Report was completed in 2012 by North-South Environmental Inc. on behalf of the City of London for the subject lands.

The subject lands are in the Farmland and Green Space Place Types in *The London Plan* (Council-adopted, Ministry-approved with modifications dated December 28, 2016). The Farmland Place Type permits a range of agricultural uses and normal farm practices and limited non-agricultural uses. The Open Space Place Type consists of public and private parks, recreational areas, open spaces and natural areas. The uses permitted within the Open Space Place Type will be dependent upon the natural heritage features, hazards and natural resources to be protected.

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 Melissa Campbell **by July 18, 2017**, 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, 519-661-2489 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 9 Councillor Anna Hopkins (office 519-661-2489 extension 4009, ahopkins@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan and 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.

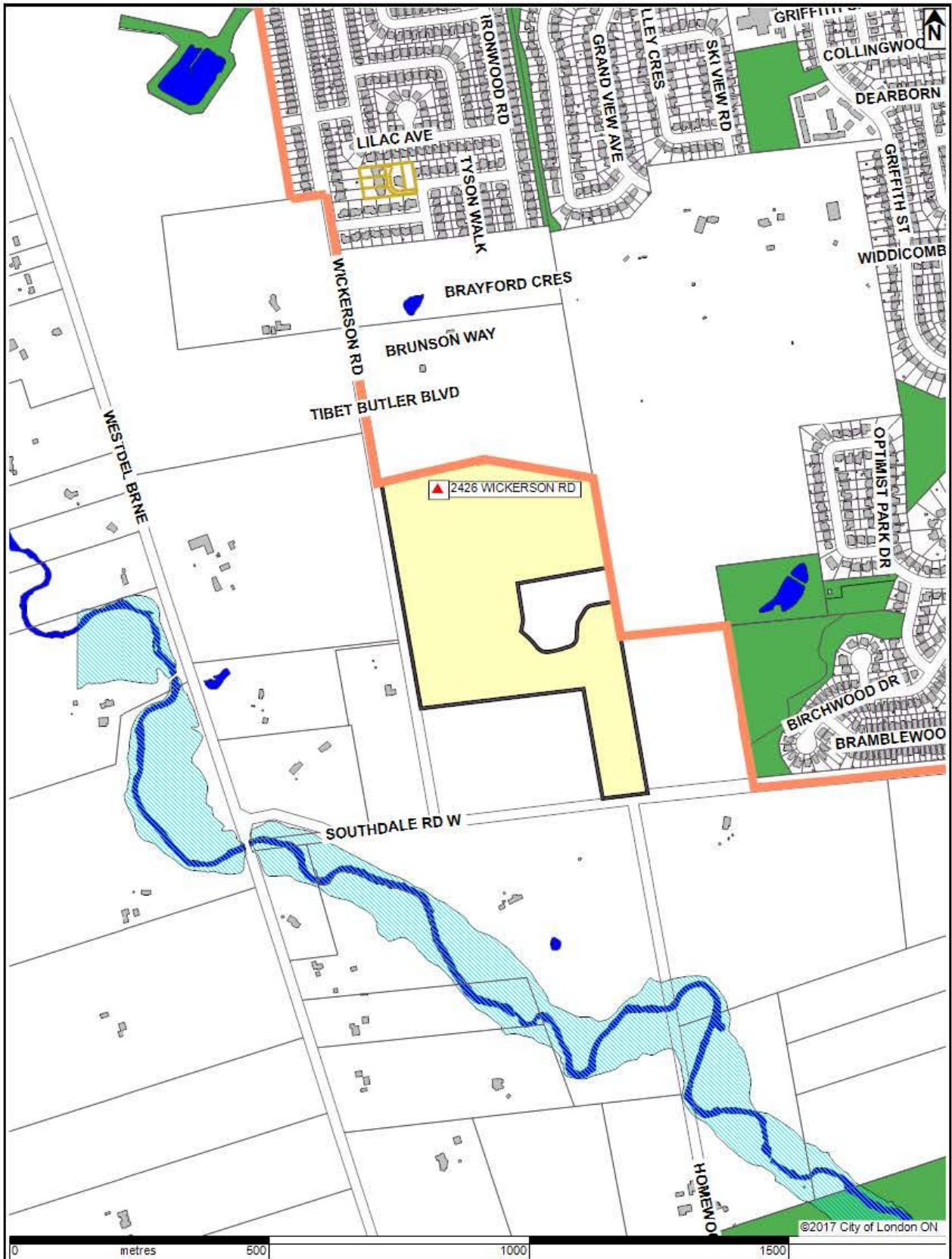
FOR MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, 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 Melissa Campbell at 519-661-2489 extension 4650, referring to “OZ-8783”.

TO BE NOTIFIED:





If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or 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: 2426 Wickerson Road
 Applicant: City Of London
 File Number: OZ-8783
 Planner: Melissa Campbell
 Created By: Melissa Campbell
 Date: 2017-06-15
 Scale: 1:9000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning Services

