



OZ-8783
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August 9, 2017

**NOTICE OF REVISED APPLCIATION & PUBLIC MEETING
BEFORE THE PLANNING & ENVIRONMENT COMMITTEE
for OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
APPLICATION**

APPLICANT:

City of London

LOCATION:

2426 Wickerson Road - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan and Zoning By-law amendment is to fulfill conditions of a Provisional Consent Decision (File B.033/16) to sever and convey lands to the Boler Mountain property to the east.

POSSIBLE AMENDMENT:

Change Official Plan land use designation from Agricultural and Environmental Review to Agricultural and Open Space; and change Schedule "B1" – Natural Heritage Features to remove the delineation of Potential Environmentally Significant Areas, to add the delineation of Significant Corridors, Significant Woodlands and Environmentally Significant Areas.

Retained Lands

Change Zoning By-law Z.-1 from an Agricultural (AG1) Zone and Holding Open Space (h-2•OS4) Zone and Open Space (OS4) Zone on the lands to be retained to a Holding Open Space Special Provision (h-18•OS5(□)) Zone and Holding Open Space Special Provision (h-18•OS5(□□)) Zone and Holding Agricultural (h-18•AG1) Zone and Holding Agricultural Special Provision (h-18•AG1(□)) Zone. The AG1(□) and OS5(□) special provisions would recognize an agricultural and open space lot with no minimum lot frontage requirement respectively. The OS5(□□) special provision would recognize an open space lot with no minimum lot area requirement and no minimum lot frontage requirement. The h-18 holding provision would ensure lands are assessed for the presence of archaeological resources prior to development or site alterations.

Severed Lands

Change Zoning By-law Z.-1 from an Agricultural (AG1) Zone and Holding Open Space (h-2•OS4) Zone and Open Space (OS4) Zone and Environmental Review (ER) Zone on the lands to be severed to an Open Space Special Provision (OS2(□)) Zone and Open Space (OS5) Zone. The OS2(□) special provision would permit "Passive Recreation Uses" as an additional

permitted use and recognize an open space lot with no minimum lot area requirement and no minimum lot frontage requirement.

PUBLIC MEETING:

By letter dated June 28, 2017 and July 26, 2017, you were informed of the possible amendment described above.

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Monday, August 28, 2017 no earlier than 4:00 p.m.** Meetings are held in the Council Chambers of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

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.

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.

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 Hopkins (office (519) 661-CITY (2489) ext. 4009, email ahopkins@london.ca) would be pleased to discuss any concerns you may have with this application.

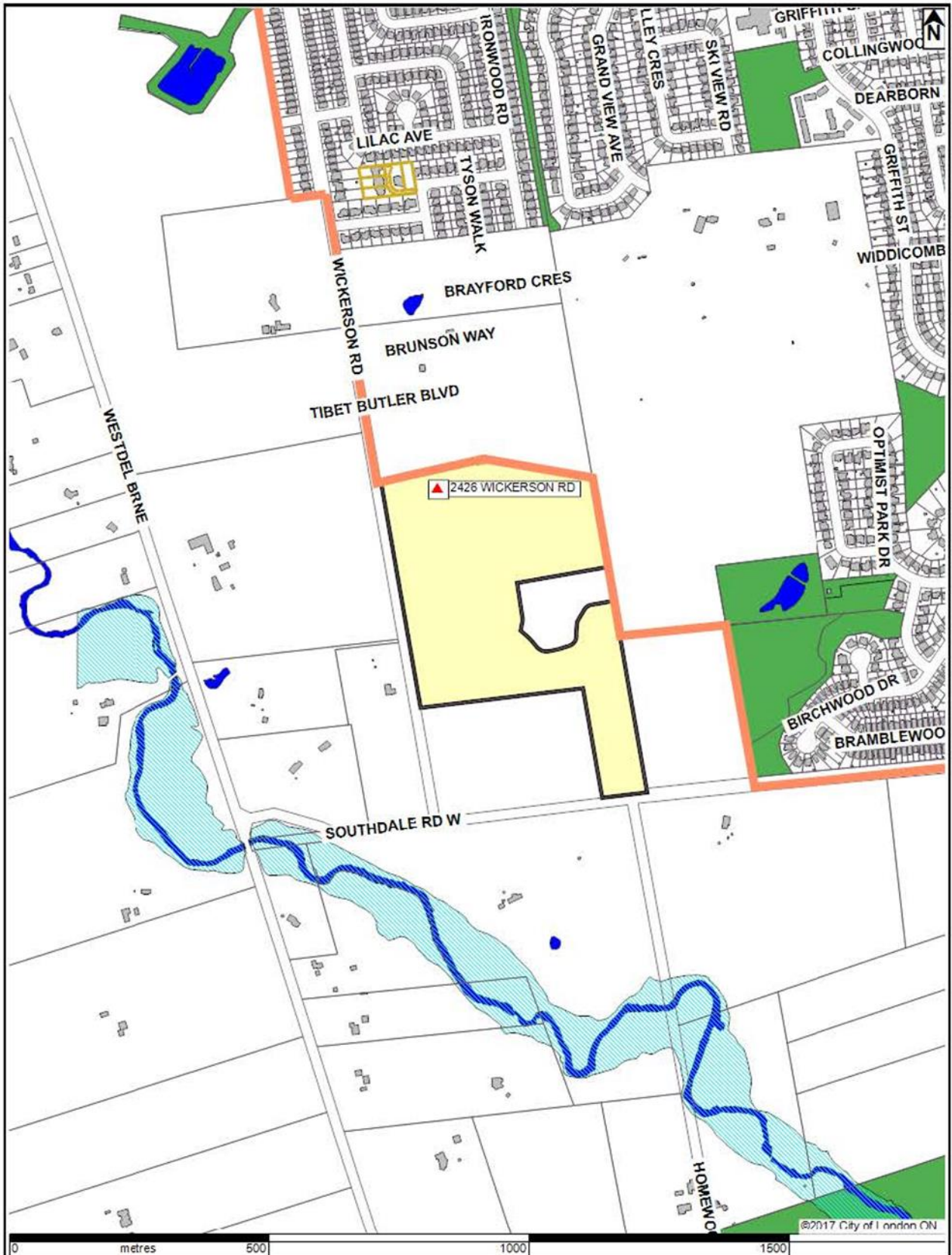
FOR MORE INFORMATION:






Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Official Plan amendment and/or Zoning By-law amendment, it is available for public viewing 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 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	LEGEND
<p>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</p>	<ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers
<p>Corporation of the City of London Prepared By: Planning Services</p>	<p style="text-align: center;">N</p>