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File: Z-8015
Planner: Barb Debbert

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: LONDON HUNT AND COUNTRY CLUB, LIMITED 1431-1439 OXFORD STREET WEST PUBLIC PARTICIPATION MEETING ON May 7, 2012

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of London Hunt and Country Club, Limited, relating to the property located at 1431-1439 Oxford Street West:

- (a) Consistent with Policy 19.1.1. of the Official Plan, the subject lands, representing a portion of 1431 and 1439 Oxford Street West, **BE INTERPRETED** to be located within the Low Density Residential designation; and,
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 22, 2012 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Open Space (OS1) Zone which permits conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground and managed forest, **TO** a Residential R1 (R1-9) Zone and a Private Road Residential R1 Special Provision (PR*R1-2(2)) Zone to permit single detached dwellings.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

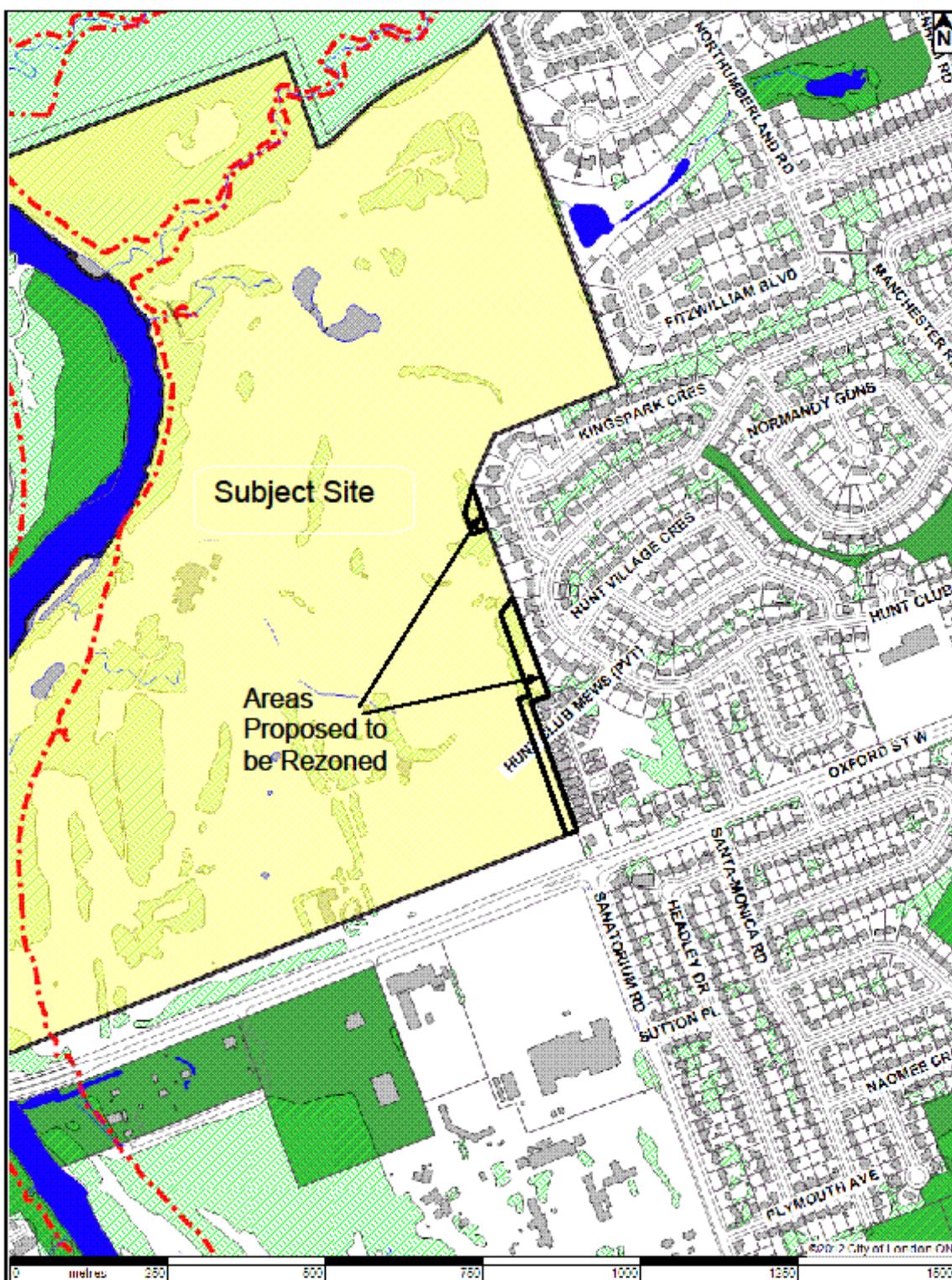
The purpose of the proposed Zoning By-law amendment is to allow the property owners along Kingspark Crescent, Hunt Club Drive and Hunt Club Mews to purchase portions of the London Hunt and Country Club lands and consolidate these lands with the rear yards of their existing residential lots. Many of the abutting property owners have been using the subject lands as an extension of their backyards for several years, but do not have legal ownership of these lands. Consent application file B.001/12, which was conditionally approved on February 8, 2012, will allow the property owners the ability to purchase the lands they are currently using. The rezoning is necessary to ensure that enlarged lots created through the severance and land consolidation will remain in one zone.

RATIONALE

1. The recommended zoning by-law recognizes the prevailing use of these lands as an extension of the residential use of the existing lots of record, and is not an identification or extension of a settlement area in the sense of allowing new development that would

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1431-1439 Oxford St W Applicant: London Hunt and Country Club File Number: Z-8015 Planner: Barb Debbert Created By: Barb Debbert Date: 2012-02-15 Scale: 1:7500</p> <p style="text-align: center;">Corporation of the City of London Prepared By: Planning, Environmental</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
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inhibit growth within the Urban Growth Boundary through intensification or redevelopment, and does not threaten agricultural lands, and is therefore consistent with the Building Strong Communities section of the Provincial Policy Statement.

2. The recommended Zoning By-law Amendment does not represent development or site alteration that would affect groundwater resources, or the introduction of new uses that would preclude the future use or affect the extent of the future use of the Hunt Club property for an aggregate operation, and is therefore consistent with the Wise Use and Management of Resources section of the Provincial Policy Statement and in keeping with general intent of the Environmental policies of the Official Plan.
3. The interpretation of the Low Density Residential designation to be coincident with the proposed new residential lot lines maintains the general intent of the Official Plan and is advisable and reasonable.
4. The recommended Zoning By-law amendment facilitates the extension of existing lots of record and is not intended to allow for new residential development or the further division of the lots, resulting in no changes to the existing use and intensity of development, and the potential for minor changes of built form.

BACKGROUND

Date Application Accepted: February 6, 2012	Agent: Michael Mumby, Harrison Pensa LLP
REQUESTED ACTION: The agent requested a possible amendment to Zoning By-law Z.-1 FROM an Open Space (OS1) Zone TO a Residential R1 (R1-9) Zone and a Residential R1(R1-2(2)) Zone to permit single detached dwellings; to allow the future severance of land to allow for the expansion of rear yards of the abutting residential properties.	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Golf Course • Frontage – 985m (3,231.6 feet) • Area – 105.6ha (261 ac.) • Shape - Irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Agriculture • South - Educational • East - Single detached residential • West - Single detached residential

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OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)
<ul style="list-style-type: none"> • Open Space
EXISTING ZONING: (refer to Zoning Map)
<ul style="list-style-type: none"> • OS1

PLANNING HISTORY

The subject property has been designated Open Space and zoned as Open Space (OS1) since By-law Z.-1 came into force and effect in 1991.

The adjacent plan of subdivision to the east was registered in 1959. The existing Residential R1 (R1-9) Zone that applies to the lots fronting on Kingspark Crescent and Hunt Club Drive, was established when By-law Z.-1 came into force and effect in 1991. The lots fronting on the private street, Hunt Club Mews, were registered in 1978. The existing Private Road Residential Special Provision (PR*R1-2(2)) Zone that applies to the lots fronting on Hunt Club Mews was also established in 1991.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Ministry of Municipal Affairs and Housing

The expansion of a Settlement Area needs to be considered through a comprehensive review.

City staff had discussions with the Ministry of Municipal Affairs and Housing regarding the potential impacts of the severance and zoning by-law amendment on the groundwater recharge area and the aggregate resources. While MAH noted that the Council decision must be consistent with the Provincial Policy Statement, no written reply on these issues in response to this application is expected.

Planning response: As explained fully in the Analysis section of this report, City staff does not consider this proposal to represent an expansion of the Settlement Area.

Upper Thames River Conservation Authority

Given that the lands which are to be rezoned are not regulated, the UTRCA has no objections to this application.

The UTRCA also indicated that based on the *Upper Thames River Source Protection Area Report*, no significant threats to drinking water were identified for this property. The property was identified as having the potential for moderate and low threats to a Highly Vulnerable Aquifer (HVA) and Significant Groundwater Recharge Area (SGRA). The Authority also pointed out the requirements of Section 2.2.1 and 2.2.2 of the *Provincial Policy Statement, 2005* for the City to consider in moving forward with the application.

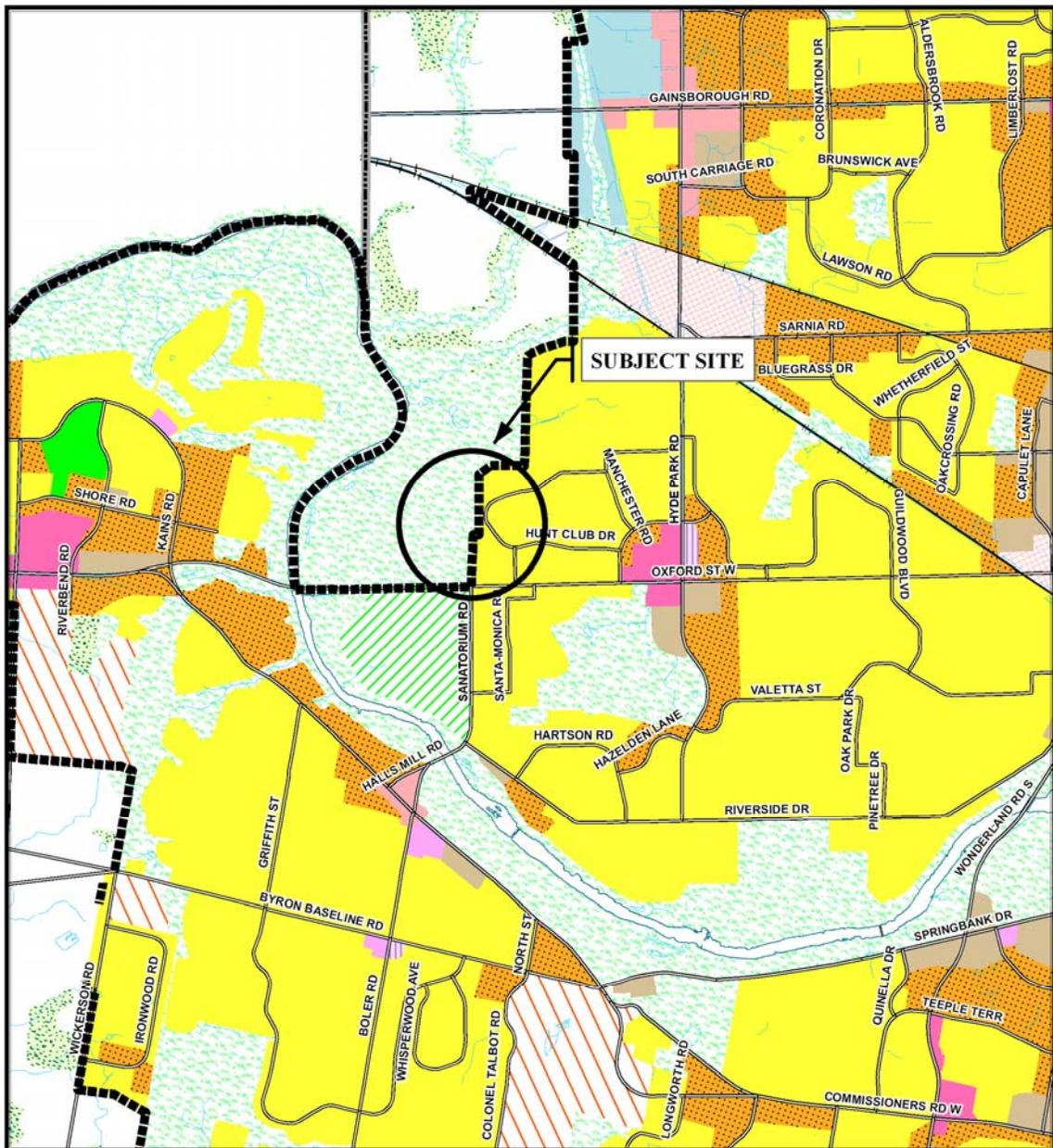
London Hydro

No objection.

Bell Canada

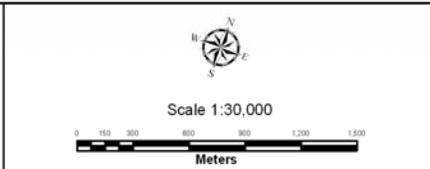
No conditions/objections.

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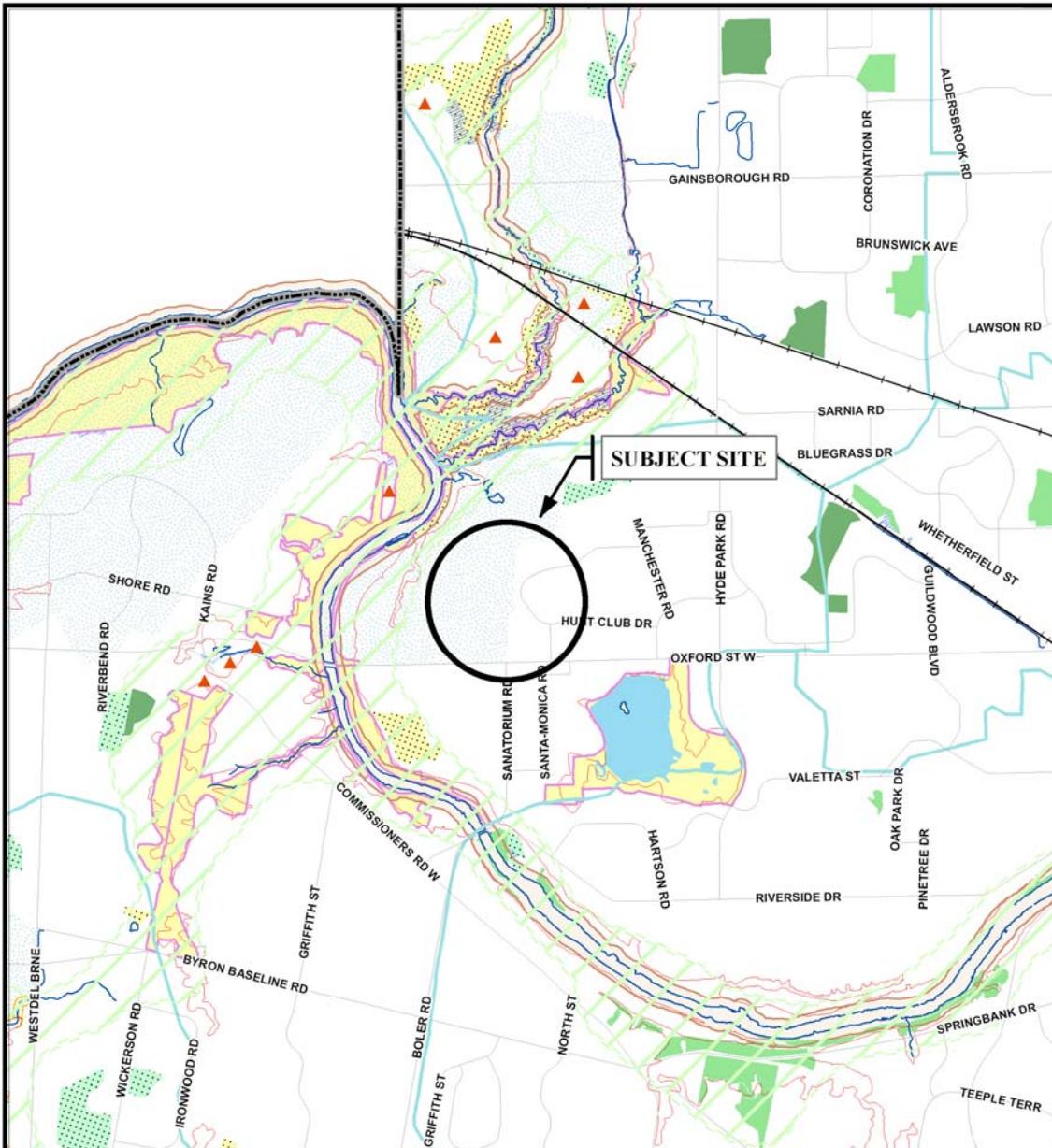
Legend					
	Downtown Area		Low Density Residential		Office Business Park
	Enclosed Regional Commercial Node		Office Area		General Industrial
	New Format Regional Commercial Node		Office/Residential		Light Industrial
	Community Commercial Node		Regional Facility		Environmental Review
	Neighbourhood Commercial Node		Community Facility		Agricultural
	Main Street Commercial Corridor		Open Space		Urban Growth Boundary
	Auto-Oriented Commercial Corridor		Urban Reserve Community Growth		
	Multi-Family, High Density Residential		Urban Reserve Industrial Growth		
	Multi-Family, Medium Density Residential		Rural Settlement		

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services



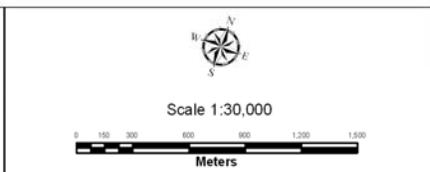
FILE NUMBER: Z-8015
PLANNER: BD
TECHNICIAN: MB
DATE: 2012 April 16

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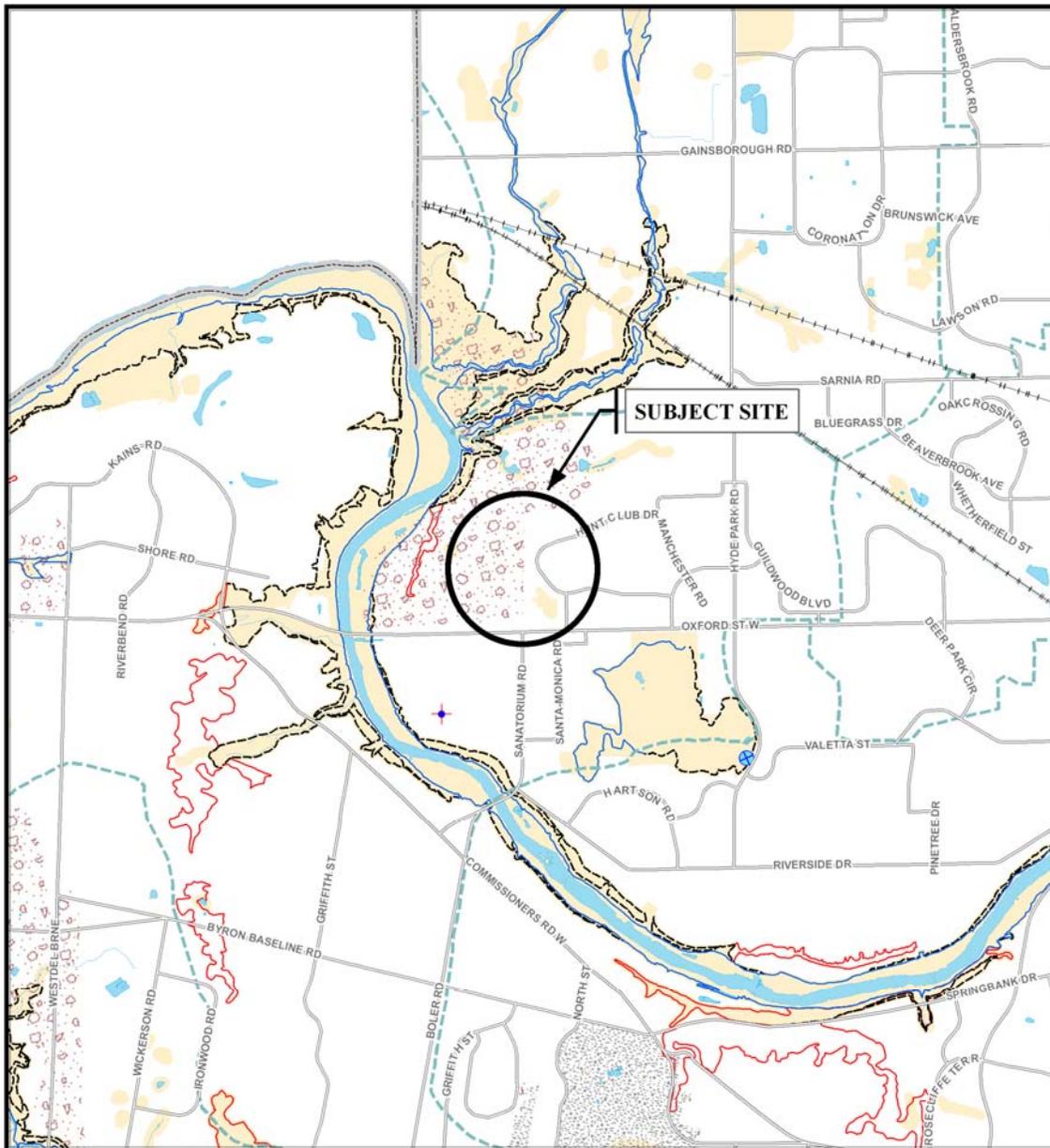
<p>NATURAL HERITAGE SYSTEM</p> <ul style="list-style-type: none"> ESAs Potential ESAs Significant Woodlands Woodlands Unevaluated Vegetation Patches Significant River, Stream, and Ravine Corridors Unevaluated Stream and Ravine Corridors Provincially Significant Wetlands Locally Significant Wetlands Unevaluated Wetlands ▲ Potential Naturalization Areas ▲ Potential Upland Corridors Ground Water Recharge Areas 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Maximum Hazard Line <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p>
<p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Big Picture Meta-Cores and Meta-Corridors 	

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B1
- NATURAL HERITAGE FEATURES -
PREPARED BY: Graphics and Information Services



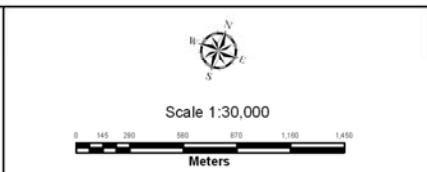
FILE NUMBER: Z-8015
PLANNER: BD
TECHNICIAN: MB
DATE: 2012 April 16

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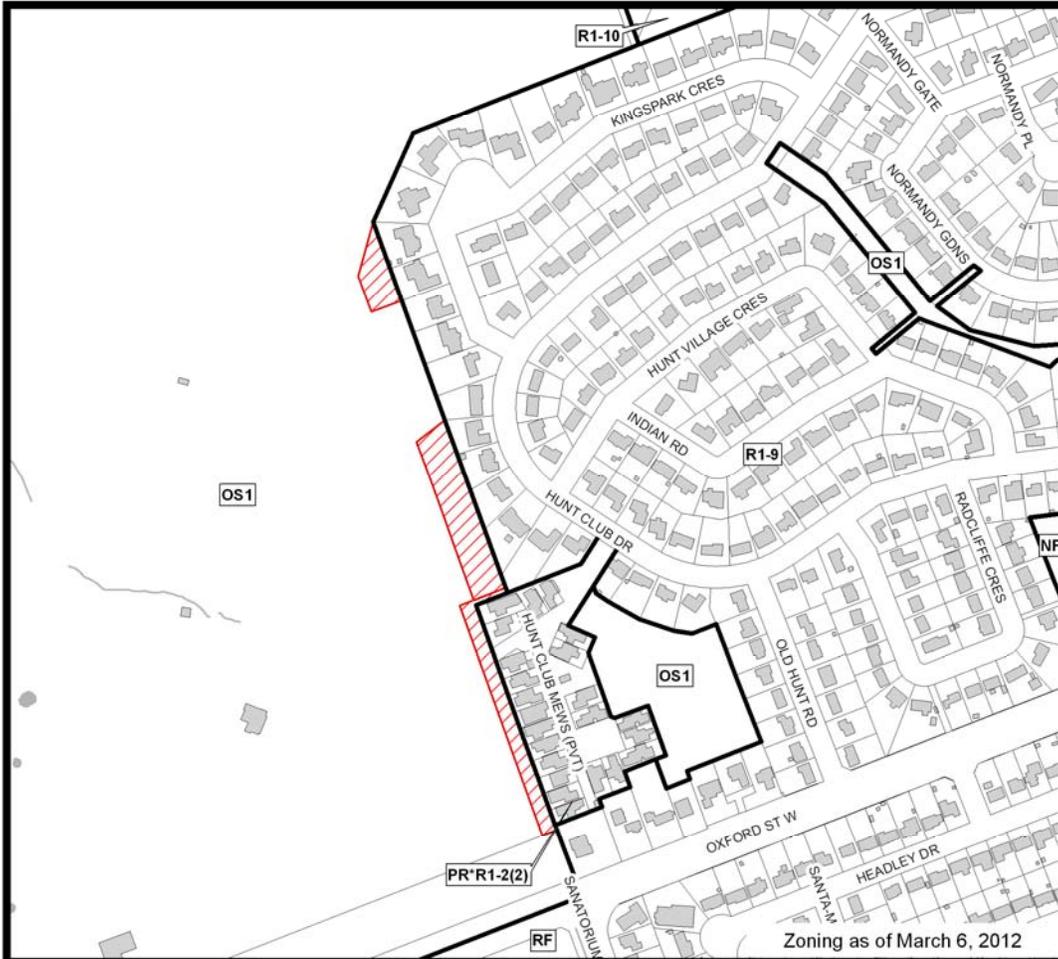
<p>NATURAL RESOURCES</p> <ul style="list-style-type: none"> Aggregate Resource Areas Extractive Industrial Emergency Municipal Water Wells <p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Potential Special Policy Areas Special Policy Area 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Regulatory Flood Line <small>NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.</small> <small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small> Riverine Erosion Hazard Limit For Confined Systems Riverine Erosion Hazard Limit For Unconfined Systems Steep Slopes Outside of the Riverine Erosion Hazard Limit Abandoned Oil/Gas Wells Conservation Authority Regulation Limit
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CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B2
NATURAL RESOURCES
AND
NATURAL HAZARDS
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8015
PLANNER: BD
TECHNICIAN: MB
DATE: 2012 April 16

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: OS1

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "d" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



FILE NO:
Z-8015 BD

MAP PREPARED:
2012/04/16 MB

1:5,000
0 25 50 100 150 200
Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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PUBLIC LIAISON:	On February 17, 2012, Notice of Application was sent to 236 property owners in the surrounding area. Notice of Application was also published in the "Living in the City" section of the London Free Press on February 18, 2012. A "Possible Land Use Change" sign was also posted on the site.	3 replies were received
Nature of Liaison:		
<p>The purpose and effect of this zoning change is to facilitate the severance of several parcels from the east side of the Hunt Club property and their conveyance to selected existing residential properties fronting on Kingspark Crescent, Hunt Club Drive and Hunt Club Mews. The proposed amendment will <u>not</u> result in the creation of new lots for the construction of new residential dwellings.</p> <p>Possible change to Zoning By-law Z.-1 FROM an Open Space (OS1) Zone which permits conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forest, TO a Residential R1 (R1-9) Zone to permit single detached dwellings on lots with a minimum frontage of 18.0 metres (59.06 feet) and a minimum area of 690 m² (7,427.34 square feet), and a Residential R1 Special Provision (R1-2(2)) Zone to permit single detached dwellings on lots with a minimum frontage of 9.0 metres (29.53 feet) and a minimum lot area of 300 m² (3,229.17 square feet), and with existing special provisions regarding minimum front and rear yard depth, minimum interior side yard setbacks, maximum lot coverage, and lot access from a private street.</p>		
Responses:		
All three respondents requested information on the application and requested Notice of Decision. No objections were received.		

ANALYSIS

Nature of the Application

The London Hunt and Country Club proposes to convey 22 small parcels of land along the east boundary of the golf course lands to the rear yards of existing, adjoining residential properties. The intent is to expand the rear yards of these existing properties to include lands that, while in the Hunt Club's ownership, are already being used informally in conjunction with the existing single detached residential dwellings. No new development is proposed. Conditional severance of these parcels was granted in February, 2012. The zoning by-law amendment is required to meet one of the conditions of consent, and to ensure that the resultant lots are located entirely within the appropriate residential zone.

Subject Site

The lands to be rezoned represent a very small portion of the London Hunt and Country Club lands. The depth of lot additions to the residential properties fronting on Kingspark Crescent and Hunt Club Drive is approximately 30 metres, and to the properties fronting on Hunt Club Mews is approximately 14 metres. The area is generally flat, and a visual survey shows evidence of residential use in the form of fences, manicured lawn, and in one instance, a swimming pool. A groundwater recharge area and aggregate resources are identified within, or within proximity, to the area to be rezoned.

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Provincial Policy Statement (PPS)

1.0 Building Strong Communities

To help achieve the goals of the PPS to sustain healthy, liveable and safe communities, the PPS sets out criteria for the expansion of settlement area boundaries, as follows:

- 1.1.3.9 *A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:*
- a) *sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
 - b) *the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;*
 - c) *in prime agricultural areas:*
 - 1. *the lands do not comprise specialty crop areas;*
 - 2. *there are no reasonable alternatives which avoid prime agricultural areas; and*
 - 3. *there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and,*
 - d) *impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

The proposed zoning by-law amendment is intended to facilitate the reasonable extension of existing rear lots into an area that is currently used for golf course purposes. No new development is proposed, or allowed by the requested zone classification, which permits a maximum of one single detached dwelling on one lot. City staff, therefore, view this proposal as an extension, rather than an identification or expansion of the settlement area identified on Schedule A of the Official Plan, as the Urban Growth Boundary (UGB). The proposal does not represent an opportunity for growth in the sense of permitting additional dwelling units, so it does not impede or diminish the goal of growth within the UGB through intensification and redevelopment. Furthermore, the area of rear yard of extension is not within or near agricultural lands, and does not compromise agricultural activity outside the UGB.

On May 4, 2011, Royal Assent was given to Bill 140 – *The Strong Communities through Affordable Housing Act, 2011*, which requires municipalities to establish official plan policies and zoning by-law provisions allowing second units in detached, semi-detached and row houses, as well as in ancillary structures. The reference to ancillary structures does not appear to include new standalone residential units, but only units contained within or added to accessory structures such as garages. Planning Division staff are in the process of reviewing the new legislation in detail and presenting a report and recommendation to Council regarding secondary units. In the interim, staff have examined the legislation in the context of the subject properties. Regardless of the extension of the rear yards of these properties, the potential for the inclusion of a second dwelling within the existing dwelling will not change. Furthermore, none of these properties have rear yard accessory structures which could house a second unit. Therefore, the proposed zoning by-law amendment in conjunction with the new legislation will not affect PPS matters related to settlement areas.

2.0 Wise Use and Management of Resources

As noted by both the Upper Thames River Conservation Authority and the *Planning Justification Report* (Spriet Associates, January 2012) submitted with the application, Sections 2.2.1 and 2.2.2 of the PPS require that planning authorities protect, improve or restore the quality and quantity of water, and restrict *development* and *site alteration* in or near sensitive groundwater features such that these features and their related *hydrologic functions* will be protected, improved or restored. The proposed zoning by-law amendment is not expected to have a negative impact on the identified groundwater resources, since the extended rear yards are intended to continue to function in the same manner as they have for many years. Rear yard construction is expected to be limited to accessory structures and fences.

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Section 2.4 of the PPS requires that minerals and petroleum resources be protected for long term use. The Spriet report indicates that a future buffer area associated with aggregate extraction of the current golf course site would have to recognize the existing residential use of the rear yard extensions, regardless of the ownership or designation of the land. Therefore, the proposed zoning by-law amendment will not affect the level of protection currently afforded to the aggregate resources, should the golf course cease to exist and an extraction license be issued.

3.0 Protecting Public Health and Safety

No public health and safety issues are associated with this application.

Official Plan

The subject property is designated as Open Space on Schedule A – Land Use, of the Official Plan. The adjacent lands to the east, to which the severed parcels are to be conveyed, are designated as Low Density Residential. Section 19.1.1 i) – Boundaries Between Land Use Designations, indicates that the exact determination of boundaries between land use designations that do not coincide with physical features such as streets, railways, rivers or streams, will be the responsibility of Council. Council may permit minor departures from such boundaries if it is of the opinion that the general intent of the Plan is maintained and that the departure is advisable and reasonable. The intent of the proposed zoning by-law amendment is to facilitate the severance and conveyance of land from the golf course to the existing residential properties. The proposal represents a minor departure from the boundary between the Low Density Residential designation and the Open Space designation, and maintains the general intent of the Plan. The interpretation of the Low Density Residential designation boundary is recommended as being advisable and reasonable.

The Low Density Residential Designation permits single detached, semi-detached and duplex as the main permitted uses. The proposed zoning by-law amendment maintains the existing single detached dwellings as the permitted use.

All of the lands to be rezoned are shown on Schedule B-1 – Natural Heritage Features, of the Official Plan, as being within the Ground Water Recharge Area. The policies of Sections 15.4.9 and 15.4.10 of the Official Plan indicates that the City will require the protection of the hydrological function of groundwater recharge areas, and seek to protect, improve and/or restore the quantity and quality of groundwater through its planning approval processes. The lands to be rezoned to the PR*R1-2(2) Zone, are shown as an Aggregate Resource Area on Schedule B-2 – Natural Resources and Natural Hazards of the Official Plan. The policies of Section 15.10.2 of the Official Plan permits development and activities that would preclude the establishment of new aggregate extraction operations, or access to the resources in areas within or adjacent to known mineral aggregate resources, only under limited circumstances. As noted in the discussion above with respect to the PPS, the proposed zoning by-law amendment does not place the groundwater recharge area, or future access to the aggregate resource, at risk.

Zoning By-law

The properties fronting on Kingspark Crescent and Hunt Club Drive are within the Residential R1 (R1-9) Zone, which permits one single detached dwelling on one lot having a minimum frontage of 18.0 metres, a minimum lot area of 690 square metres, and a minimum rear yard depth of 7.5 metres.

The properties fronting on Hunt Club Mews are within the Private Road Residential Special Provision (PR*R1-2(2)) Zone, which permits one single detached dwelling on one lot with a minimum frontage on a private road of 9.0 metres, a minimum lot area of 300 square metres, and a minimum front and rear yard depth of 1.0 metre. The proposed rezoning will allow the occupants of these dwellings to enjoy legal access to rear yards which could not be

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accommodated at the time of the original development due to the shallow depth of the land. It is appropriate to extend the existing zone classifications to the proposed rear yard extensions.

Use, Intensity and Form

The continuation of a single detached dwelling on each lot, is in keeping with the intent of the Low Density Residential designation. No change in the intensity of use is anticipated as a result of the recommended zoning by-law amendment. Minor changes in form may occur with the erection of fences, or the construction of accessory structures.

CONCLUSION

The recommended Zoning By-law amendment is consistent with the Provincial Policy Statement, because it does not result in new lot creation or additional development capabilities on the subject lands, and will not have an impact on the groundwater or aggregate resources. It is also in keeping with the general intent and purpose of the Official Plan, provided Council interprets the area to be rezoned as being within the Low Density Residential designation in accordance with Section 19.1.1 i) of the Plan. The recommended amendment is not anticipated to result in any change to the single detached residential uses, or the intensity of use on the properties to be extended. Minor and acceptable changes in form may result from fences or accessory uses.

PREPARED BY:	SUBMITTED BY:
BARB DEBBERT, SENIOR PLANNER COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

April 23, 2012
BD/
"attach"

Y:\Shared\implemen\DEVELOPMENT APPS\2012 Applications 8003 to\8015Z - 1431-1439 OXFORD ST W (BD)\8015Z - 1431 and 1439 Oxford Street West report to PEC.docx

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Responses to Public Liaison Letter and Publication in “Living in the City”

<u>Telephone</u>	<u>Written</u>
Dave Higgins 1053 Sandy Somerville Drive London ON N6K 5R1	
Amanda Micalachki 72 Kingspark Crescent London ON N6H 4C4	
John Wattts 1347 Oxford Street West London ON N6H 1W1	

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Bibliography of Information and Materials
Z-8015

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Michael Mumby, February 2, 2012.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Spruet Associates. *Planning Justification Report – Proposed Property Transfers to Existing Residential Lots – London Hunt and Country Club*, January 2012.

Correspondence: (all located in City of London File No. Z-8015. unless otherwise stated)

All correspondence between February 17, 2012 and April 19, 2012.

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at a portion of 1431 and 1439 Oxford Street West.

WHEREAS London Hunt and Country Club, Limited has applied to rezone an area of land located at a portion of 1431 and 1439 Oxford Street West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at a portion of 1431 and 1439 Oxford Street West, as shown on the attached map comprising part of Key Map No. 44, from an Open Space (OS1) Zone to a Residential R1 (R1-9) Zone and a Private Road Residential R1 Special Provision (PR*R1-2(2)) Zone.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on May 22, 2012.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - May 22, 2012
Second Reading - May 22, 2012
Third Reading - May 22, 2012

