



Z-8795
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July 5, 2017

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law 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:

2533430 Ontario Inc.

LOCATION:

6188 Colonel Talbot Road – see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to facilitate the severance of a 4.04 hectare portion of the subject property, to allow the sale of land containing a hydroponic mushroom farm separate from other portions of the property.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 **FROM** an Agricultural (AG2) Zone, which permits a range of agricultural uses, **TO** a Holding Agricultural Special Provision (h-18*AG2(_)) Zone, which permits the same range of agricultural uses with lot frontages and lot areas that are less than the standard Zoning requirements. The holding provision will ensure that the lands are assessed for archaeological resources prior to development.

A separate planning application is required for Consent to sever the 4.04 hectare portion of the subject property.

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 as Agricultural in the Official Plan, which permits a range of agricultural and agricultural related uses and encourages the retention or consolidation of farm parcels.

The subject lands are in the Farmland Place Type in *The London Plan* (Council adopted but subject to OMB appeals), which permits a range of agricultural and agricultural related uses and also encourages the retention or consolidation of farm parcels.

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 J. Adema **by July 26, 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, e-mail ahopkins@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested 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.

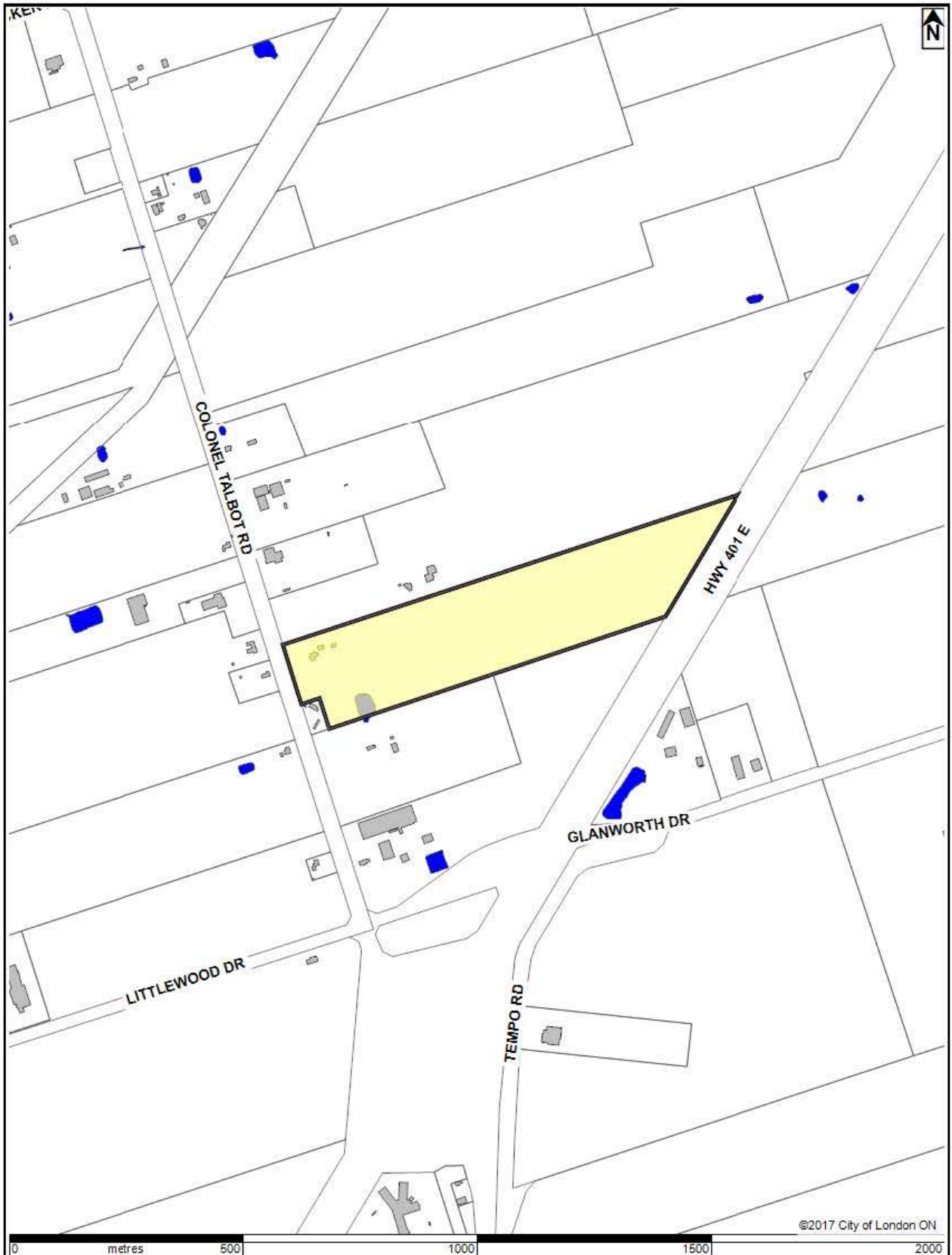
FOR INFORMATION:

If you wish to view additional information or material about the requested Zoning By-law amendment, 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.

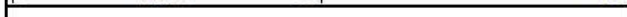
For more information, please call Justin Adema at 519-661-2489 extension 4649, referring to "Z-8795".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the 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.







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LOCATION MAP

Subject Site: **6188 Colonel Talbot Road**
 Applicant: **2533430 ONTARIO INC.**
 File Number: **Z-8795**
 Planner: **Justin Adema**
 Created By: **Justin Adema**
 Date: **2017-06-27**
 Scale: **1:10100**

LEGEND

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

Corporation of the City of London
 Prepared By: Planning and Development



