



Z-8878
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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:

City of London

LOCATION:

City-wide - Low-density residential zones (R1, R2, R3) within the Primary Transit Area, as shown on Schedule A. - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to clarify regulations for R1, R2, and R3 zones within the Primary Transit Area relating to the provisions adopted as part of By-law Z.1-172575, a 2017 Zoning By-law amendment that addressed the compatibility of new development within existing low-density residential neighbourhoods in the Primary Transit Area. The requested amendment would provide clarification on how these regulations are applied to additions to existing buildings and greenfield sites.

POSSIBLE AMENDMENT:

Possible changes to Zoning By-law Z.-1 to modify regulations in "Section 4.23 Regulations for Low-rise Residential Development in the Primary Transit Area" to provide clarity on how these regulations are applied to additions to existing buildings and greenfield sites.

Additional housekeeping amendments to the Zoning By-law Z.-1 may be considered where other sections and regulations cross-reference the above.

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 primarily designated as Low Density Residential in the Official Plan, which permits a range of residential uses as the primary permitted uses.

The subject lands are generally within the Neighbourhoods Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential uses as primary permitted uses.

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

Michelle Knieriem **by March 27, 2018**, 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.

This is a City-wide amendment that will affect multiple Wards. Your representative on City Council 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 Michelle Knieriem at 519-661-2489 extension 4549, referring to "Z-8878".

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.

SCHEDULE A

