



Z-8878

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

APPLICANT:

The Corporation of the City of London

LOCATION:

City-wide – Low-density Residential (R1, R2, R3) Zones within the Primary Transit Area - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to clarify regulations for new residential development or building additions in Residential R1, R2, and R3 Zones within the Primary Transit Area. The requested Zoning By-law amendment would provide clarification on how minimum and maximum front and exterior side yard setback provisions of the Zoning By-law are applied to additions to existing buildings and to buildings constructed on lots fronting onto new streets.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 to modify regulations in “Section 4.23 Regulations for Low-rise Residential Development in the Primary Transit Area” as follows:

- For instances where an existing building has a front yard setback and/or exterior side yard setback that is less than the adjacent buildings, this existing setback will be the minimum setback that applies to the building.
- Where a new street is proposed (such as in a new plan of subdivision), the minimum and maximum front yard setback and exterior side yard setback for buildings fronting onto this new street will be established based on the zone variation that applies to this site and will not be subject to the minimum and maximum front and exterior side yard setback standards in Section 4.23.1.
- Where an addition is proposed to an existing building and the existing building setback exceeds the maximum front yard and/or exterior side yard setback provisions, Section 4.23.1(a), which is used to establish the maximum front and exterior side yard setbacks, will not apply to the deficient setback.

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

PUBLIC MEETING:

By letter dated Insert Notice of Application Date, 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, May 14, 2018 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.

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.

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 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 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.

SCHEDULE A

