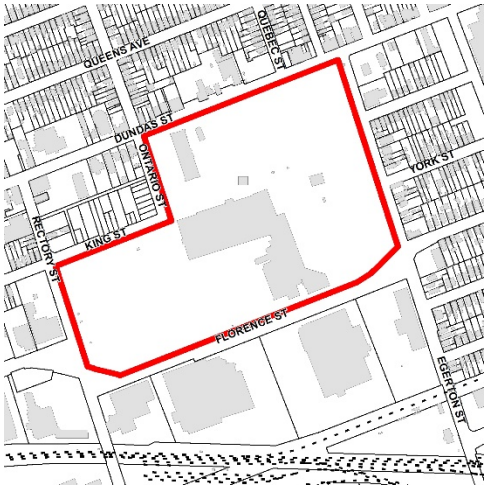


Official Plan and Zoning By-law Amendments

900 King Street & 925 Dundas Street



File: Enter OZ-8937

Applicant: Western Fair Association & City of London

What is Proposed?

Official Plan and Zoning amendments to allow:

- specific range of existing and new uses including casinos; racetrack operations; fairgrounds; hotels; and other commercial, recreational or entertainment uses
- new definitions for casinos, fairgrounds, racetrack operations, and urban agriculture
- a bonus zone for increased height
- a single parking rate for all permitted uses; required parking on adjacent lots; and other site conditions

YOU ARE INVITED!

Further to the Notice of Application you received on August 8, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, September 24, 2018, no earlier than 7:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Melissa Campbell
mecampbell@london.ca
519-661-CITY (2489) ext. 4650
Planning Services, City of London,
206 Dundas St., London ON N6A 1G7
File: OZ-8937

london.ca/planapps

To speak to your Ward Councillor:

Jesse Helmer
jhelmer@london.ca
519-661-CITY (2489) ext. 4004

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To adopt the permitted uses for the Western Fairgrounds as identified in The London Plan.

Requested Zoning By-law Amendment

To add definitions for casinos, fairgrounds, racetrack operations, and urban agriculture. To change the zoning from a Regional Facility Special Provision Zone to a Regional Facility Special Provision Bonus Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Regional Facility Special Provision (RF(2)) Zone.

Permitted Uses: Adult secondary schools, ancillary residential and/or hostels and accommodations together with permitted uses in this zone; places of worship; commercial parking structures and/or lots; commercial schools; community colleges; day care centres; elementary schools; emergency care establishments; group home type 2; hospitals; institutional uses; libraries; nursing homes; private schools; recreational buildings; secondary schools; stadia; supervised residences; universities.

Special Provision(s): Additional permitted uses: uses and facilities of the Western Fair Association and accessory uses.

Height: 40 metres

Requested Zoning

Zone: Regional Facility Special Provision Bonus (RF()•B()) Zone.

Permitted Uses: No change requested.

Special Provision(s): To replace current additional permitted uses with amusement game establishments, amusement parks, ancillary offices, artisan workshops, auditoriums, boutiques, brewing on premises establishments, casinos, craft breweries, fairgrounds, hotels, places of entertainment, racetrack operations, restaurants, retail stores, and urban agriculture. To recognize a single parking rate requirement for all permitted uses; that required parking may be located on adjacent lot(s); and other site conditions as may be necessary.

Height: See Bonus Zone below.

Bonus Zone: Increased maximum height 50 metres.

The City may also consider the use of holding provisions.

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 Regional Facilities in the Official Plan, which permits institutional type uses including hospitals; universities; community colleges; major recreational facilities; cultural facilities; large religious institutions; military establishments; and correctional or detention centres as well as uses permitted in the Community Facilities designation as the main uses.

The subject lands are in the Institutional Place Type and in the Green Space Place Type in *The London Plan*. The Institutional Place Type permits a range of institutional uses and accessory uses, a limited amount of retail and mixed-use buildings, and specific to the Western Fairgrounds, entertainment and recreational uses and hotels will also be permitted. The Green Space Place Type permits public parks and civic spaces, private open space uses such as cemeteries and golf courses, and public or private woodlot management, conservation, or stormwater management uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process

are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

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-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.