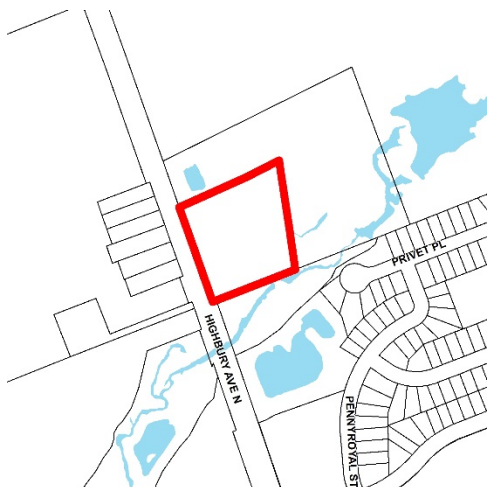




NOTICE OF REVISED PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

2156 Highbury Avenue North



File: OZ-8956

Applicant: Chinmaya Mission (Canada)

What is Proposed?

Official Plan and Zoning amendment to allow:

- A place of worship within the existing building
- Parking in the front yard
- A reduced rear yard setback of 10 metres (whereas 15 metres is required)
- A reduced side yard setback of 11 metres (whereas 15 metres is required)

LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 4, 2018**

Catherine Lowery

clowery@london.ca

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-8956

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Councillor Mohamed Salih

msalih@london.ca

519-661-CITY (2489) ext. 4003

**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.**

Date of Notice: November 28, 2018

Application Details

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

Requested Amendment to the Current Official Plan

To amend policy 10.1.3 cxxv) to permit a place of worship.

Requested Amendment to The London Plan (New Official Plan)

To amend specific policy 1236_ to permit a place of worship.

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone to a Holding Neighbourhood Facility Special Provision (h-18•NF2(__)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and Agricultural (AG1) 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: Residential R1 Special Provision (R1-11(16)) Zone, Open Space (OS4) Zone, and Environmental Review (ER) Zone

Permitted Uses: Single detached dwelling, conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sportsfields without structures, passive recreational uses, managed woodlot, and agricultural uses

Special Provision(s): Permits three single detached dwellings

REVISED Requested Zoning

Zone: Holding Neighbourhood Facility Special Provision (h-18•NF2(__)) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and Agricultural (AG1) Zone

Permitted Uses: Places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private club, police station, conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sportsfields without structures, passive recreational uses, managed woodlot, agricultural uses, livestock facilities (provided such facilities are not within 300 metres of the Urban Growth Boundary; or in accordance with provincial MDS regulations, whichever is greater), farm dwelling, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conversion system, greenhouse farm

Special Provisions: Parking in the front yard, a reduced rear yard setback of 10 metres, and a reduced interior side yard setback of 11 metres

The City will also consider the use of a holding provision to ensure an archaeological assessment is undertaken prior to development of the site.

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 Agriculture, Open Space, and Environmental Review with a Special Policy Area in the Official Plan, which permits a range of farming types, public and private open spaces, and three non-farm dwellings as the main uses.

The subject lands are in the Farmland and Green Space Place Types with a Specific Policy Area in *The London Plan* (Council-adopted but not in force and effect), permitting a range of agricultural and open space 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*. The 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](http://london.ca/planapps) page at london.ca.

See More Information

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

- visiting Planning Services at 300 Dufferin Ave, 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.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this 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.

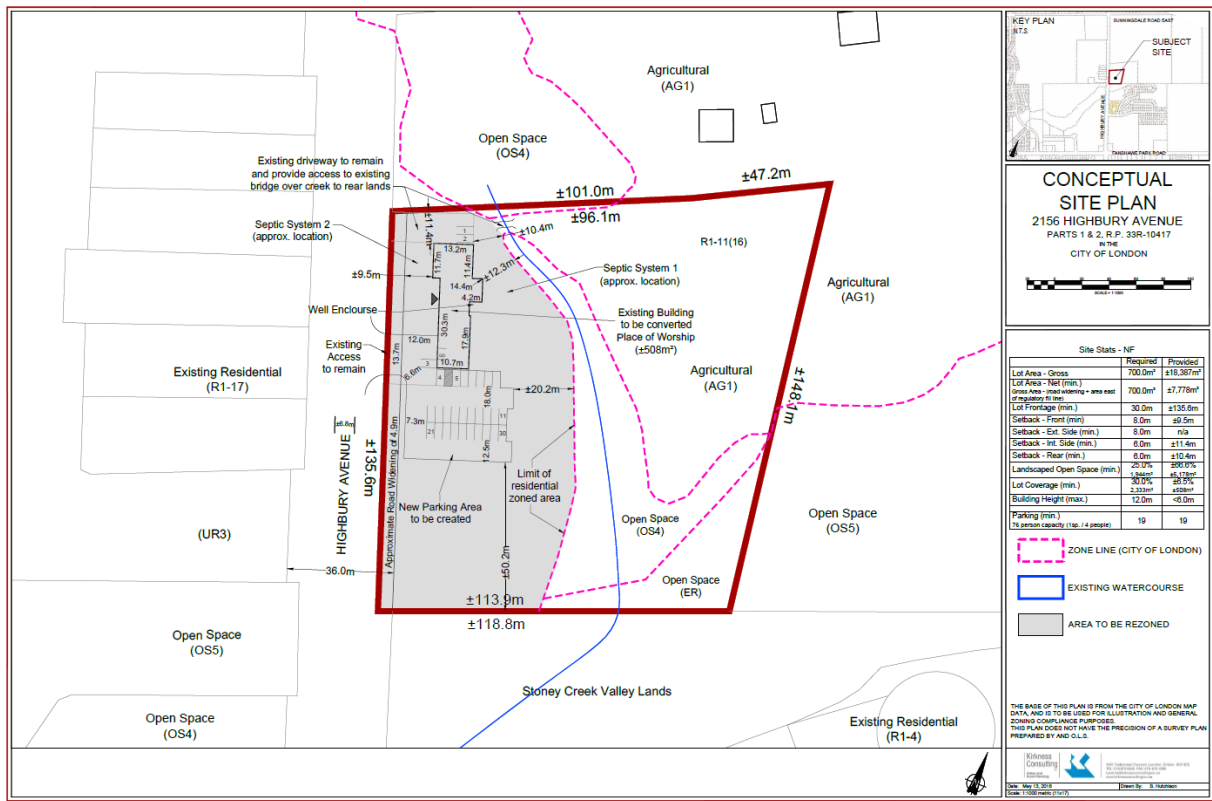
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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.

Site Concept



Conceptual Site Plan

The above image represents the applicant’s proposal as submitted and may change.