

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

21 Norlan Avenue



File: Z-9111
Applicant: City of London

What is Proposed?

Zoning amendment to:

- add “Farm Gate Sales” to the list of permitted uses on a site specific basis through a special provision. A definition of “Farm Gate Sales” was added to Zoning By-law Z-1 recently as part of the implementation of the Urban Agriculture Strategy adopted by Council in November 2017.
- Possible change to Zoning By-law Z.-1 **FROM** an Open Space (OS1) **TO** an Open Space Special Provision (OS1(__)) Zone to also allow “Farm Gate Sales”.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 17, 2019**

Chuck Parker
cparker@london.ca
519-661-CITY (2489) ext.4648
City Planning, City of London, 206 Dundas St., London ON N6A 1G7
File: Z-9111
www.london.ca

You may also forward any concerns you have with:

Committee Secretary-PEC (Heather Lysynski – 519-661-2489 Ext.4856 or hlysynsk@london.ca) or call the Councillors office at 519-661-5095

**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.

Requested Zoning By-law Amendment

To change the zoning from an Open Space (OS1) Zone to an Open Space Special Provision (OS1(_)). 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: Open Space (OS1)

Permitted Uses: conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground and managed forests.

Requested Zoning

Zone: Open Space Special Provision (OS1(_))

Special Provision: add "Farmgate Sales" as a permitted use [Click here to enter text.](#)

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 Open Space in the Official Plan.

The subject lands are in the Green Space Place Type in *The London Plan*.

How Can You Participate in the Planning Process?

You have received this Notice because the City has applied to change 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](#) page at london.ca.

See More Information

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

- visiting City Planning at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice.

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 City Planning 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 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 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 by-law is passed, 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 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.