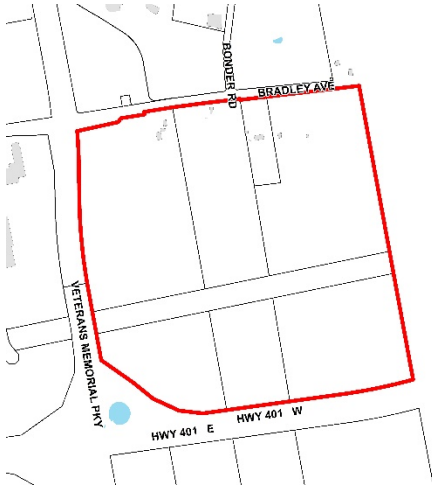


REVISED APPLICATION Official Plan and Zoning By-Law Amendment

2555-2591 Bradley Ave



File: OZ-8679
Applicant: City of London

What is Proposed?

Official Plan and Zoning Amendments to permit a range of light industrial uses including:

- commercial grain handling facilities
- processing and growing of agricultural and cannabis products
- processing of meat and poultry products, and
- research and development uses associated with any material processed at the facility

YOU ARE INVITED!

Further to the Notice of Application you received on October 2, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 4, 2019, no earlier than 4:00 p.m.

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

For more information contact:

Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-8679

london.ca/planapps

To speak to your Ward Councillor:

Steven Hillier
shillier@london.ca
519-661-CITY (2489) ext. 4014

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 add a site-specific policy under Chapter 10 - Policies for Specific Areas to permit an expanded range of uses including commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR6) Zone and a Light Industrial special provision (LI6(6)) Zone to a Light Industrial special provision (LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone. The Light Industrial zones permit a range of light industrial uses. Special provisions are being requested to permit commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Urban Reserve (UR6) and Light Industrial special provision (LI6(6))

Permitted Uses: Existing dwellings, Agricultural uses except for mushroom farms, Commercial greenhouses, Livestock facilities and manure storage facilities, Conservation lands, Managed woodlot, Wayside pits, Passive recreation uses, Kennels, Private outdoor recreation clubs, Riding stables, Dry cleaning and laundry plants, Food, tobacco and beverage processing industries excluding meat packaging, Leather and fur processing excluding tanning, Repair and rental establishments, Service and repair establishments, Service trades, Textile processing industries, Building or contracting establishments, Storage depots, Terminal centres, Transport terminals and Commercial Grain Handling Facilities.

Requested Zoning

Zone: Light Industrial special provision (LI1/LI2/LI6(_)) Zone and an Open Space (OS1) Zone

Permitted Uses: The existing range of permitted uses.

Special Provision(s): Request to allow commercial grain handling facilities, processing and growing of agricultural and cannabis products, processing of meat and poultry products, and research and development uses associated with any material processed at the facility.

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 Light Industrial in the Official Plan, which permits industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities as the main uses. The subject lands are also within the Airport Road South Industrial Area Plan, which requires that development has a high standard of urban design.

The subject lands are in the Light Industrial Place Type in *The London Plan*, permitting a range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration. Permitted uses will have a tolerance for planning impacts created by a broad range of light industrial uses that are unlikely to impose significant impacts on surrounding areas. The subject lands are also within the Airport Road South Innovation Park – Specific Policies

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice 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](http://london.ca/planapps) page at london.ca.

See More Information

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

- visiting Development 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested 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 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.