



NOTICE OF PLANNING APPLICATION

Official Plan Amendment

London Plan Housekeeping Amendment



THE LONDON PLAN

File: O-9173
Applicant: City of London

What is Proposed?

A housekeeping amendment to the London Plan is proposed to:

- correct errors and omissions; and
- incorporate amendments to the 1989 Official Plan, which have been approved since the London Plan was approved, into the London Plan.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 11, 2020**

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City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: O-9173

<http://www.london.ca/business/Planning-Development/land-use-applications/Pages/O-9173.aspx>

**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 Amendment to The London Plan

The City has initiated an official plan amendment which is of housekeeping nature to the London Plan. This amendment is to correct errors and omissions in the Plan and make updates to reflect council approved amendments to the 1989 Official Plan since the London Plan's approval. The intention is to improve clarity and consistency on the overall policies and mapping throughout the London Plan.

The errors and omissions have been identified throughout the London Plan. They include typographical and grammatical errors and inconsistencies in spacing and punctuation. Minor changes to certain policies, figures, and maps are necessary to refine wording and formatting.

The amendments to the 1989 Official Plan, which were approved since the London Plan's approval and are in full force, have been reviewed. The amendments should be incorporated in the London Plan to reflect Council's decisions pertaining to those applications. The following amendments require modifications to certain policies and maps in the London Plan, primarily new policies for specific areas in certain Place Types:

- a) OPA No. 642 (240 Waterloo Street and 358 Horton Street East)
- b) OPA No. 646 (Beaufort/Irwin/Gunn/Saunby (BIGS) Neighbourhood Secondary Plan)
- c) OPA No. 647 (21 Wharncliffe Road South)
- d) OPA No. 650 (1577 and 1687 Wilton Grove Road)
- e) OPA No. 651 (1448 Adelaide Street North)
- f) OPA No. 653 (Outdoor patio regulations for Light Industrial Place Type)
- g) OPA No. 658 (633, 635, 637, 645, 649, 651 and 655 Base Line Road East)
- h) OPA No. 662 (1175, 1185, 1195, 1205 and 1215 Fanshawe Park Road West and 2151 Dalmagarry Road)
- i) OPAs No. 663 and No. 664 (100, 335 and 353 Kellogg Lane, 1063, 1080, 1097 and 1127 Dundas Street, 1151 York Street)
- j) OPA No. 666 (379 Sunningdale Road West)
- k) OPA No. 669 (Brydges Street Area)
- l) OPA No. 670 (1235-1295 Fanshawe Park Road West)
- m) OPA No. 671 (2150 Oxford Street East)
- n) OPA No. 672 (1176, 1200 and 1230 Hyde Park Road)
- o) OPA No. 674 (Hamilton Road CIP Area)
- p) OPA No. 675 (Archaeological Management Plan)
- q) OPA No. 677 (Temporary zoning for surface parking in Downtown)
- r) OPA No. 681 (335-385, 340-390 Saskatoon Street)
- s) OPA No. 683 (Expansion of Downtown CIP Area)
- t) OPA No. 684 (661-675 Wharncliffe Road South)
- u) OPA No. 688 (3080 Bostwick Road, Site 1)
- v) OPA No. 689 (3080 Bostwick Road, Site 5)
- w) OPA No. 691 (470 Colborne Street)
- x) OPA No. 698 (Richmond Street-Old Masonville)
- y) OPA No. 703 (Lambeth CIP Area)
- z) OPA No. 708 (585 Third Street)
- aa) OPA No. 710 (1339-1347 Commissioners Road West)
- bb) OPA No. 711 (3234, 3263 and 3274 Wonderland Road South)
- cc) OPA No. 712 (676-700 Beaverbrook Avenue and 356 Oxford Street West)
- dd) OPA No. 713 (2497-2591 Bradley Avenue)
- ee) OPA No. 714 (1875 Wharncliffe Road South)

How Can You Participate in the Planning Process?

You have received this Notice as an interested party to this application or as an applicant for an amendment to the 1989 Official Plan, which was approved by Council since the London Plan's approval and should be incorporated in the London Plan. 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) 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. Considerations will include such matters as policy clarity, errors and barriers for implementation.

We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan 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, 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.

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 planning@london.ca or 519-661-4980 for more information.