



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

City – wide Amendment to Section 4.11 (Household Sales) of Zoning By-law Z-1

File: Z-9166

**Applicant: City of
London**

What is Proposed?

Zoning amendment to

- Revise Section 4.11 (Household Sales) of Zoning By-law Z-1 to allow people who grow produce on their property to sell it on their property more than two times a year. This meets one of the goals of the Urban Agriculture Strategy, passed by Council in November 2017, to make it easier for the public to have better access to fresh food.
- A draft revised section reads;

4.11 HOUSEHOLD SALES

*No household sale shall be permitted except where a premises has a dwelling unit, and there shall not be more than two household sales per annum at one location and no such sale shall exceed two days in duration **except for agricultural products (excluding cannabis) grown on the property.***

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Please provide any comments by **March 2, 2020**

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

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www.london.ca

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

Application Details

Commonly Used Planning Terms are available at london.ca.

Requested Zoning By-law Amendment

The Urban Agriculture Steering Committee has requested this amendment to make locally grown produce more available to the general public, one of the goals of the Urban Agriculture Strategy. They want to be able to allow homeowners who grow extra produce to be able sell it from their property more than twice a year. City staff have reviewed the request and the amendment that would be required is to revise Section 4.11 (Household Sales) of Zoning By-law Z-1. This revision may take a form similar to the following;

4.11 HOUSEHOLD SALES

*No household sale shall be permitted except where a premises has a dwelling unit, and there shall not be more than two household sales per annum at one location and no such sale shall exceed two days in duration **except for agricultural products (excluding cannabis) grown on the property.***

Planning Policies

Policies 648 to 686 of the London Plan encourage the creation of a food system in London. Policies range from the general to the very specific. [Click here](#) to enter text.

How Can You Participate in the Planning Process?

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 change on a date that has not yet been scheduled. The City will provide another Living in the City notice in the *Londoner*, 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.