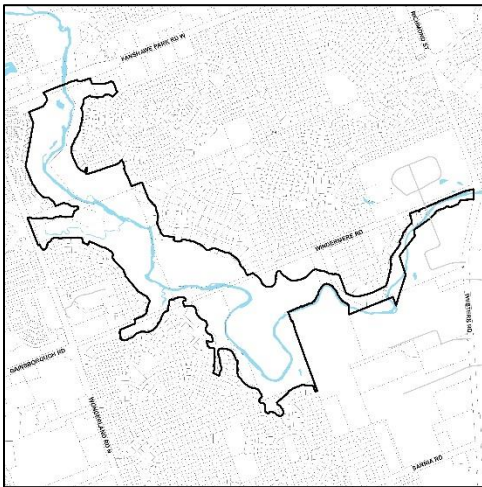




# NOTICE OF APPLICATION & PUBLIC MEETING NOTICE

## Medway Valley ESA (South) Conservation Master Plan Phase II, and Official Plan Amendment and Zoning By-law Amendment

# Medway Valley Heritage Forest Environmentally Significant Area (ESA)



**File: OZ-9367**

**Applicant: City of London**

### What is Proposed?

- Consideration by City Council for adoption of the Medway Valley Heritage Forest Environmentally Significant Area (South) Conservation Master Plan Phase II, including updates to the Eastern Boundary, Sustainable Trail Concept Plan and environmental management strategy.
- Amendments to include the Medway Conservation Master Plan as a guideline document to the London Plan; and
- Amendments to align London Plan, 1989 Official Plan, and Zoning By-law mapping with delineation of the ESA as previously approved by Council.

## YOU ARE INVITED!

Further to the Medway Conservation Master Plan Notice dated March 22, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held at the time, date and location below.

**Meeting Date and Time:** Monday, July 26, 2021, no earlier than 6:00 p.m.

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

**Please refer to the enclosed Public Participation Meeting Process insert.**

For more information contact:

E. Williamson  
[ewilliams@london.ca](mailto:ewilliams@london.ca)  
519-661-CITY (2489) ext. 7602  
Planning & Development  
City of London,  
206 Dundas St., London ON N6A 1G7  
File: OZ-9367

[getinvolved.london.ca/medway-valley-cmp](https://getinvolved.london.ca/medway-valley-cmp)

To speak to your Ward Councillor:

Councillor Josh Morgan (east of Medway)  
[joshmorgan@london.ca](mailto:joshmorgan@london.ca)  
519-661-CITY (2489) ext. 4007

Councillor Phil Squire (west of Medway)  
[psquire@london.ca](mailto:psquire@london.ca)  
519-661-CITY (2489) ext. 4006

**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: June 21, 2021

# Application Details

## Medway Valley Heritage Forest Conservation Master Plan

Council consideration of the Medway Valley Heritage Forest Environmentally Significant Area (ESA) (South) Conservation Master Plan (CMP) Phase II for the area south of Fanshawe Park Road West. The Medway CMP was prepared in consultation with Council directed stakeholder groups and First Nations communities. The CMP includes a Sustainable Trail Concept Plan, clarification of the Eastern Boundary access, an adaptive management and monitoring framework and proposed community engagement and education opportunities.

## Requested Amendment to the 1989 Official Plan

To change designations on Schedule A – Land Use FROM Low Density Residential designation TO Open Space designation; FROM Open Space designation to Low Density Residential designation; and FROM Open Space designation TO Multi-Family, Medium Density Residential designation. Also, to change ESA natural heritage feature on Schedule B1-Natural Heritage Features to align with the delineation approved by Council as part of Phase 1 of the Conservation Master Plan.

## Requested Amendment to The London Plan (New Official Plan)

To add the Medway Valley Heritage Forest Environmentally Significant Area (ESA) Conservation Master Plan as a guideline document to the London Plan. To change designations on Map 1 – Place Types to align with the Council approved ESA delineation, FROM Neighbourhoods Place Type TO Green Space Place Type, and FROM Green Space Place Type TO Neighbourhoods Place Type. Also to change ESA natural heritage feature on Map 5 – Natural Heritage to align with ESA delineation.

## Requested Zoning By-law Amendment

To change the zoning on properties to align with Environmentally Significant Area delineation approved by Council as part of Phase 1 of the Conservation Master Plan. Changes are from various Residential Zones (R1-10, R1-9, R1-8, R1-6, R5-6) to an Open Space OS5 Zone. Changes from a Regional Facility RF Zone to an Open Space OS5 Zone. Changes from a Residential R1-8 Zone to an Open Space OS4 Zone.

Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zones:** Residential Zones R1-10, R1-9, R1-8, R1-6, R5-6, and Regional Facility Zone RF

**Permitted Uses (Residential Zones):** R1 Zone permits a single detached dwelling. R1 Zone variations are based on size of lot and context, with R1-6 through R1-9 applied to suburban single dwelling developments. R1-10 applies to larger estate lot development. R5-6 Zone permits medium density residential development in the form of cluster townhouse dwellings and cluster stacked townhouse dwellings.

**Permitted Uses (Regional Facility Zone):** Regional Facility RF Zone provides for a range of large institutional type facility uses. The RF Zone permits the following uses: adult secondary schools; ancillary residential and/or hostel accommodation; places of worship; commercial parking structures and/or lots; commercial schools; community colleges; day care centres; elementary schools; emergency care establishments; group home Type 2; hospitals; institutional uses; libraries; nursing homes; private schools; recreational buildings; secondary schools; stadia; supervised residences; and universities.

### Requested Zoning

**Zone:** Open Space Zone variations OS4 and OS5

**Permitted Uses:** Open Space Zone variations OS4 and OS5 are applied to lands which have physical and/or environmental constraints. The OS4 Zone variation is intended to apply to hazard lands that may be subject to erosion. The OS5 Zone variation is intended to apply to natural heritage features and functions that have been recognized by Council as significant. OS4 Zone variation permits the following uses: conservation lands; conservation works; golf courses without structures; private and public parks without services; use of land for agricultural/horticultural purposes; and sports fields without structures. The OS5 Zone variation permits the following uses: conservation lands; conservation works; passive recreational uses which include hiking trails and multi-use pathways; and managed woodlots.

## **Planning Policies**

Any change to the Zoning By-law must conform to the policies of the official plan in effect. The London Plan is London's long-range planning document and the city's new Official Plan. The Green Space Place Type is in effect on London Plan Map 1 – Place Types. By order of the Local Planning Appeal Tribunal (LPAT), where policies of the London Plan conflict with a policy of the 1989 Official Plan, the London Plan policy shall prevail.

Land uses permitted within the Green Space Place Type are based upon the natural heritage features and areas contained in the subject lands. In addition to natural features, land uses may include public parks, private green space such as cemeteries and golf courses, agriculture, woodlot management, horticulture, essential public utilities and conservation management uses.

Proposed amendments to the land use designations and mapping of the 1989 Official Plan are consistent with the London Plan and Council approved delineation of the Environmentally Significant Area from Phase 1 of the Conservation Master Plan.

## **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 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.

### **See More Information**

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

- Contacting the City's Ecologist/Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [getinvolved.london.ca/medway-valley-cmp](http://getinvolved.london.ca/medway-valley-cmp)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested Official Plan and 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. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Alternative formats to in-person attendance are available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

**Please refer to the enclosed Public Participation Meeting Process insert.**

## **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](mailto: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 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 <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

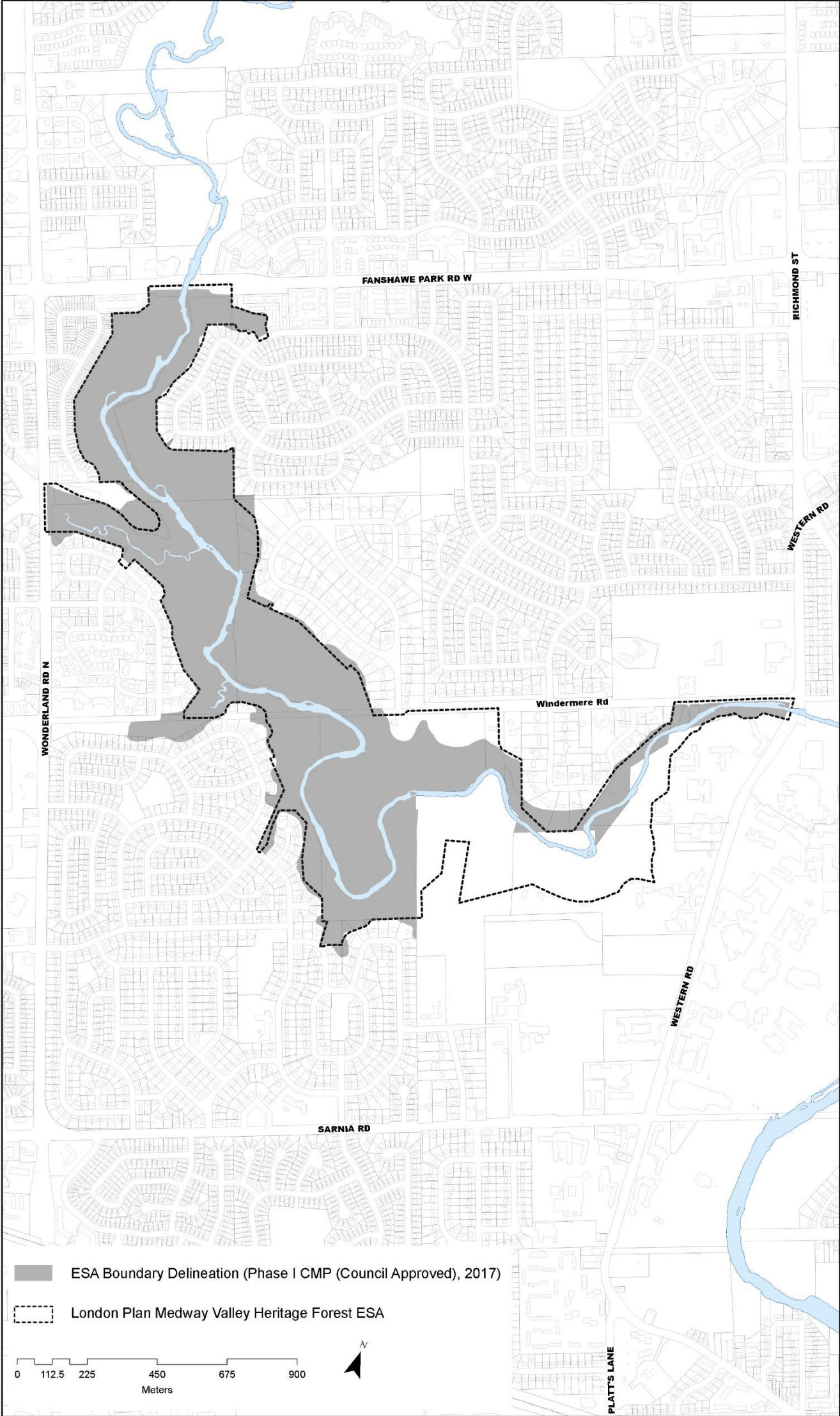
### **Notice of Collection of Personal Information**

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**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 by July 19, 2021 to request any of these services.

# Location Map





# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified to protect the health and well-being of members of the public and City employees during the pandemic. City Hall is currently closed to in-person meeting participation.

Anyone wishing to speak at a Public Participation Meeting can do so virtually, using Zoom online or by phone. Pre-registration is required.

- Members of the public are required to pre-register to speak at the public participation meeting. To register this must be requested no later than 9:00 a.m. the day of the meeting. Speakers will be limited to five minutes of verbal presentation.
- Registered speakers will be given the information to connect to the Zoom meeting and will also be able to present by phone.
- Pre-register by calling **519-661-2489 ext. 7100** or by **emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)**. Please indicate the meeting and item when contacting the Clerk's Office. Directions on how to participate will be provided upon registration.
- Members of the public can also participate by submitting written communications to the committee or to Members of Council prior to the meeting.

Pre-registration is only required for those wishing to speak at a Public Participation Meeting.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.