



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

179 Meadowlily Road South



File: OZ-9417

Applicant: 1926628 Ontario Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 3-storey, 21-unit cluster townhouse development
- A minimum front yard depth of 1 m
- A minimum exterior side yard depth of 1 m
- A minimum interior side yard depth of 4.7 m
- Grading and naturalization in the proposed OS4 Zone
- A minimum lot area of 518.5 sq.m for the proposed OS4 Zone
- A minimum lot frontage of 10 m for the proposed OS4 Zone
- A minimum lot area of 998.1 sq.m for the proposed OS5 Zone

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 27, 2021**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 5074

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9417

london.ca/planapps

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

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.**

Date of Notice: October 6, 2021

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from Urban Reserve Community Growth to Low Density Residential to permit the proposed townhouse use. The City may also consider a Specific Area Policy to the proposed Low Density Residential designation to permit a density of 50 units per hectare or, alternatively, a Multi-Family, Medium Density Residential designation.

Requested Zoning By-law Amendment

To change the zoning from a Holding Urban Reserve (h-2*UR1) Zone to a Residential R5 Special Provision (R5-6(_)) Zone, an Open Space Special Provision (OS4(_)) Zone, and an Open Space Special Provision (OS5(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Holding Urban Reserve (h-2*UR1) Zone

Permitted Uses: Existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities, and manure storage facilities; conservation lands; managed woodlot; wayside pit; passive recreation use; farm gate sales

Special Provisions: None.

Requested Zoning

Zone: Residential R5 (R5-6) Zone

Permitted Uses: Townhouses and stacked townhouses

Special Provisions: A reduced minimum front yard depth of 1m, whereas a minimum of 6m is required; a reduced minimum exterior side yard depth of 1m, whereas a minimum of 8m is required; and a reduced minimum interior side yard depth of 4.7m, whereas a minimum of 6m is required

Residential Density: 50 units per hectare

Height: 12m

Requested Zoning

Zone: Open Space Special Provision (OS4(_)) Zone

Permitted Uses: Conservation lands; conservation works; golf courses without structures; private parks without structures; public parks without structures; recreational golf courses without structures; cultivation or use of land for agriculture/horticultural purposes; sports fields without structures

Special Provisions: To permit grading and naturalization; a reduced minimum lot area of 518.5 sq.m, whereas a minimum of 4000 sq.m is required; and a reduced minimum lot frontage of 10m, whereas a minimum of 15m is required

Requested Zoning

Zone: Open Space Special Provision (OS5(_)) Zone

Permitted Uses: Conservation lands; conservation works; passive recreation uses which include hiking trails and multi-use pathways; managed woodlots

Special Provisions: A reduced minimum lot area of 998.1 sq.m, whereas a minimum of 4000 sq.m is required

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

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 Urban Reserve Community Growth in the 1989 Official Plan, which permits a limited range of uses based on the nature of their existing use as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting range of low-rise residential uses.

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 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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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 Official Plan and 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. 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 website. 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 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. 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 Ontario Land 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 Ontario Land 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 Ontario Land 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 <https://olt.gov.on.ca/appeals-process/forms/>.

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 developmentsservices@london.ca for more information.

Site Concept



Site Concept Plan

The above image represents the applicant's proposal as submitted and may change.

Building Renderings



Conceptual Rendering

The above image represents the applicant's proposal as submitted and may change.