



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

3207 Woodhull Road



File: O-9429/Z-9430

Applicant: Karen and Eric Auzins

What is Proposed?

Official Plan and Zoning amendments to facilitate:

- the severance of the woodlot from the farm holdings for conservation purposes

LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 1, 2021**

Barb Debbert

bdebert@london.ca

519-661-CITY (2489) ext. 5345

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

File: O-9429/Z-9430

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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: November 10, 2021

Application Details

Requested Amendment to The London Plan (New Official Plan)

To align the boundary of the Green Space Place Type on Map 1 – Place Types with proposed lands to be severed, and to change the Potential Environmentally Significant Area on Map 5 – Natural Heritage to Environmentally Significant Area and align it with the proposed lands to be severed to recognize areas to be protected as part of the natural heritage system.

Requested Zoning By-law Amendment

To change the zoning of the lands proposed to be severed from a Holding Open Space (h-2*OS4) Zone and an Agricultural (AG2) Zone to an Open Space Special Provision (OS5(_)) Zone. To change the zoning of the lands proposed to be retained from an Agricultural (AG2) Zone and an Environmental Review (ER) Zone to an Agricultural Special Provision (AG2(_)) Zone and an Environmental Review (ER) 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 Open Space (h-2*OS4), Agricultural (AG2) , and Environmental Review (ER) Zones

Permitted Uses: Open Space (OS4) – 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 agricultural purposes, sports fields without structures. Agricultural (AG2) – a range of agricultural uses, livestock facilities, farm dwellings, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conservation system, compost facility, aquaculture, agricultural research station, manure storage facility, mushroom farm. Environmental Review (ER) – conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

Special Provision(s): n/a

Residential Density: 1 farm dwelling per lot in the Agricultural (AG2) Zone

Height: 12 - 15 metres in the Agricultural (AG2) Zone

Requested Zoning – Severed Lands

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 Provision(s): lot frontage of Zero (0.0m) in place of 15.0 metres, and a reduced Minimum Distance of Separation between livestock barns, manure storage or anaerobic digesters and surrounding land uses from of 62.3 metres in place of 164.8 metres.

Residential Density:

Height: 12.0 metres

The City may also consider a special provision to delete passive recreation uses which include hiking trails and multi-use pathways from the permitted uses on the site.

Requested Zoning – Retained Lands

Zone: Agricultural Special Provision (AG2(_)) Zone and Environmental Review (ER) Zone

Permitted Uses: Agricultural Special Provision (AG2(_)) – a range of agricultural uses, livestock facilities, farm dwellings, forestry uses, kennels, conservation lands, wayside pits, nursery, passive recreation use, farm market, small wind energy conservation system, compost facility, aquaculture, agricultural research station, manure storage facility, mushroom farm. Environmental Review (ER) – conservation lands, conservation works, passive recreational uses, managed woodlot, agricultural uses.

Special Provision(s): In the AG2 Zone, to permit a lot area of less than the required minimum of 40.0 hectares.

Residential Density: 1 farm dwelling per lot in the Agricultural Special Provision (AG2(_)) Zone

Height: 12 – 15 metres

The City may also consider a Holding provision for the AG2(_) Zone to require a Subject Lands Status Report and/or an Environmental Assessment prior to any rezoning that would permit non-farm development on the retained farm parcel.

This property is also the subject of an application for consent to sever (City File B.036/21).

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 Agriculture, Open

Space, and Environmental Review in the 1989 Official Plan. The Agriculture designation permits the cultivation of land and the raising of livestock as the main uses. The Open Space designation permits parks, private open space, flood plain lands and lands that are subject to natural hazards, components of the Natural Heritage System, and lands that contribute to important ecological functions as the main uses. The Environmental Review designation permits existing uses, agriculture, woodlot management, horticulture, conservation, and recreational uses, and essential public utilities and municipal services as the main uses.

The subject lands are in the Farmland, Green Space, and Environmental Review Place Types in The London Plan. The Farmland Place Type permits agricultural uses, residential uses on existing lots of record, home occupations, secondary farm occupation and on-farm diversified uses, agricultural-related commercial and industrial uses that are directly related to farm operations in the area, ancillary retail for on-farm grown and/or produced goods, limited non-agricultural uses, natural resource extraction, small wind energy conservation system, green energy projects and existing uses. The permitted uses in the Green Space Place Type vary considerably dependent on natural heritage features, hazards and natural resources and may include parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community services. The Environmental Review Place Type permits existing uses, agriculture, woodlot management, horticulture, conservation, and recreational 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](https://neighbourgood.ca) 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/>.

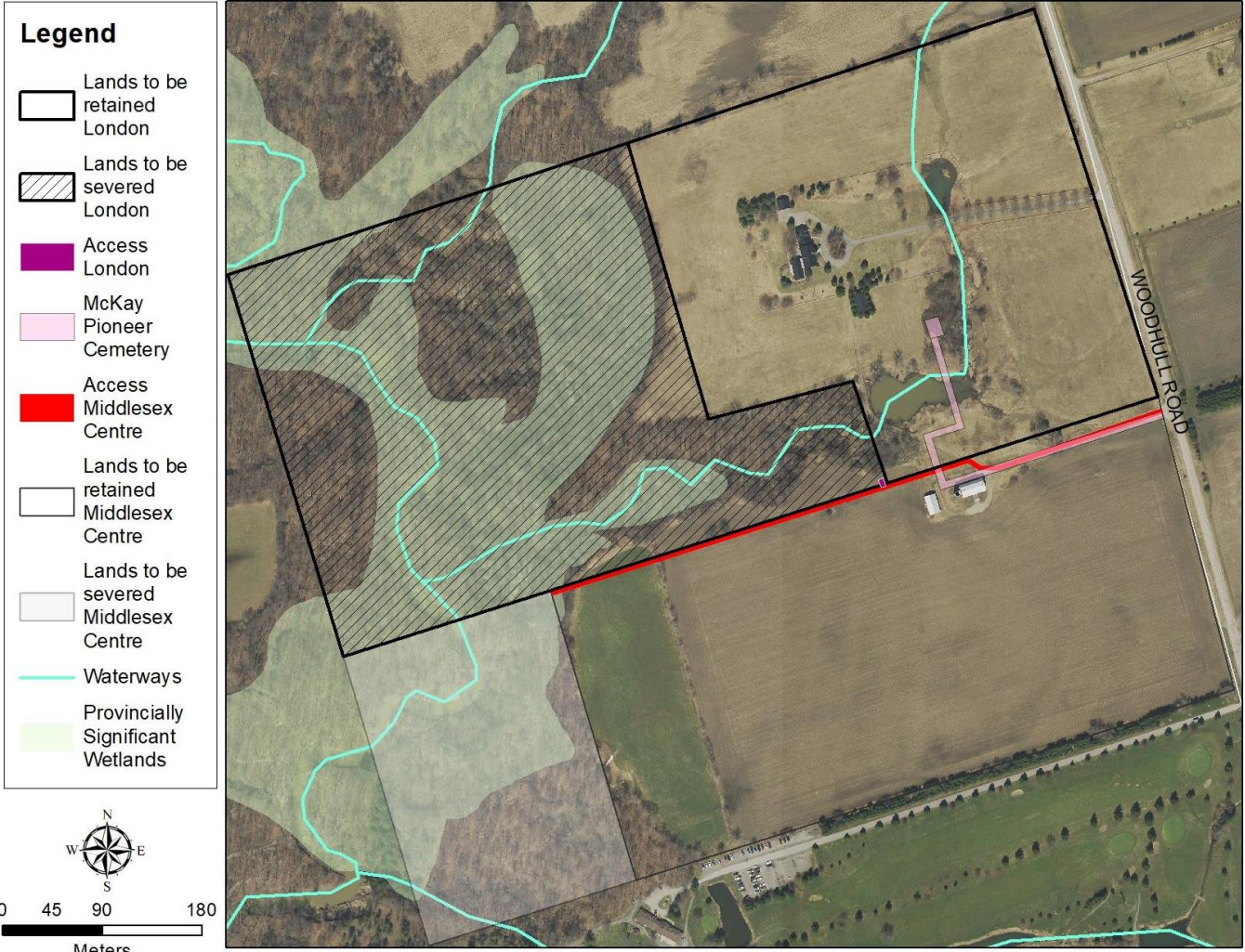
Notice of Collection of Personal Information

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



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