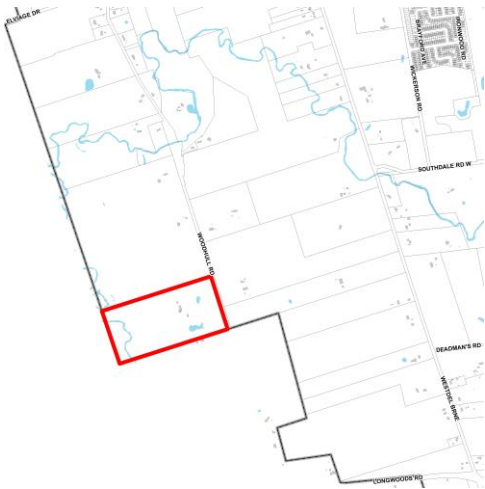


Official Plan and Zoning By-law Amendments

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

YOU ARE INVITED!

Further to the Notice of Application you received on November 10, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 31, 2022, no earlier than 4:00 p.m.

Meeting Location: During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Barb Debbert
bdebbert@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

To speak to your Ward Councillor:

Anna Hopkins
ahopkins@london.ca
519-661-CITY (2489) ext. 4009



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 60.0 metres in place of 164.8 metres.

Height: 12.0 metres

Within the parcel to be severed, the City may also consider an additional special provision to the requested Open Space Special Provision (OS5(_)) Zone to remove passive recreation uses which include hiking trails and multi-use pathways from the list of permitted uses.

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 minimum lot area of 10.0 hectares in place of 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

Within the parcel to be retained, the City may also consider; a Holding provision for a portion of the AG2(_)) Zone to require a Subject Lands Status Report and/or an Environmental Impact Assessment, Hydrogeological Report /Water Balance, and Geotechnical Report prior to any non-farm development on the retained farm parcel; an additional special provision to the AG2(_)) Zone to prohibit buildings and structures within 20 metres of the conservation lands; and to rezone a small area from a Holding Open Space (h-2*OS4) Zone to an Open Space Special Provision (OS5(_)) Zone with permission for a zero (0.0m) lot frontage and a reduced minimum lot area, or other modifications to achieve the same effect.

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 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 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.

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 website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Attendance is 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. 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/>.

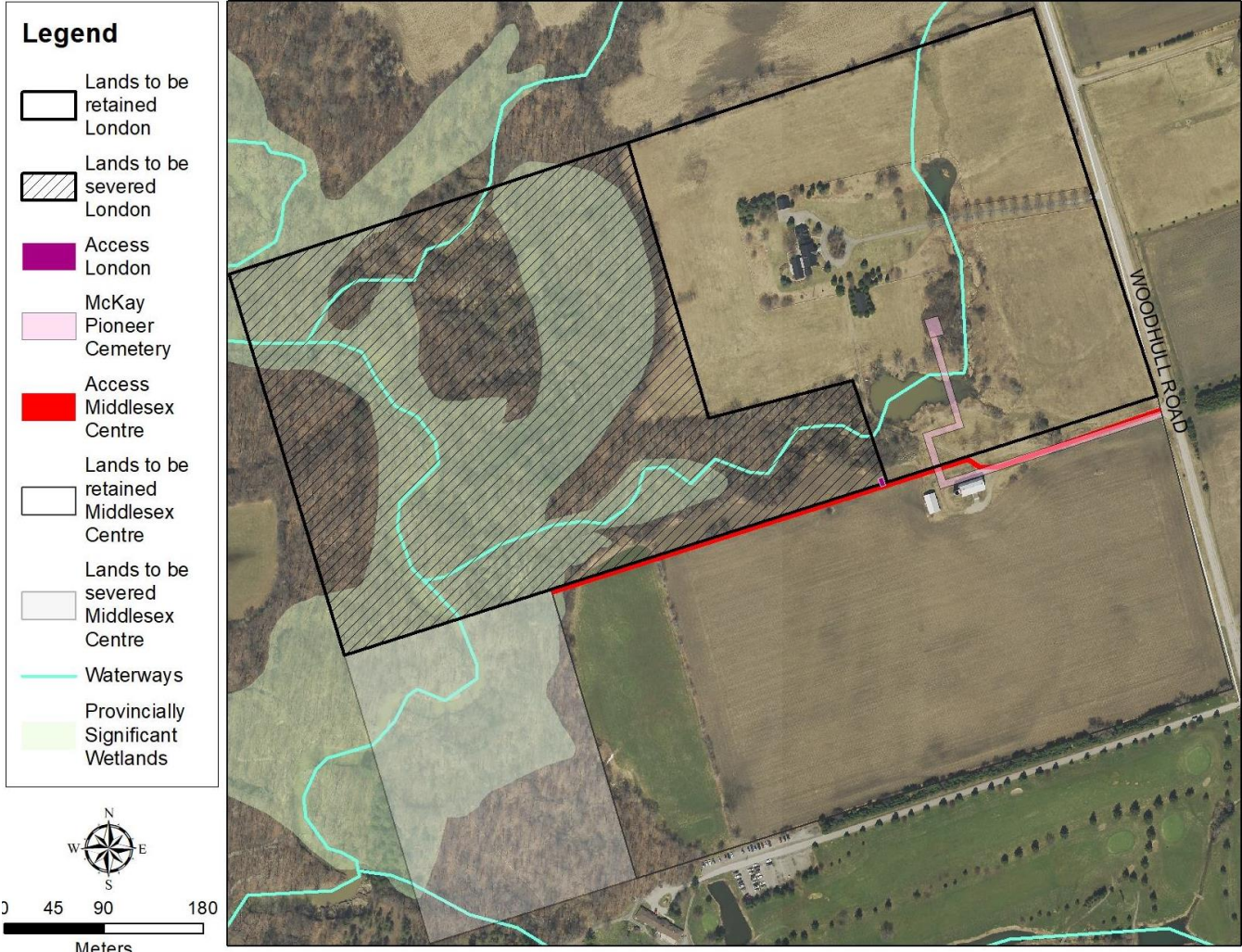
Notice of Collection of Personal Information

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.



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. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

¹ 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.