



NOTICE OF PLANNING APPLICATION

Possible Zoning By-Law Amendments

City-wide – Tow Truck/Impound Yard Zoning By-law Review

File: Z-9428/City of London

The purpose and effect of this City-initiated zoning review is to examine the existing definitions and application of zones for towing and vehicle storage uses to ensure consistency between the City's Zoning and Business Licensing By-laws. Possible changes could include revised or new definitions, pre-zoning more land for these uses, removal of these uses from some zones, etc. to ensure consistency with the Industrial Place Type policies in the London Plan.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 11, 2022**

To;
Chuck Parker, Senior Planner-Long Range Planning and Research
cparker@london.ca / 519-661-CITY (2489) ext. 4648
City Planning, City of London, 206 Dundas St., London ON N6A 1G7

or;
Nicole Musicco, Co-ordinator-Municipal Compliance
nmusicco@london.ca / 519-661-CITY (2489) ext. 4992

or;
Ethan Ling, Municipal Compliance
eling@london.ca / 519-661-CITY (2489) ext. 2786

File: Z-9428
london.ca/planapps

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

**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: January 10, 2022

Zoning By-law Review Details

Possible Zoning By-law Amendments

The purpose and effect of this City-initiated zoning review is to examine the existing definitions and application of zones for towing and vehicle storage uses to ensure consistency between the City's Zoning and Business Licensing By-laws. Possible changes could include revised or new definitions, pre-zoning more land for these uses, removal of these uses from some zones, etc. to ensure consistency with the Industrial Places Type policies in the London Plan.

The Zoning By-law is available to review at london.ca.

Why is this Review Occurring?

New business licence categories were introduced in 2020 for *Tow Truck Business* and *Impound Yard Storage Business*. Part of the process for obtaining a business license is a zoning check to make sure that the use is permitted. Because many of the businesses existed prior to the licensing, some of these businesses have located on lands that are not zoned to permit them, or where they do not meet the policies of the Official Plan designations (1989 Official Plan) nor London Plan Place Types. Furthermore, policies and regulations in the various long-range plans and by-laws limit or restrict some of the practices essential for the normal operation of the businesses, such as outdoor storage, parking, repair, salvage, etc.

In addition, the City's Business Licensing By-law has separate definitions for these uses which are inconsistent with those in the City's Zoning By-law. Definitions need to be consistent between the two By-laws and existing tow truck and impound yard businesses need to be properly zoned.

The Licensing By-law is available to review at london.ca.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. Typically, these types of uses are located in Industrial Place Types, which includes Heavy Industrial, Light Industrial and Commercial Industrial, in the London Plan. The Place Types are differentiated based on their potential planning impacts which can include noise, vibration, air emissions, hazardous materials, and/or unsightly outdoor storage. Two key directions of the policies are to separate heavy and light industrial uses to avoid land use conflicts and improve the aesthetic quality and character of the Highway 401 and 402 corridors, the Veterans Memorial Parkway corridor, and along major roads.

How Can You Participate in the Planning Process?

You have received this Notice because the City is proposing to change the zoning of your land. 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 or others 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 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 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. 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 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 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 Ontario Land 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/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 planning@london.ca or 519-661-4980 for more information.