



NOTICE OF PLANNING REVIEW

Zoning By-Law Amendment

City-Wide – Definition of “Parks”, “Community Centres” and Other Municipally Owned Land Uses and Facilities

File: Z-9469

Applicant: City of London

What is Proposed?

- The purpose and effect of this possible zoning by-law amendment is to change the existing definitions in Zoning By-law Z-1, that apply to municipally-owned parks and community facilities, to permit activities currently permitted by the Parks and Recreation By-law (PR-2). The intent is to rely more on the Parks and Recreation By-law, and its permit and approval processes, than the Zoning By-law to determine what activities occur in City parks and facilities and, as a result, be more efficient.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 4, 2022**

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Long Range Planning and Research

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Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9469

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: March 7, 2022

Review Details

Possible Zoning By-law Amendments

The purpose and effect of this possible zoning by-law amendment is to change the existing definitions in Zoning By-law Z-1 that apply to municipally-owned parks and community facilities to permit activities currently permitted by the Parks and Recreation By-law (PR-2). The intent is to rely more on the Parks and Recreation By-law, and its permit and approval processes, than the Zoning By-law to determine what activities occur in City parks and facilities, and as a result, be more efficient and encourage more citizen social activity and tourism.

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

Current Zoning Definitions

The following existing Zoning By-law definitions are relevant to this planning review;

"PARK" means an area of land, consisting primarily of landscaped open space, used primarily for active or passive recreational purposes or as a conservation area, with or without related recreational buildings, structures or facilities including, but not necessarily restricted to, a recreational playground, a golf course, a driving range, a ski hill, a play area, a bandstand, a skating rink, a horticultural greenhouse, a zoological garden, an historical establishment, a bowling green, a tennis or badminton court, a playfield, a running track, a swimming pool, a spray pad, a wading pool, a boating pond or lake, a watercourse, a refreshment booth, a picnic area, or an auditorium or place of assembly.

a) **"PRIVATE PARK"** means a park, other than a public park, regardless of whether or not such park is maintained or operated for gain or profit, but does not include an amusement park.

b) **"PUBLIC PARK"** means a park owned or controlled by a public authority.

"COMMUNITY CENTRE" means any tract of land and the buildings and facilities thereon used for recreational, leisure, or institutional community activities and may include a Social Service Establishment, and the control of which is vested in the municipality, a non-profit organization, a local board or agent thereof and shall not include a use for commercial purposes.

"GOLF COURSE" means a public or private area operated for the purpose of playing golf and includes a Par 3 golf course, and may include a restaurant, the sale of golf equipment and an assembly hall, but does not include recreational golf courses, driving ranges, miniature courses or similar uses operated for commercial purposes.

"PUBLIC USE", when used in reference to a building, structure, use or lot, means a building, structure, use or lot used by a public agency to provide a service to the public. Public agencies comprise:

- a) the Government of Canada, the Government of Ontario, or a municipal corporation;
- b) any ministry, department, commission, authority, board or agency established by the Government of Canada or the Government of Ontario; or
- c) any public utility. (Z.-1-051390)

Planning Policies

Any change to the Zoning By-law must conform to the policies of the London Plan (Official Plan), London's long-range planning document. These lands are typically identified as Green Space or Neighbourhood Place Types across the City. The relevant policies are included under the City Building Policies (Parks and Recreation) and Place Type Policies (Green Space) in the London Plan.

How Can You Participate in the Planning Process?

The City reviews and makes decisions on such planning reviews 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 review by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the review-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 Review

We are inviting your comments on the possible changes at this time so that we can consider them as we review 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.

[Click here to enter text.](#)

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the possible 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 review, 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 zoning by-law amendments, 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 review 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 Evelina Skalski, Manager, Records and Information Service, 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact planning@london.ca or 519-661-4980 for more information.