

NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

Meadowlily Environmental Significant Area



File: OZ-9245
Applicant: City of London

What is Proposed?

The purpose and effect of this Official Plan and Zoning change is to amend the area as identified in the Meadowlily Woods Environmental Significant Area Conservation Master Plan to an Open Space designation in the City of London Official Plan, to amend the Zoning of the lands to Open Space (OS5) Zone and to adopt the Meadowlily Environmental Significant Area Conservation Master Plan as an Official Plan Guideline Document.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 8, 2020**

Craig Smith

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City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: OZ-9245

[Web link: Current Planning and Development Applications](#)

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

Steven Hillier (south side of the Thames River)

shillier@london.ca

519-661-CITY (2489) ext. 4014

Or Michael Van Holst (north side of the Thames River)

mvanholst@london.ca

519-661-CITY (2489) ext. 4001

Application Details

Commonly Used Planning Terms are available at london.ca.

Requested Amendment to the Current Official Plan

To change the designation of the property **FROM** Urban Reserve Community Growth, Environmental Review, Multi Family High Density Residential, Multi Family Medium Density Residential **TO** Open Space and **FROM** Open Space **TO** Multi Family High Density, Multi Family Medium Density Residential and **FROM** Environmental Review **TO** Urban Reserve Community Growth.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of the property **FROM** the Neighbourhood and Environmental Review Place Types **TO** Open Space and to amend **FROM** Open Space Place Type **TO** Neighbourhood Place Type.

Requested Zoning By-law Amendment

To change the zoning **FROM** a holding Urban Reserve (h-2*UR1) Zone, Open Space (OS2) Zone, Open Space (OS1) Zone, Open Space (OS4) Zone, holding Open Space (h-2*OS4) Zone, Open Space Special Provision (OS1 (1)) Zone, Open Space Special Provision (OS4 (1)) Zone, Environmental Review (ER) Zone and an Urban Reserve (UR4) Zone **TO** an Open Space (OS5) Zone to permit conservation uses only. The complete Zoning By-law is available at london.ca.

Requested Zoning

Zone: Open Space (OS5) Zone

Permitted Uses: Conservational uses only

The City may also consider **TO** amend Official Plan Map Schedule B-1 Natural Heritage Features to include the Environmental Significant Area boundaries and to amend Map 5 of the London Plan.

The City may also further consider **TO** amend the Official Plan to adopt the Meadowlily Environmental Significant Area Conservation Master Plan as a Guideline Document.

The Meadowlily Environment Significant Area Conservation Master Plan was accepted by Council on July 21, 2020. The Conservation Master Plan was prepared to identify the lands within the Meadowlily Environmental Significant Area, and informs 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 Open Space, Environmental Review] in the Official Plan, which permits conservation uses as the main uses.

The subject lands are in the Open Space Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of conservation uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change 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. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca) page at london.ca.

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

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

Future opportunity to view the application:

- When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, City Planning staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

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. 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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 is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>

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

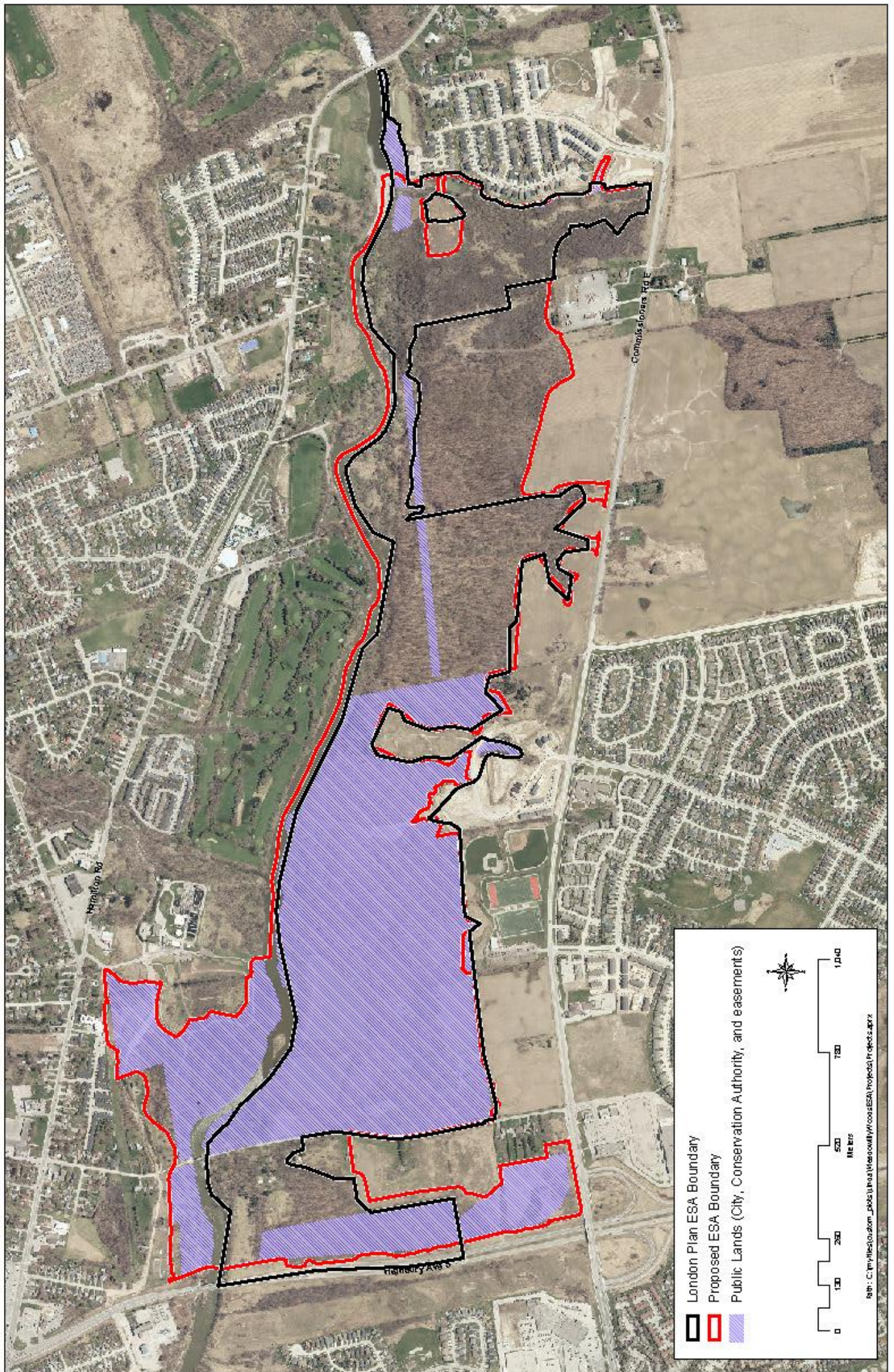
Alternative accessible formats or communication supports are available upon request. Please contact planning@london.ca for more information.

New Meadowlily ESA Boundary.



New ESA boundary

Proposed and Existing ESA Boundaries.



Proposed and existing ESA Boundaries