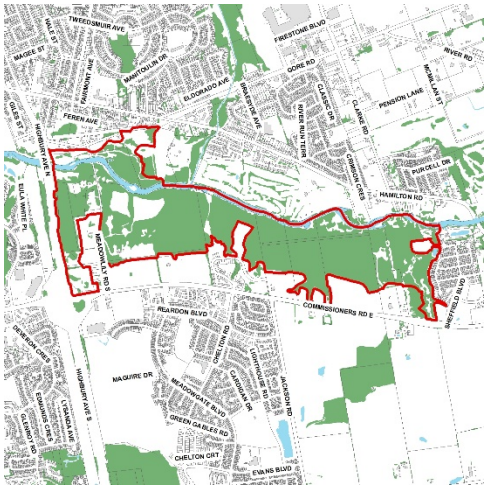


Official Plan and Zoning By-law Amendments

Meadowlily Environmentally 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, and a Green Space Place type in The London Plan to amend the Zoning of the lands to Open Space (OS5) Zone and to adopt the Meadowlily Environmentally Significant Area Conservation Master Plan as an Official Plan Guideline Document

YOU ARE INVITED!

Further to the Notice of Application you received on August 11, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, October 19, 2020, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Craig Smith
crsmith@london.ca
519-661-CITY (2489) ext. 4468
City Planning, City of London,
206 Dundas St., London ON N6A
1G7 File: OZ-9245
london.ca/planapps

To speak to 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. Amend Official Plan Map Schedule B-1 Natural Heritage Features **TO REVISE** the Environmental Significant Area boundaries, and amend Section 19.2.2 Guideline Documents **TO ADD** the Meadowlily Environment Significant Area Conservation Master Plan to the list of Guideline Documents.

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 Green Space and to amend FROM Green Space Place Type TO Neighbourhood Place Type. Amend Map 5 Natural Heritage TO REVISE the Environmental Significant Area boundaries, and amend policy 1719 Natural Heritage System Guidelines TO ADD the Meadowlily Environment Significant Area Conservation Master Plan to the list of Natural Heritage System Guidelines.

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 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*. 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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested 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. 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 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 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 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/>.

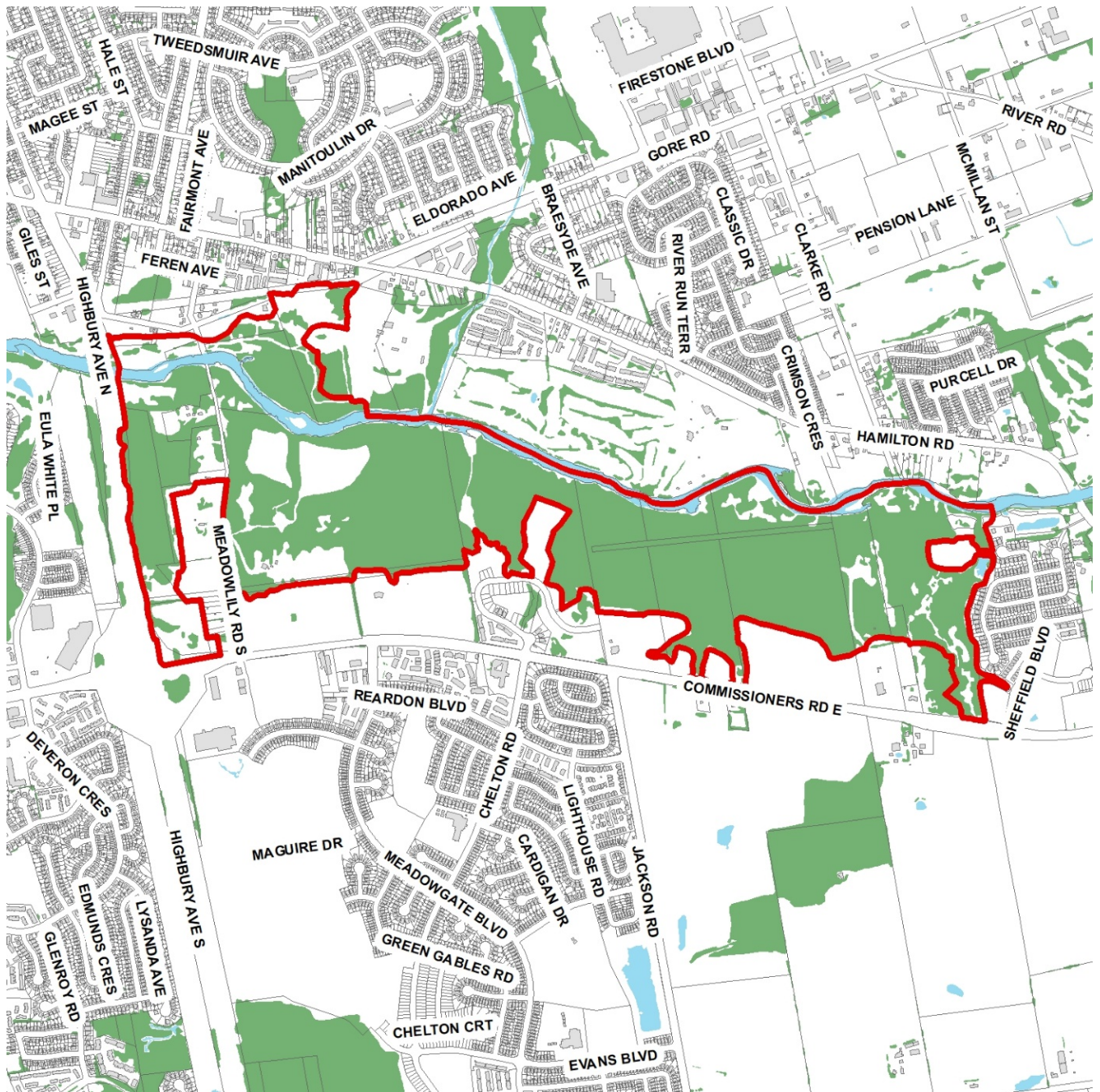
Notice of Collection of Personal Information

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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at planning@london.ca by October 9, 2020 to request any of these services.

New Meadowlily ESA Boundary.



New ESA boundary



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. 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.
 - When pre-registering, members of the public will be advised which meeting room to attend on the second floor of 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.
- Members of the public should convene in the assigned seating, in the appropriate meeting room for the PPM as noted in the pre-registration.
- Each committee room will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee, 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.