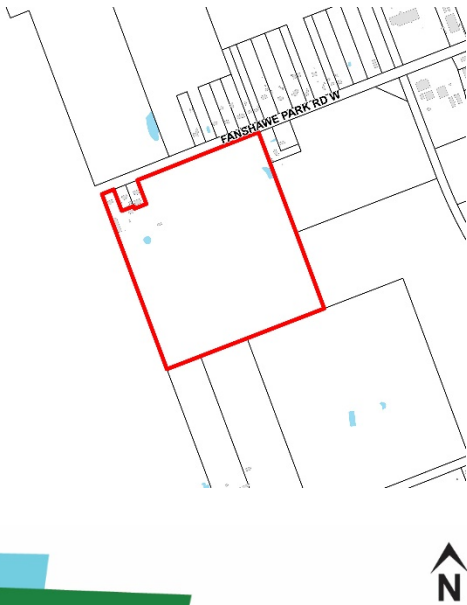




# PUBLIC MEETING NOTICE

## Zoning By-Law Amendment

### 1992 Fanshawe Park Road West



**File: TZ-9177**

**Applicant: Southside Construction Management Ltd.**

#### What is Proposed?

Zoning amendment to allow:

- Continue to permit a temporary golf driving range and accessory uses for an additional three (3) year period through an extension of the temporary zone

## YOU ARE INVITED!

Further to the Notice of Application you received on February 19, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, June 22, 2020, no earlier than 4:05 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue

**Please refer to the enclosed Public Participation Meeting Process insert.**

For more information contact:

Melanie Vivian  
mvivian@london.ca  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: TZ-9177

**[london.ca/planapps](http://london.ca/planapps)**

To speak to your Ward Councillor:

Josh Morgan  
joshmorgan@london.ca  
519-661-CITY (2489) ext. 4007

**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: June 10, 2020

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](https://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning by amending the temporary use provisions of the existing Agricultural/Temporary (AG1/T-45) Zone to extend the temporary golf driving range and accessory uses for an additional three (3) years. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](https://london.ca/planapps).

### Current Zoning

**Zone:** Agricultural/Temporary (AG1/T-45) Zone

**Permitted Uses:** The AG1 Zone permits agricultural uses; livestock facilities; farm dwelling; forestry uses; kennels; conservation lands; wayside pits; nursery; passive recreation use; farm market; small wind energy conversion system; and greenhouse farm. The T-45 Zone permits a golf driving range and accessory uses for a temporary period not exceeding three (3) years.

### Requested Zoning

**Zone:** Agricultural/Temporary (AG1/T-45) Zone

**Permitted Uses:** No change requested. Permitted uses as per "Permitted Uses" above.

**Temporary Zone:** T-45 request for an extension to allow for a golf driving range and accessory uses for an additional three (3) years

## 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 in the Official Plan, which permits agricultural uses as the main uses. In accordance with the Temporary Use By-laws provisions in the Official Plan, Council may pass by-laws to authorize the temporary use of land, buildings or structures for a purpose that is otherwise prohibited by this Plan, for renewable periods not exceeding three years.

The subject lands are in the Farmland Place Type in *The London Plan*, permitting a range of agricultural uses and normal farm practices. In accordance with the Temporary Use Provisions in *The London Plan*, Council may pass by-laws to authorize the temporary use of land, buildings or structures for a purpose that is otherwise prohibited by this Plan, for renewable periods not exceeding three years.

## 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 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. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca/planapps) page at [london.ca](https://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](https://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.

**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 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](mailto: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.

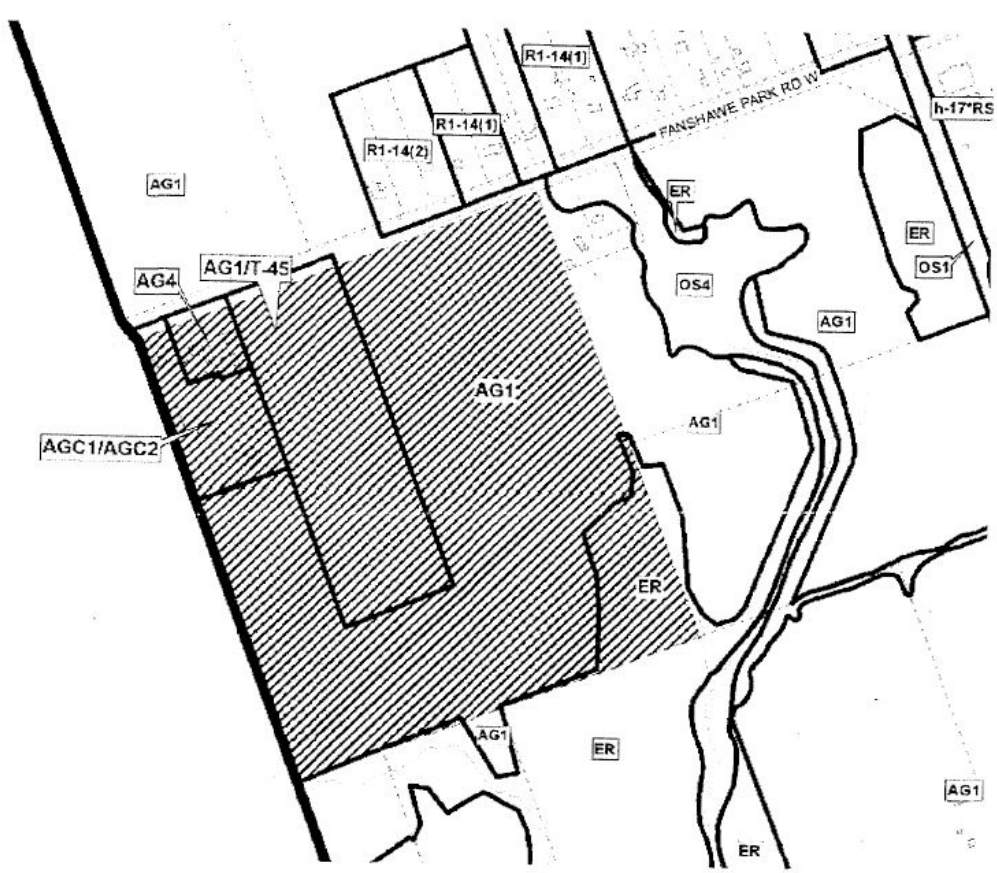
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### **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.

**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 [developmentsservices@london.ca](mailto:developmentsservices@london.ca) by June 15 to request any of these services.**

# Site Concept



SUBJECT SITE 

## *Existing site zoning*

The above image represents the applicant's proposal as submitted and may change.