

London  
CANADA

300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

File #OZ-7955  
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March 06, 2012

## NOTICE OF PUBLIC MEETING BEFORE PLANNING AND ENVIRONMENT COMMITTEE – OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

<b>APPLICANT:</b>	Brescia University College
<b>LOCATION:</b>	1285 Western Road (Southwest portion) on the lands immediately to the west of Brescia Lane, south of Ramsay Road (See attached location map)
<b>PURPOSE AND EFFECT:</b>	The proposed amendment is to permit the relocation of the existing parking lot, currently located on the north side of Ramsay Road, to the subject site and to recognize the existing Physical Plant, Administration Offices, and ESL School Administration Offices as conforming land uses.
<b>POSSIBLE AMENDMENT:</b>	<p>Possible amendment to the Official Plan by amending Schedule A – Land Use – <b>FROM</b> Low Density Residential <b>TO</b> Regional Facility.</p> <p>Possible amendment to the Zoning By-law Z.-1 <b>FROM</b> a Residential R1 (R1-10) Zone which permits one Single Detached Dwelling <b>TO</b> a Regional Facility Special Provision (RF(_)) Zone on only the northern portion of the subject site to permit the following uses: Adult secondary schools; Churches; Commercial parking structures and/or lots; Commercial schools; Community colleges; Day care centres; Elementary schools; Emergency care establishments; Hospitals; Institutional uses; Libraries; Nursing homes; Private schools; Recreational buildings; Secondary schools; Ancillary residential and/or hostels and accommodations, together with permitted uses in this zone; and Universities.</p>
<b>PLANNING POLICIES:</b>	<p>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 Low Density Residential in the Official Plan which permit single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of the Official Plan and provided they do not exceed a density of 30 units per hectare.</p> <p>By letter dated March 1, 2012, you were informed of the possible amendments described above.</p>
<b>PUBLIC MEETING:</b>	<p>As an interested property owner in the area, you are now advised that the Planning and Environment Committee will consider this application at its meeting on <b>Monday, March 26, 2012 not to be heard before 4:30pm</b>. Meetings are held in the Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning and Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.</p> <p>Replies received to our previous notice are included in summary form in our report which has been submitted to the Planning and Environment Committee. <b>Please Note:</b> Comments and opinions submitted on this matter, including your name and address are part of the public record and may be viewed by the general public and published in the Report to Planning and Environment Committee and Council Agenda.</p> <p>If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, 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, nor will they be added as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.</p> <p>A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.</p> <p>Your representative on City Council, Councillor Nancy Branscombe (519-661-2500 ext. 7014) would be pleased to discuss any concerns you may have with this application.</p>
<b>FOR MORE INFORMATION:</b>	Copies of this report are available from the Planning Division and will be available at the Planning and Environment Committee meeting. If you wish to view additional information or material about the proposed amendment(s), it is available to the public for inspection at the Planning Division; 206 Dundas Street, London, ON. Monday to Friday, 8:30am-4:30pm.

**TO BE  
NOTIFIED:**

March 06, 2012  
File OZ-7955  
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**For more information, please call Michael Tomazincic at 661-4980, referring to "File OZ-7955 – Brescia University College".**





If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9. You will also be notified if you appeared at the Planning and Environment meeting and left your name and address with the Secretary of the Committee.



## LOCATION MAP

Subject Site: 1285 Western Rd  
 Applicant: **Brescia University College**  
 File Number: **OZ-7955**  
 Planner: **Michael Tomazincic**  
 Created By: **Michael Tomazincic**  
 Date: **2012-03-01**  
 Scale: **1:2500**

## LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

