



**THE CORPORATION OF THE CITY OF SARNIA  
COMMUNITY DEVELOPMENT SERVICES AND  
STANDARDS DEPARTMENT**

255 Christina Street N. PO Box 3018  
Sarnia ON Canada N7T 7N2  
519-332-0330 x 3293 (phone)  
519-332-3995 (fax) 519-332-2664 (TTY)



DATE: December 20, 2019

TO: All Relevant Review Agencies

FROM: Max Williams, Planner II

RE: Official Plan Amendment No. 20  
Rezoning Application No. 13-2019-85 of 2002 &

APPLICANT/OWNER: Elison Developments Inc.

AGENT: B.M. Ross and Associates Limited

LOCATION: 1249 London Road

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Please be advised that public meetings of City Council are scheduled for **Monday, February 10, 2020, at 4:00 p.m.** in the Council Chambers at City Hall, to hear the applications listed above. Please check with the City Clerk for the time when these applications will be dealt with.

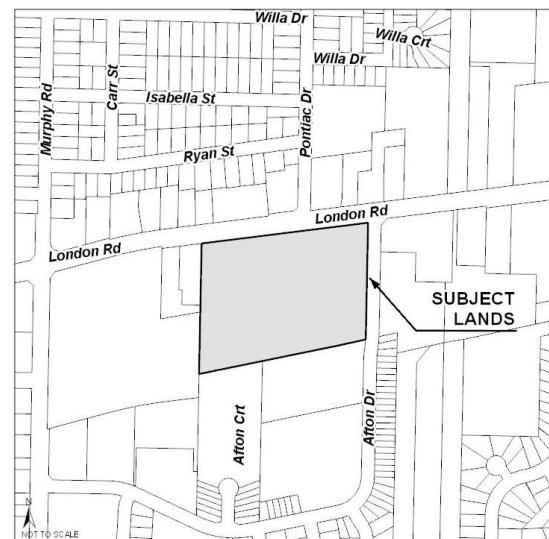
Persons wishing to speak to these applications are requested to notify the City Clerk on or before noon, **Wednesday, February 5, 2020**, in order to be placed on the agenda, although anyone in attendance will be given an opportunity to address Council on these matters.

**AREA MAP**

The above-noted applications were submitted to permit a 11-storey residential apartment tower, with 133 residential units in addition to a 92.9 sq.m (1,000 sq.ft.) ground floor commercial space.

More specifically, the applicant is proposing to:

- Amend the City's Official Plan as it applies to the site, to change the designation from "Commercial Centre" to "Mixed Use"; and
- Amend the City's Zoning By-law No. 85 of 2002 to change the zoning of



the lands from a "Commercial Centre 1 (CC1)" Zone to a site-specific "Commercial Centre 1-24 (CC1-24)" Zone.

The applicant also plans to sever the parcel from the rest of the commercial centre holdings for it to be a separate lot. Frontage and main access of the proposed severed parcel will be on Afton Drive.

A Planning Justification and Urban Design Brief, a Traffic Impact Study, a Phase One ESA, a Public Consultation Report and an Architectural Site Plan were submitted with these applications. These documents can be viewed at <http://planning.smartsarnia.com/>. These applications are tentatively scheduled to be heard by Council on February 10, 2020.

Further information on the proposed amendments are available in the Community Development Services and Standards Department at Sarnia City Hall, located on the third floor at 255 Christina Street North, and can be viewed at: [www.speakupsarnia.ca](http://www.speakupsarnia.ca).

We would appreciate your comments on these applications before **Wednesday, January 15, 2019**. Please email back your response: (1) with comments; or (2) advise that your department has no comments/concerns with these applications. Should you have any questions, please contact me at 519-332-0330 Ext. 3293 or [max.williams@sarnia.ca](mailto:max.williams@sarnia.ca).

#### **PLANNING ACT INFORMATION FOR OFFICIAL PLAN AMENDMENTS**

- a) If you wish to be notified of the adoption of the proposed official plan amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to the City of Sarnia, P. O. Box 3018, 255 Christina St. North, Sarnia, Ontario. N7T 7N2
- b) If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Sarnia before the proposed official plan amendment is adopted, the person or public body:
  - i) is not entitled to appeal the decision of the County of Lambton to the Local Planning Appeal Tribunal (LPAT); and
  - ii) may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

#### **PLANNING ACT INFORMATION FOR REZONINGS**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the City of Sarnia before the by-law is passed, the person or public body:

- i) is not entitled to appeal the decision of the Council of the Corporation of the City of Sarnia to the Local Planning Appeal Tribunal (LPAT); and

ii) may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Board, there are reasonable grounds to do so.

Regards,

A handwritten signature in black ink, appearing to read 'Max Williams', with a horizontal line extending to the right.

Max Williams – Planner II

cc. Stacey Forfar, Director of Community Development Services and Standards