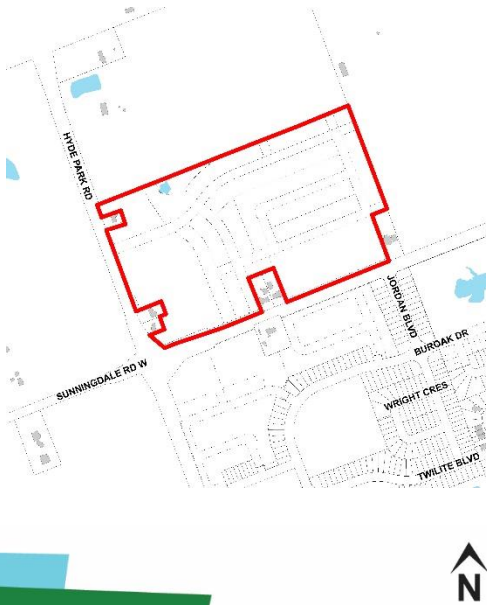


## Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

# 1521 Sunningdale Road West and 2631 Hyde Park Road



**File: 39T-21506 / O-9190 / Z-9440**  
**Applicant: Auburn Developments Inc.**

### What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning amendments to allow:

- thirteen (13) low density residential blocks
- two (2) medium residential blocks
- one (1) park block
- one (1) stormwater management facility / medium density residential block
- three (3) future road blocks
- four (4) road widening blocks
- three (3) road reserve blocks
- one (1) stormwater management facility / open space block
- one (1) open space block
- all serviced by five (5) new local streets

## YOU ARE INVITED!

Further to the Notice of Application you received on December 14, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Tuesday, April 19, 2022, no earlier than 4:45 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor (See Insert)

For more information contact:

Mark Johnson  
mjohnson@london.ca  
519-661-CITY (2489) ext. 6276  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: 39T-21506 / O-9190 / Z-9440

[london.ca/planapps](https://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.**

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of [thirteen (13) low density residential blocks, two (2) medium density residential blocks, one (1) park block, one (1) stormwater management facility/medium density residential block, three (3) future road blocks, four (4) road widening blocks, three (3) road reserve blocks, one (1) stormwater management facility/open space block, and one (1) open space block; serviced by five (5) new local streets.

## Requested Amendment to the 1989 Official Plan

Possible amendment the Official Plan to redesignate a portion of the lands currently designated Open Space to Multi-Family, Medium Density Residential and Low Density Residential designations. Portions of the site will also be considered for Neighbourhoods Place Type within The London Plan. The proposed amendment will facilitate the medium density residential uses that are proposed for the draft plan of subdivision and implement the broader range of residential uses and increased intensity of development that is permitted by the Neighbourhoods Place Type.

## Requested Amendment to The London Plan (New Official Plan)

Possible amendment The London Plan to change a portion of the lands currently designated Green Space Place Type to Neighbourhoods Place Type.

## Requested Zoning By-law Amendment

To change the zoning from a Holding Open Space (h-5•h-21•OS3) Zone to a Residential R1 (R1-3) Zone, Residential R1 (R1-10) Zone, Residential R1/Residential R4 (R1-3/R4-6) Zone, Residential R4/ Residential R5/ Residential R6 (R4-6/R5-5/R6-5) Zone, Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8 (R4-6/R5-5/R6-5/R7•H13•D75/R8-4•H13•D75/RO1/RO2) Zone, Open Space/ Residential R4/Residential R5/ Residential R6 (OS1/R4-6/R5-5/R6-5) Zone, Open Space (OS1) Zone, and Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Requested Zoning (Please refer to attached map)

#### **Zone(s):**

- **Residential R1 (R1-3) Zone** - to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres;
- **Residential R1 (R1-10) Zone** - permit single detached dwellings on lots with a minimum lot area of 925 square metres and minimum lot frontage of 22 metres;
- **Residential R1/Residential R4 (R1-3/R4-6) Zone** - to permit single detached dwellings on lots with a minimum lot area of 300 square metres and minimum lot frontage of 10 metres; and street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit;
- **Residential R4/ Residential R5/ Residential R6 (R4-6/R5-5/R6-5) Zone** – to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- **Residential R4/ Residential R5/ Residential R6/ Residential R7/ Residential R8, Restricted Office (R4-6/R5-5/R6-5/R7•H13•D75/R8-4•H13•D75/RO1/RO2) Zone** – to permit street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres; senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments up to a maximum density of 75 units per hectare and maximum height of 13

metres; apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities up to a maximum density of 75 units per hectare and maximum height of 13 metres; medical/dental offices and offices; and clinics, medical/dental offices, medical/dental laboratories, and offices;

- **Open Space, Residential R4/Residential R5/ Residential R6 (OS1/R4-6/R5-5/R6-5) Zone** – to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; street townhouse dwellings on lots with a minimum lot area of 145 square metres and minimum lot frontage of 5.5 metres per unit; cluster townhouse dwellings and cluster stacked townhouse dwellings up to a maximum density of 45 units per hectare and maximum height of 12 metres; and single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, and fourplex dwellings up to a maximum density of 35 units per hectare and maximum height of 12 metres;
- **Open Space (OS1) Zone** - to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests; and,
- **Open Space (OS5) Zone** - to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads.

An Environmental Impact Study has been prepared to assist in the evaluation of this application. The EIS report is available for viewing by contacting the City's Planner listed above.

## 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 in the 1989 Official Plan, which permits public open space uses including district, city-wide, and regional parks and private open space uses such as cemeteries and private golf courses as the main uses. Additional uses include agriculture woodlot management, horticulture, conservation, essential public utilities and municipal services; and recreational and community facilities.

The subject lands are in the Green Space Place Type in The London Plan, permitting district, city-wide, and regional parks along with some neighbourhood parks, urban parks and civic spaces. Private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, stormwater management, and recreational and community facilities are also permitted uses.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change the Official Plan designation and 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.

## 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](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan and 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. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

Attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

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

## **What Are Your Legal Rights?**

### **Notification of Council and Approval Authority's Decision**

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentsservices@london.ca](mailto:developmentsservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or 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 Ontario Land Tribunal**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 Ontario Land 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 Ontario Land 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 would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

### **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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### **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 [developmentsservices@london.ca](mailto:developmentsservices@london.ca) by April 12, 2022 to request any of these services.

# Requested Draft Plan of Subdivision



STANTEC  
6504 71 QUINCY AVENUE  
LONDON ON N6A 5P7  
519-837-0000  
WWW.STANTEC.CO.UK

**LOCALITY NOTE:** Each block is bounded by a street and is identified by a letter and a number. The location of the blocks is shown on the site plan.

## DRAFT PLAN OF SUBDIVISION MOUNT PLEASANT LANDS

Part of  
CONCESSION 4  
TOWNSHIP OF AURORA  
COUNTY OF AURORA

### FORMS REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

- A. ASSIGN ON DRAFT PLAN
- B. ASSIGN ON DRAFT AND UTILITY PLAN
- C. ASSIGN ON DRAFT AND UTILITY PLAN ACCORDING TO LAND USE SCHEDULE
- D. ASSIGN ON DRAFT PLAN
- E. ASSIGN ON DRAFT PLAN
- F. ASSIGN ON DRAFT PLAN
- G. ASSIGN ON DRAFT PLAN
- H. ASSIGN ON DRAFT PLAN
- I. ASSIGN ON DRAFT PLAN
- J. ASSIGN ON DRAFT PLAN
- K. ASSIGN ON DRAFT PLAN
- L. ASSIGN ON DRAFT PLAN

### SCHEDULE OF LAND USE

Block	Area (sq. ft.)	Area (sq. m.)	Land Use
BLOCK 1	2,031 sq. ft.	188 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 2	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 3	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 4	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 5	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 6	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 7	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 8	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 9	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 10	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 11	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 12	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 13	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 14	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 15	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 16	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 17	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 18	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 19	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 20	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 21	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 22	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 23	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 24	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 25	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 26	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 27	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 28	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 29	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 30	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 31	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 32	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 33	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 34	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 35	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 36	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 37	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 38	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 39	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 40	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 41	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 42	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 43	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 44	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 45	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 46	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 47	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 48	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 49	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 50	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 51	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 52	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 53	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 54	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 55	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 56	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 57	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 58	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 59	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 60	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 61	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 62	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 63	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 64	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 65	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 66	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 67	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 68	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 69	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 70	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 71	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 72	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 73	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 74	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 75	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 76	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 77	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 78	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 79	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 80	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 81	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 82	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 83	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 84	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 85	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 86	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 87	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 88	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 89	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 90	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 91	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 92	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 93	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 94	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 95	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 96	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 97	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 98	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 99	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL
BLOCK 100	4,331 sq. ft.	401 sq. m.	LOW DENSITY RESIDENTIAL

### OWNER'S AUTHORITY

THE UNDERSIGNED HAS BEEN AUTHORIZED BY THE REMAINDER AND SUBDIVISION OF THE LANDS OWNED BY OTHERS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

### SUBDIVISION

THE SUBDIVISION OF THE LANDS OWNED BY OTHERS IS AUTHORIZED BY THE REMAINDER AND SUBDIVISION OF THE LANDS OWNED BY OTHERS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

### DATE

DATE

### PROJECT

AUBURN DEVELOPMENTS INC.

### ADDRESS

1521 SUNNINGDALE ROAD WEST

### CITY

LONDON, ON, CANADA

### DRAFT PLAN OF SUBDIVISION

### PROJECT NO.

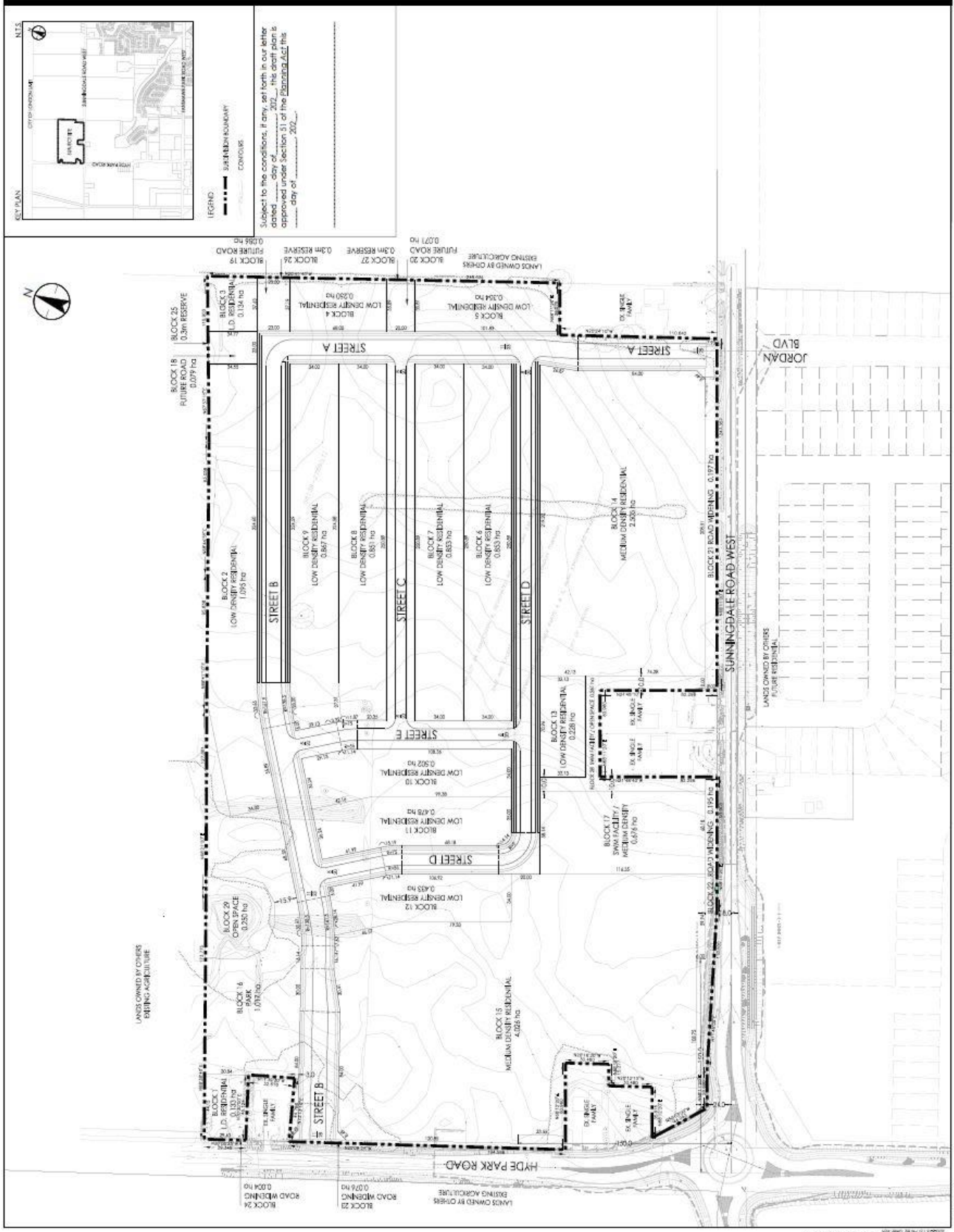
16141028

### DRAWING NO.

Sheet

### REVISION

1 of 1



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

# Requested Zoning



STANTEC  
 6807I Louisa Avenue  
 London, ON, N6A 5P7  
 519-445-0207  
 www.stantec.com

Locality: NDRB

DRAFT PLAN OF SUBDIVISION  
 MOUNT PLEASANT LANDS

NOTING THAT THIS PLAN IS IN ACCORDANCE WITH SECTION 51(17) OF THE PLANNING ACT

- ASSIGNMENT ON DRAFT PLAN
- ASSIGNMENT ON DRAFT AND SET PLAN
- ASSIGNMENT ON SET PLAN
- ASSIGNMENT ON LAND USE SCHEDULE
- ASSIGNMENT ON DRAFT PLAN
- ASSIGNMENT ON DRAFT AND SET PLAN
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- ASSIGNMENT ON DRAFT PLAN
- ASSIGNMENT ON DRAFT AND SET PLAN
- ASSIGNMENT ON SET PLAN

### SCHEDULE OF LAND USE

LOW DENSITY RESIDENTIAL	BLOCK 1-15	7,081 Ha
MEDIUM DENSITY RESIDENTIAL	BLOCK 16-18	4,831 Ha
PARK	BLOCK 19	1,071 Ha
ROADS	BLOCK 20	1,071 Ha
ROADS	BLOCK 21	1,071 Ha
ROADS	BLOCK 22	1,071 Ha
ROADS	BLOCK 23	1,071 Ha
ROADS	BLOCK 24	1,071 Ha
ROADS	BLOCK 25	1,071 Ha
ROADS	BLOCK 26	1,071 Ha
ROADS	BLOCK 27	1,071 Ha
ROADS	BLOCK 28	1,071 Ha
ROADS	BLOCK 29	1,071 Ha
ROADS	BLOCK 30	1,071 Ha
ROADS	BLOCK 31	1,071 Ha
ROADS	BLOCK 32	1,071 Ha
ROADS	BLOCK 33	1,071 Ha
ROADS	BLOCK 34	1,071 Ha
ROADS	BLOCK 35	1,071 Ha
ROADS	BLOCK 36	1,071 Ha
ROADS	BLOCK 37	1,071 Ha
ROADS	BLOCK 38	1,071 Ha
ROADS	BLOCK 39	1,071 Ha
ROADS	BLOCK 40	1,071 Ha
ROADS	BLOCK 41	1,071 Ha
ROADS	BLOCK 42	1,071 Ha
ROADS	BLOCK 43	1,071 Ha
ROADS	BLOCK 44	1,071 Ha
ROADS	BLOCK 45	1,071 Ha
ROADS	BLOCK 46	1,071 Ha
ROADS	BLOCK 47	1,071 Ha
ROADS	BLOCK 48	1,071 Ha
ROADS	BLOCK 49	1,071 Ha
ROADS	BLOCK 50	1,071 Ha
ROADS	BLOCK 51	1,071 Ha
ROADS	BLOCK 52	1,071 Ha
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ROADS	BLOCK 63	1,071 Ha
ROADS	BLOCK 64	1,071 Ha
ROADS	BLOCK 65	1,071 Ha
ROADS	BLOCK 66	1,071 Ha
ROADS	BLOCK 67	1,071 Ha
ROADS	BLOCK 68	1,071 Ha
ROADS	BLOCK 69	1,071 Ha
ROADS	BLOCK 70	1,071 Ha
ROADS	BLOCK 71	1,071 Ha
ROADS	BLOCK 72	1,071 Ha
ROADS	BLOCK 73	1,071 Ha
ROADS	BLOCK 74	1,071 Ha
ROADS	BLOCK 75	1,071 Ha
ROADS	BLOCK 76	1,071 Ha
ROADS	BLOCK 77	1,071 Ha
ROADS	BLOCK 78	1,071 Ha
ROADS	BLOCK 79	1,071 Ha
ROADS	BLOCK 80	1,071 Ha
ROADS	BLOCK 81	1,071 Ha
ROADS	BLOCK 82	1,071 Ha
ROADS	BLOCK 83	1,071 Ha
ROADS	BLOCK 84	1,071 Ha
ROADS	BLOCK 85	1,071 Ha
ROADS	BLOCK 86	1,071 Ha
ROADS	BLOCK 87	1,071 Ha
ROADS	BLOCK 88	1,071 Ha
ROADS	BLOCK 89	1,071 Ha
ROADS	BLOCK 90	1,071 Ha
ROADS	BLOCK 91	1,071 Ha
ROADS	BLOCK 92	1,071 Ha
ROADS	BLOCK 93	1,071 Ha
ROADS	BLOCK 94	1,071 Ha
ROADS	BLOCK 95	1,071 Ha
ROADS	BLOCK 96	1,071 Ha
ROADS	BLOCK 97	1,071 Ha
ROADS	BLOCK 98	1,071 Ha
ROADS	BLOCK 99	1,071 Ha
ROADS	BLOCK 100	1,071 Ha

QUALITY ASSURANCE  
 TO CONFIRM THAT THE PROPOSAL IS IN ACCORDANCE WITH THE PLANNING ACT AND ZONING BY-LAW

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_  
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DATE: \_\_\_\_\_

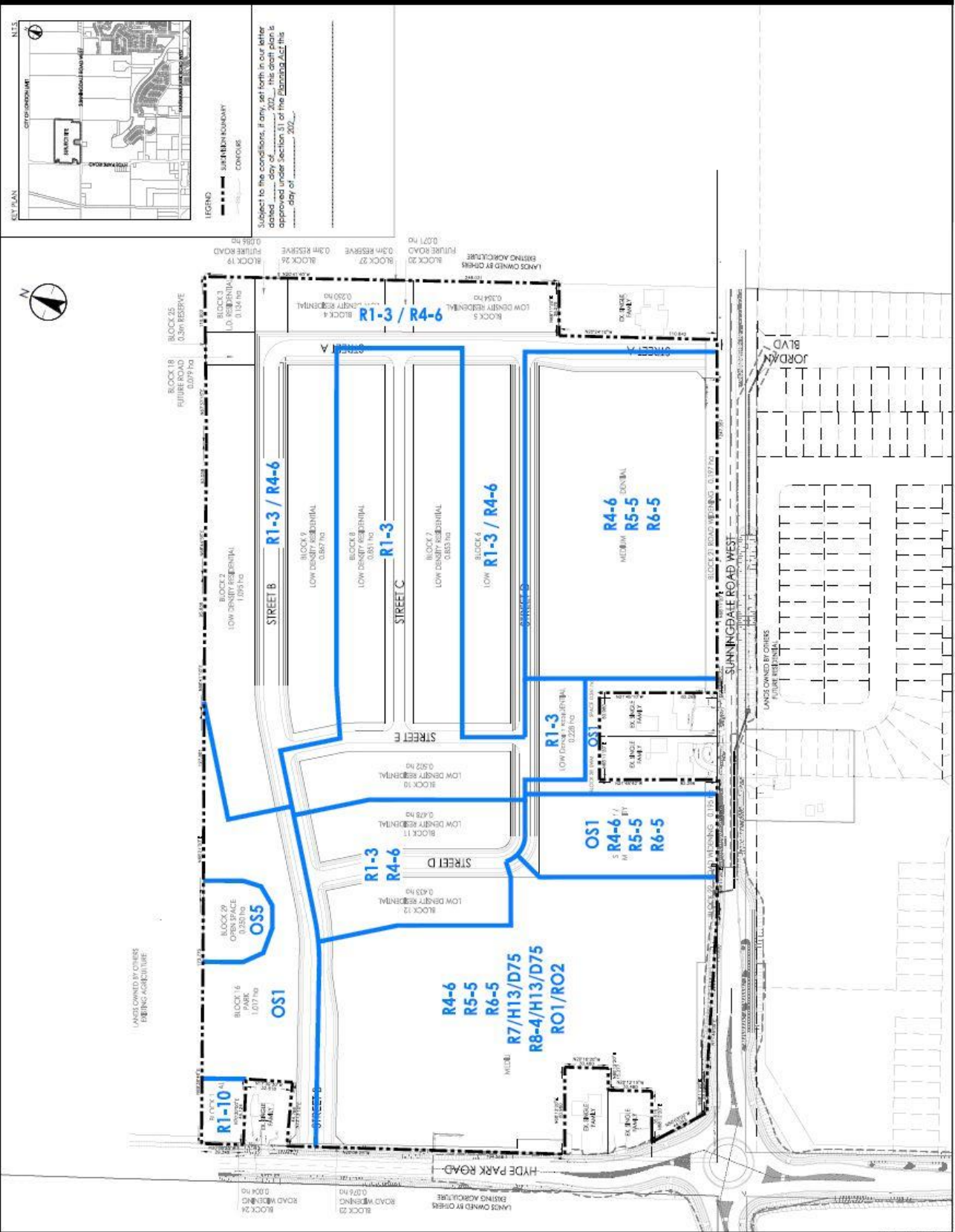
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

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DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



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



# 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. Pre-registered speakers will be given priority access to entering City Hall. 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](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - 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.
- 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. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, 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.

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<sup>1</sup> 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.