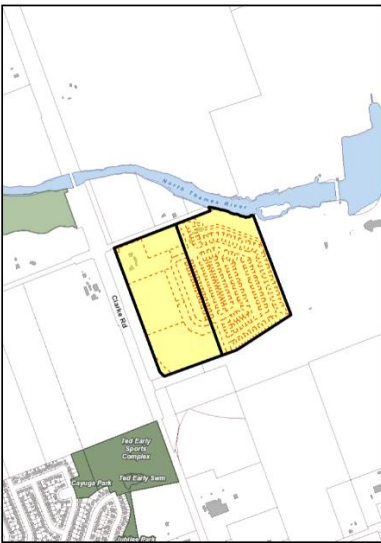




# NOTICE OF PLANNING APPLICATION

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

### 2331 Kilally Road and 1588 Clarke Road



**File: 39T-20502 / OZ-9244**

**Applicant: Sifton Properties Limited**

#### What is Proposed?

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

- A residential subdivision consisting of low density single detached dwellings, medium density cluster dwellings, street townhouse dwellings, low-rise apartment buildings, parks, open spaces, multi-use pathways and stormwater management facility; served by four (4) local streets.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 18, 2020**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T-20502 / OZ-9244

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

You may also discuss any concerns you have with your Ward Councillor:

Councillor Mohamed Salih

msalih@london.ca

Cell Phone: 226-926-7615

**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: August 18, 2020

# Application Details

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

## **Requested Draft Plan of Subdivision** (please refer to attached draft plan)

Consideration of a Draft Plan of Subdivision consisting of 164 single detached lots (Lots 1-164); seven (7) medium density residential blocks (Blocks 165-171); three (3) park blocks (Blocks 172-174); two (2) blocks for Stormwater Management (SWM) Pond and Sanitary Pump Station (Blocks 175-176); one (1) open space buffer block (Block 177); one (1) open space block (Block 178); one (1) road dedication block (Block 179); and serviced by four (4) local streets (Streets A, B, C, and D).

## **Requested Official Plan Amendment** (please refer to attached map)

Possible Amendments to the (1989) Official Plan:

- Schedule 'A' – Land Use Map to change the land use designations from: “Urban Reserve – Community Growth”, “Environmental Review”, and “Open Space” to “Low Density Residential”, “Multi-Family, Medium Density Residential” and “Open Space”;
- Schedule 'B-1' – Natural Heritage Features Map to change the limits of the “Potential ESA” and “Max Hazard Line” delineations to reflect the findings of the Environmental Impact Study and Slope Stability Study; and,
- Schedule 'C' - Transportation Corridors Map to remove the “Proposed Future Arterial Road” delineation that applies to Kilally Road, approximately 200 metres east of Clarke Road.

## **Requested Zoning By-law Amendment**

Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

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

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve UR4 Zone, an Urban Reserve UR4/Temporary (T-56) Zone, a Holding Urban Reserve (h-2•UR4), and an Open Space OS5 Zone to:

- 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 (R1-4) Zone - to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres;
- Residential R1 Special Provision (R1-4(21)) Zone – to permit single detached dwellings on lots with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, together with a special provision for a dwelling setback from a high pressure pipeline of 20 metres (minimum);
- Residential R1/Residential R4 Special Provision (R1-1/R4-6(\*)) Zone – to permit single detached dwellings on lots with a minimum lot area of 250 square metres and minimum lot frontage of 9 metres, and to permit street townhouses with a minimum lot area of 145 square metres per unit and a minimum lot frontage of 5.5 metres per unit, together with a special provision for a lot coverage of 50 percent (maximum);
- Residential R5/Residential R6/Residential R7/Residential R8 (R5-7/R6-5/R7•H13•D75/R8-4) Zone – to permit such uses as townhouses and stacked townhouses up to a maximum density of 60 units per hectare and maximum height of 12 metres; various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings 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, retirements 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, stacked townhouses, and lodging house class 2 up to a maximum density of 75 units per hectare and maximum height of 13 metres.
- Open Space OS1 Zone – to permit such uses as conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests;
- Open Space OS1(3) Special Provision 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, together with a special provision for no minimum lot frontage or minimum lot area requirement; and,
- Open Space OS5(3) Special Provision Zone – to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use

pathways, and managed woodlots, together with a special provision for no minimum lot frontage or minimum lot area requirement.

An amendment to Subsection 4.21 of the Zoning By-law General Provisions is also requested to amend the street classification of Kilally Road, 200 metres east of Clarke Road, from a 'Proposed Arterial' to 'Local Road', and amend the road allowance limit as measured from the centre line from 18 metres to 10 metres to reflect existing conditions (the steep slopes and vegetation on the north side of Kilally Road will impede any road-widening plans), and to be consistent with the transportation network vision established in The London Plan.

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 in proximity to arterial roads.

An Environmental Impact Study (EIS) report prepared by AECOM, dated March 2020, was submitted with the application for draft plan of subdivision. The EIS report is available for viewing on the City's website application-specific page at [london.ca/planapps](https://london.ca/planapps).

## 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 "Urban Reserve – Community Growth", "Environmental Review" and "Open Space". The land use designations in the (1989) Official Plan are subject to possible amendment, as described above.

The subject lands are in the "Neighbourhoods" Place Type in The London Plan (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect) permitting a range of housing including single detached, townhouses and low rise apartments, and "Green Space", permitting a range of public and private open space, parks, recreation, floodplain and conservation 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 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*. The 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/participating-in-the-planning-process) page at [london.ca](https://london.ca).

### 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).

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

### Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. 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, Development Services, who is the Approval Authority for Draft Plans of Subdivision.

# 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, Development Services, 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 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 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, Development Services to the Local Planning Appeal 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 Local Planning Appeal 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 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 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 Local Planning Appeal 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 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 – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

# Requested Draft Plan of Subdivision

**Monteith & Brown**  
planning consultants  
101 UNIVERSITY AVENUE SUITE 1000 TORONTO, ONT. M5S 1A7

**DRAFT PLAN OF SUBDIVISION**

PART OF LOT 4, CONCESSION 3  
(GEOGRAPHIC TOWNSHIP OF LONDON)  
CITY OF LONDON  
COUNTY OF MIDDLESEX

NTS

OWNER'S CERTIFICATE  
I, the undersigned, being the owner of the lands shown on the attached plan, do hereby certify that the information contained therein is true and correct to the best of my knowledge and belief.

JULIE 4, 2020  
Julie Brown  
Municipal Planning Consultant

SURVEYOR'S CERTIFICATE  
I hereby certify that the boundary of the lands to be subdivided as shown on the attached plan is in accordance with the survey of the lands shown thereon and is correct to the best of my knowledge and belief.

JULIE 4, 2020  
Julie Brown  
Municipal Planning Consultant

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990  
 1. to be approved by the Planning Board  
 2. to be approved by the Planning Board  
 3. to be approved by the Planning Board  
 4. to be approved by the Planning Board  
 5. to be approved by the Planning Board

RECORD OF SUBMISSION  
 3 RESUBMIT MAY 2020  
 2 FPR OCT 2018  
 1 EPR MAY 2017  
 No REMAINS DATE

REVISIONS  
 1. TECHNICAL STUDIES AND COMMENTS  
 2. TECHNICAL STUDIES AND COMMENTS  
 3. TECHNICAL STUDIES AND COMMENTS

CLIENT  
 Sifton  
 Experience. The Difference.<sup>™</sup>

SCALE: 1:1,500  
 0 20 40 60 80 100  
 METERS

ADDRESSES  
 2331 KILALLY ROAD &  
 1586 CLARKE ROAD

CHECKED BY: PROJECT NO.:  
 BS JMC 12-824

DESIGNED BY: APPROVED BY:  
 BS BS

SCALE ON SHEET: DATE:  
 1:1500 May 09, 2020

**LAND USE SCHEDULE**

Land Use	AREA (ha)	%
Low Density Residential Lots 1 to 64	7.98	28.7
Medium Density Residential Blocks 165 to 171	10.90	39.2
Open Space - Parkland Blocks 172 to 174	1.37	4.9
Open Space - Sanitary Pump Block 175	1.38	5.0
Open Space - ESA Buffer Block 177	0.71	2.6
Open Space - ESA Block 178	1.44	5.2
Streets A, D & Block 179 (VAP)	4.06	14.6
<b>Total Site Area</b>	<b>27.84</b>	<b>100.0</b>

SUBJECT TO THE CONDITIONS IF ANY, SET FORTH IN OUR PLAN APPROVED UNDER SECTION 51 OF THE PLANNING ACT ON THE DAY OF \_\_\_\_\_, 20\_\_.

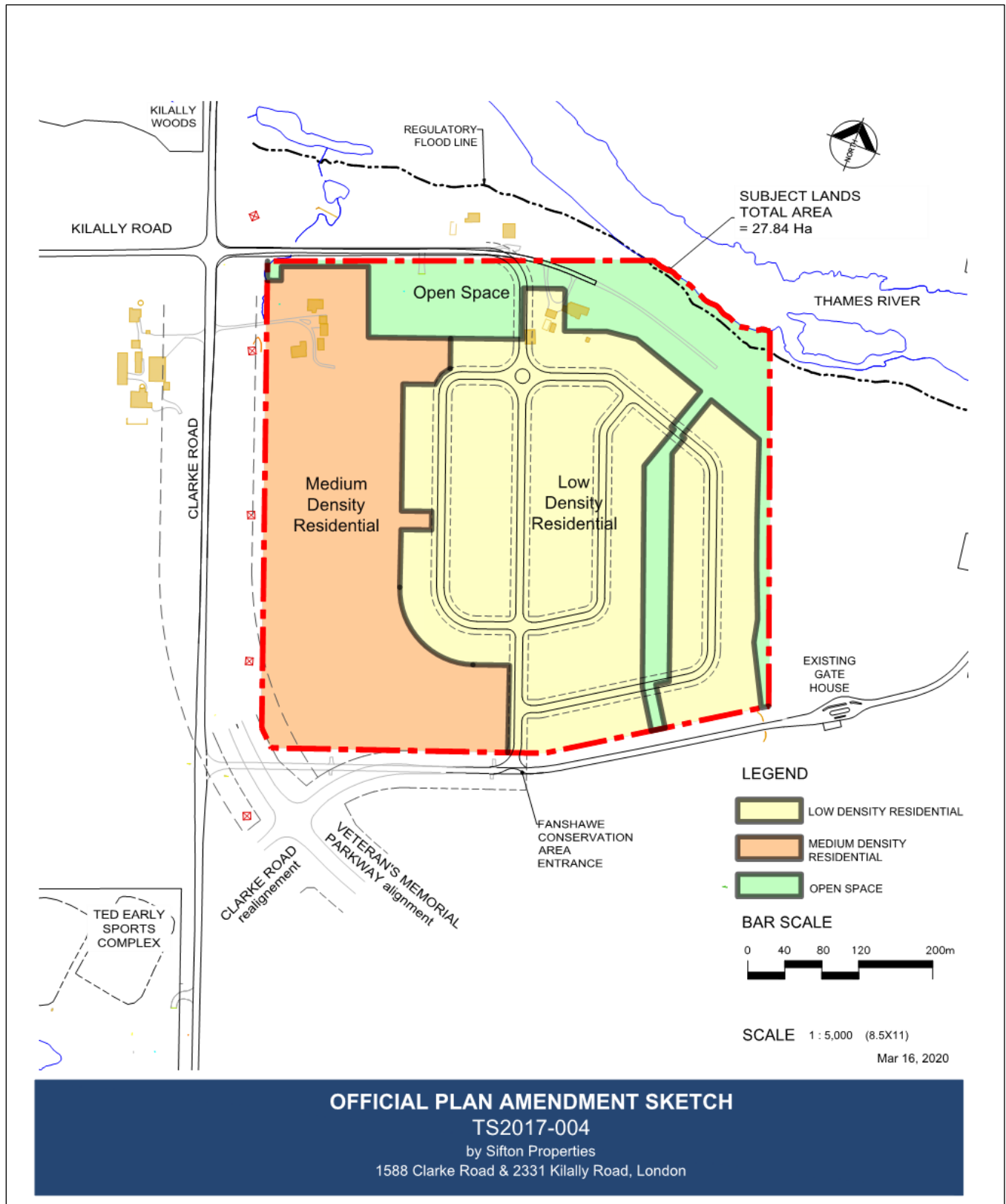
DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

LEGEND  
 - SUBJECT LANDS  
 - EXISTING LOT LINES  
 - PROPOSED LOT LINES  
 - EXISTING GREEN SPACES  
 - PROPOSED GREEN SPACES  
 - EXISTING DRIVEWAYS  
 - PROPOSED DRIVEWAYS  
 - EXISTING SIDEWALKS  
 - PROPOSED SIDEWALKS  
 - EXISTING UTILITIES  
 - PROPOSED UTILITIES

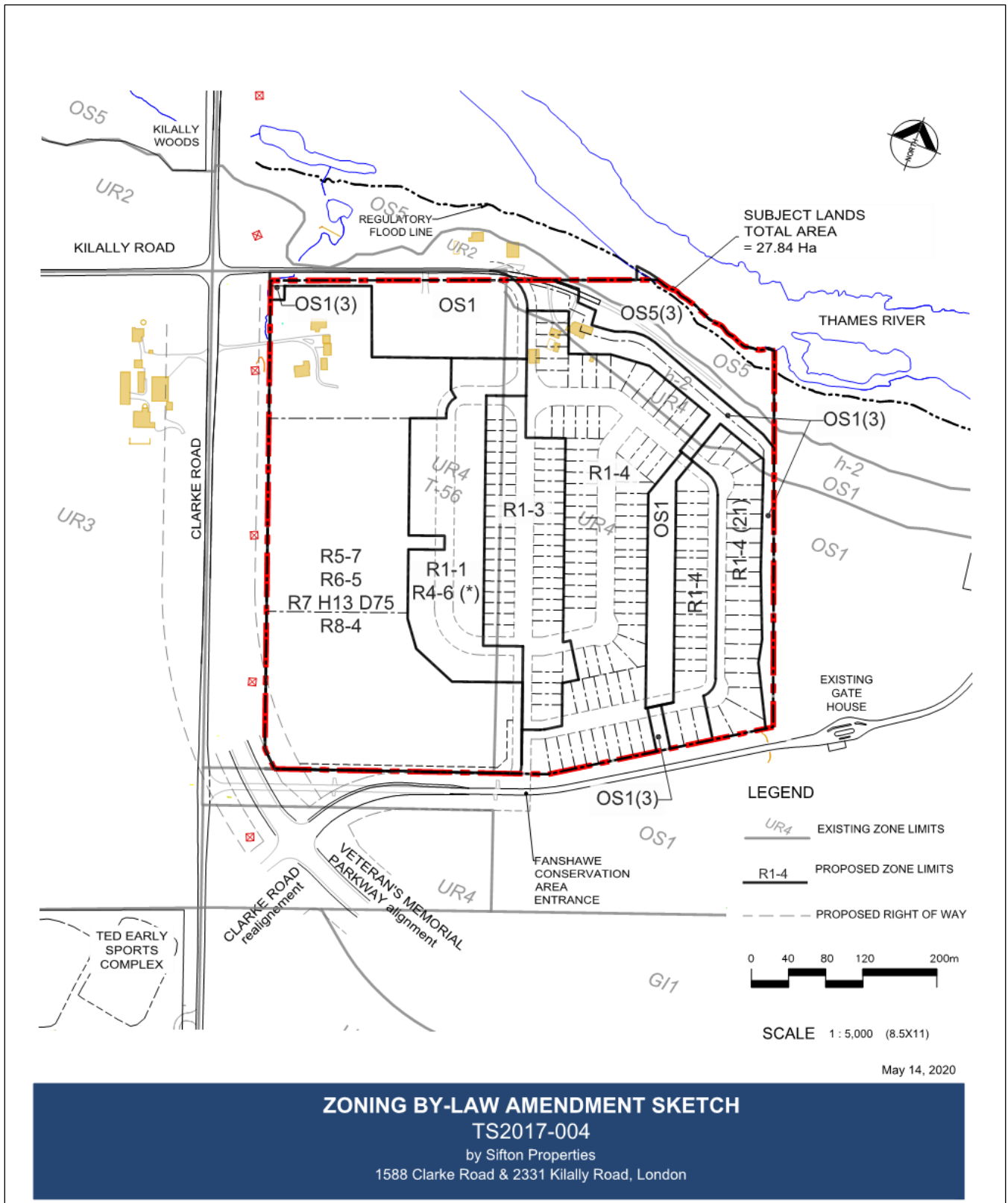
The above image represents the applicant's proposal as submitted and may change.

# Requested Official Plan Designations



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

# Requested Zoning



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