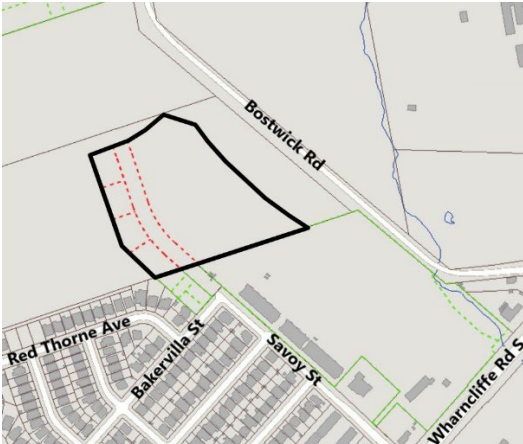




NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

3849 Campbell Street North



File: 39T-23502 / Z-9614

Applicant: Colonel Talbot Developments Inc.

What is Proposed?

Draft Plan of Subdivision and Zoning Amendment to allow:

- A residential subdivision consisting of five (5) medium density residential blocks. The development will be served by one (1) new public road.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 12, 2023** to:

Michael Clark

mclark@london.ca

519-661-CITY (2489) ext. 4586

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: 39T-23502 / Z-9614

london.ca/planapps

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

Councillor Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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 28, 2023

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of five (5) multi-family residential blocks served by one (1) public road. The development is conceptually planned to allow for a total of 138 dwelling units comprised of four (4) street fronting townhouse dwellings with 24 units, and one (1) cluster townhouse dwelling block with 114 units.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR4) Zone to a Residential R1 (R1-3) Zone and Residential R4 (R4-6) Zone for Blocks 1 to 4 inclusive; and a Residential R4 (R4-6) Zone, Residential R5 (R5-5) Zone, Residential R6 (R6-5) Zone, Residential R7 (R7/H20/D100) Zone, and Residential R8 (R8-4/H20/D100) Zone for Block 5. 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.

Requested Zoning (Please refer to attached map)

Zone(s): Residential R1 (R1-3) Zone

Permitted Uses: single detached dwellings

Residential Density: minimum lot area of 300m² and minimum lot frontage of 10m

Zone(s): Residential R4 (R4-6) Zone

Permitted Uses: street townhouse dwellings

Residential Density: minimum lot area of 145m² and a minimum lot frontage of 5.5m

Height: maximum height of 12m

Zone(s): Residential R5 (R5-5) Zone

Permitted Uses: cluster townhouse dwellings and cluster stacked townhouse dwellings

Residential Density: maximum density of 45 units per hectare

Height: maximum height of 12m

Zone(s): Residential R6 (R6-5) Zone

Permitted Uses: single detached dwelling, semi-detached dwelling, Duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, apartment buildings, and fourplex dwelling

Residential Density: maximum density of 35 units per hectare

Height: maximum height of 12m

Zone(s): Residential R7 (R7/H20/D100) Zone

Permitted Uses: senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments

Residential Density: maximum density of 100 units per hectare

Height: maximum height of 20 metres

Zone(s): Residential R8 (R8-4/H20/D100) Zone

Permitted Uses: apartment buildings, handicapped person's apartment buildings; lodging house class 2; stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities

Residential Density: maximum density of 100 units per hectare

Height: maximum height of 20 metres

The City may also consider applying holding provisions or special 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, implementation of mitigation measures for development adjacent arterial roads, and compatibility with surrounding land uses.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low to medium density residential uses as well as mixed-use and commercial uses at appropriate locations to meet the daily needs of neighbourhood residents.

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 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.

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
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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 and Zoning By-Law Amendment 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. 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 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, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@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 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. 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 Clerk 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 zoning by-law 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

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Draft Plan of Subdivision



Stantec
400 171 Queens Avenue
London, ON N6A 3J7
Tel: 519 442 2207
www.stantec.com

Liability Note
This plan was prepared by Stantec Inc. and its employees and is intended to be used for the purposes stated herein. It is not to be used for any other purpose without the written consent of Stantec Inc.

DRAFT PLAN OF SUBDIVISION THE HEATHWOODS

DATE OF PLAN: 05/05/2023
SHEET NO.: 1 OF 1
COUNTY OF DUNDAS
CITY OF LONDON

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
A: AS SHOWN ON DRAFT AND KEY PLAN
B: AS SHOWN ON DRAFT AND KEY PLAN
C: AS SHOWN ON DRAFT AND KEY PLAN
D: RESIDENTIAL, AGRICULTURAL, COMMERCIAL
E: AS SHOWN ON DRAFT AND KEY PLAN
F: AS SHOWN ON DRAFT AND KEY PLAN
G: AS SHOWN ON DRAFT AND KEY PLAN
H: MUNICIPAL PIPED WATER TO BE INSTALLED
I: AS SHOWN ON DRAFT PLAN - CAP FILL
J: AS SHOWN ON DRAFT AND STORM
K: AS SHOWN ON DRAFT AND STORM
L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE

| | |
|----------------------------|-----------------|
| BLOCK TO 4 | 0.570 ha |
| MEDIUM DENSITY RESIDENTIAL | 2.887 ha |
| BLOCK 5 | 0.008 ha |
| 0.3m RESERVE | 0.008 ha |
| BLOCK 6 | 0.008 ha |
| ROADS | 0.000 ha |
| TOTAL | 0.401 ha |

CONVEYANCE JURISDICTION
THE UNDERSIGNED HEREBY CERTIFY THE INFORMATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION.

DATE: May 5, 2023

SURVEYOR'S CERTIFICATE
I, JAMES CROFT, PRESIDENT OF COLONEL TALBOT DEVELOPMENTS INC., HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE PROVINCE OF ONTARIO AND THAT I HAVE PREPARED THIS DRAFT PLAN OF SUBDIVISION ACCORDING TO THE REQUIREMENTS OF THE PLANNING ACT AND THE REGULATION TO ADJUST AND AMEND THE ACT AND THE REGULATION TO ADJUST AND AMEND THE ACT AND THE REGULATION TO ADJUST AND AMEND THE ACT.

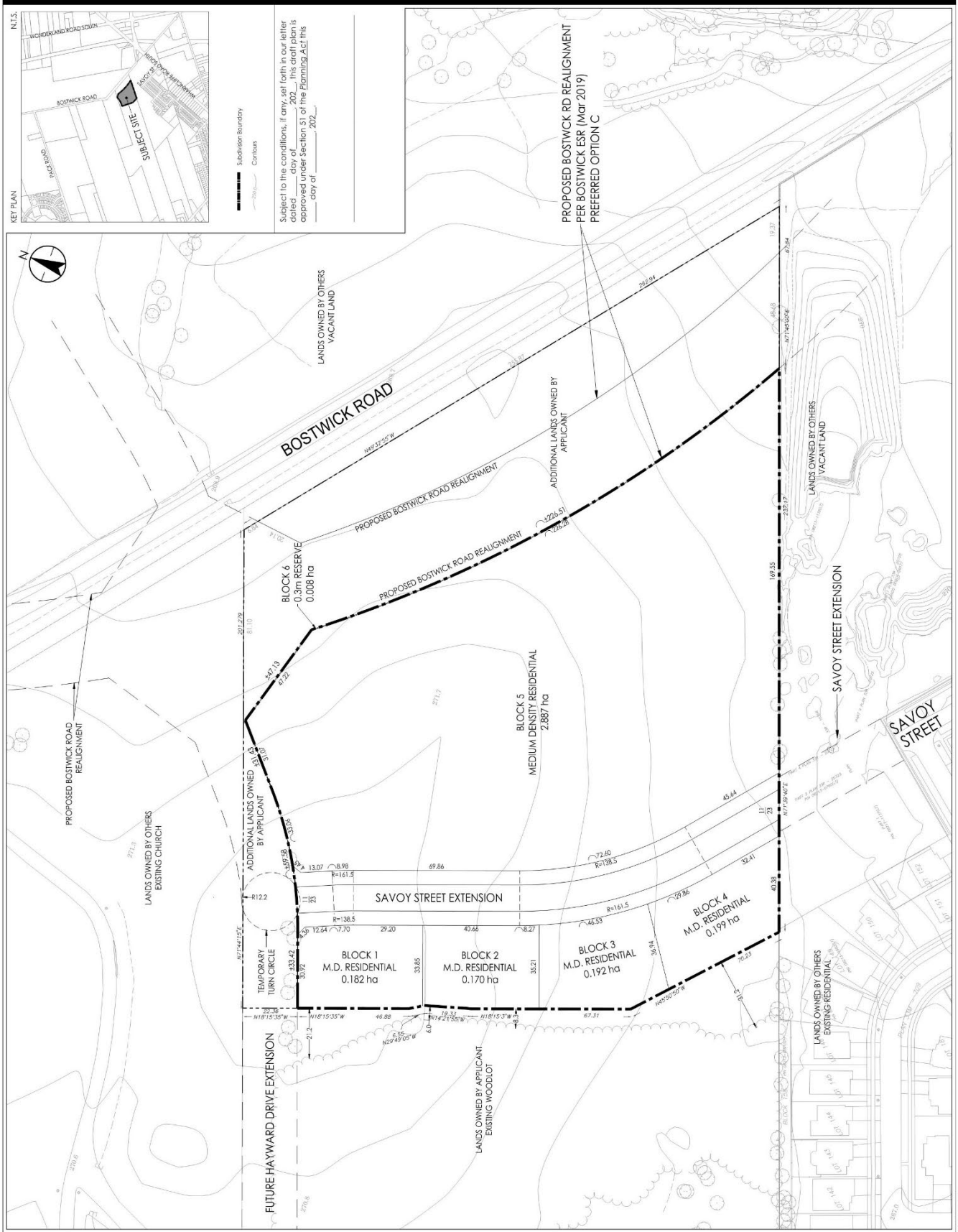
DATE: May 5, 2023

NOTES
1. THIS IS A DRAFT PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SUBDIVISION.
2. FOR FURTHER INFORMATION, CONTACT THE SURVEYOR.

Client/Project:
COLONEL TALBOT DEVELOPMENTS INC.
COLONEL TALBOT SUBDIVISION
BOSTWICK ROAD SITE
London, ON Canada

Title:
DRAFT PLAN OF SUBDIVISION

Project No.: 161403241
Scale: 1:1000
Drawing No.: 1
Sheet: 1 of 1
Revision:



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

Requested Zoning



Stantec
690-17 Queen Avenue
London ON N6A 5J7
Tel: 519-837-0777
www.stantec.com

Liability Note
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DATE: 2023.02.02
BY: [Signature]
CHKD: [Signature]
DATE: 2023.02.02

Client/Project
COLONEL TALBOT DEVELOPMENTS INC.
COLONEL TALBOT SUBDIVISION
BOSTWICK ROAD SITE
London, ON/Canada

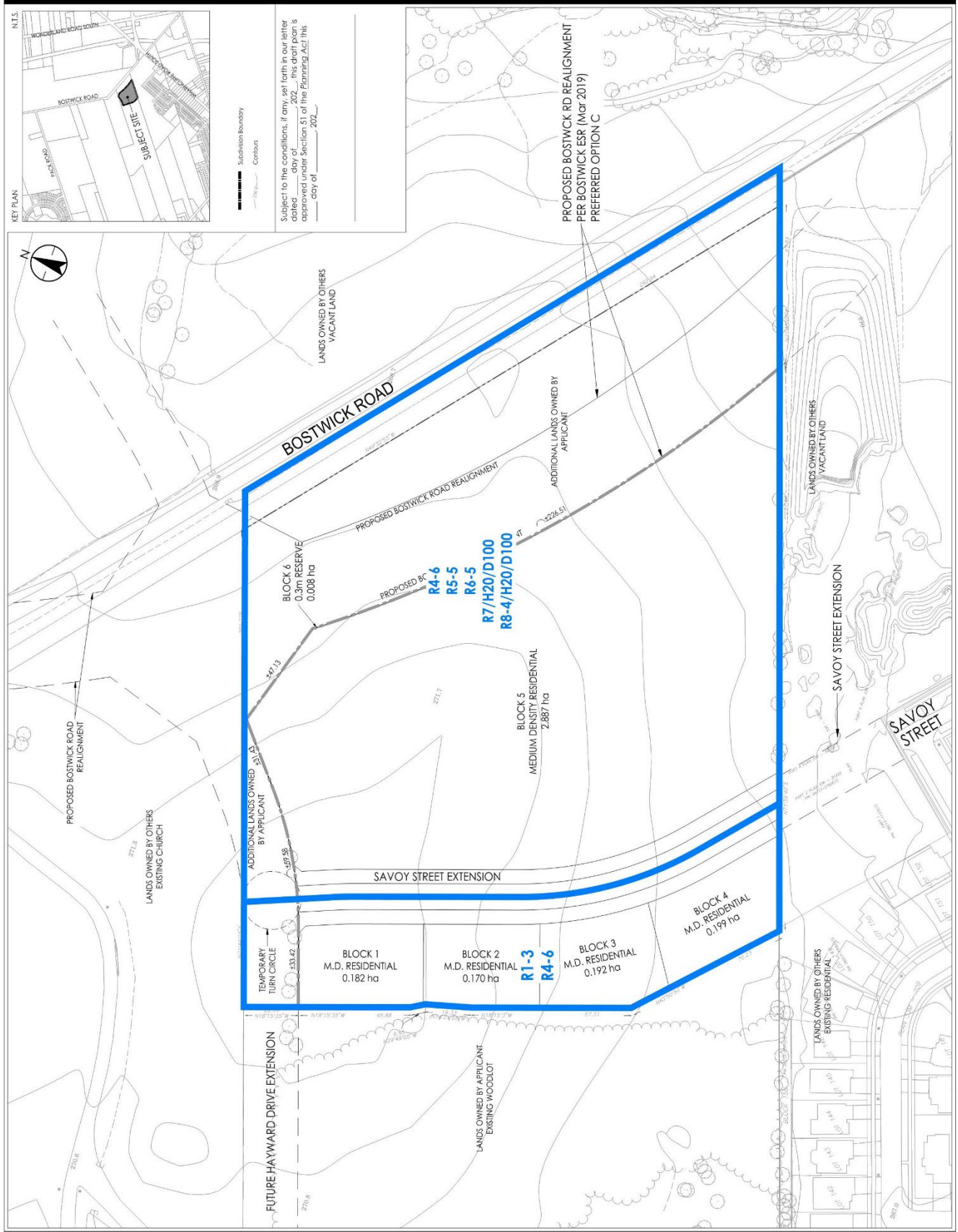
Title
PROPOSED ZONING

Project No.
16140241

Scale
1:1000

Drawing No.
Sheet

Revision
1 of 1



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