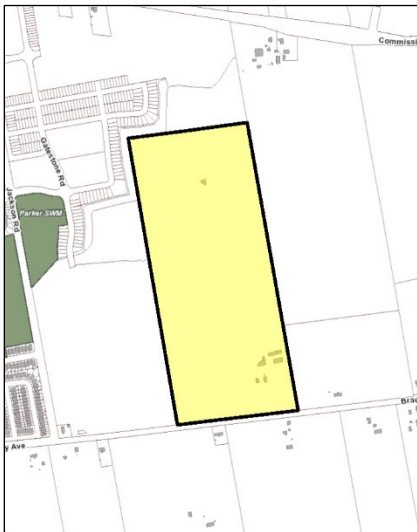




NOTICE OF PLANNING APPLICATION

Zoning By-law Amendment

1944 Bradley Avenue



File: Z-9724

Applicant: Martin Quarcoopome c/o Weston Consulting

What is Proposed?

Request for Zoning By-law Amendment to allow:

- A residential subdivision consisting of single detached dwellings, cluster townhouses, street townhouses, parkland, and open space.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 29, 2024**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Planning and Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: Z-9724

london.ca/planapps

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

Councillor Steven Hillier (Ward 14)

shillier@london.ca

519-661-2489 ext. 4014

**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: April 5, 2024

Application Details

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve UR4 Zone and Environmental Review ER Zone to a Residential R1(R1-3) Zone, Residential R4 Special Provision (R4-6()) Zone, Residential R6 Special Provision (R6-5()) Zone, Open Space OS1 Zone, Open Space and OS5 Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Urban Reserve UR4

Permitted Uses: Existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, farm gate sales, kennels, private outdoor recreation clubs and riding stables.

Zone: Environmental Review ER

Permitted Uses: Conservation lands, conservation works, passive recreation uses, managed woodlot and agricultural uses.

Requested Zoning

Zone: R1-3

Permitted Uses: Single detached dwellings on lots having a minimum lot frontage of 10 metres and minimum lot area of 300 square metres.

Zone: R4-6()

Permitted Uses: Street townhouses with a minimum lot area of 145 square metres per unit, together with a special provision for a minimum lot frontage of 6.7 metres per unit.

Zone: R6-5()

Permitted Uses: Various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum height of 12 metres, together with a special provision for a maximum density of 50 units per hectare.

Zone: OS1

Permitted Uses: Conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.

Zone: OS5

Permitted Uses: Conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlands.

Planning Policies

The subject lands are within the “Neighbourhoods” and “Green Space” Place Types in The London Plan, London’s long-range planning document. The Neighbourhoods Place Type permits a range of housing types including single detached, semi-detached, duplex, triplex, and townhouse dwellings. Permitted uses within the Green Space Place Type are dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected. Permitted uses may include district, city-wide and regional parks; private green spaces such as cemeteries and private golf courses; and agriculture, woodlot management and urban gardens.

In addition to the requested zoning amendments described above, the City is considering a housekeeping amendment to The London Plan – Map 3 Street Classifications to add a “Neighbourhood Connector”.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied 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.

What Are Your Legal Rights?

Notification of Council 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 Local Planning Appeal Tribunal

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.

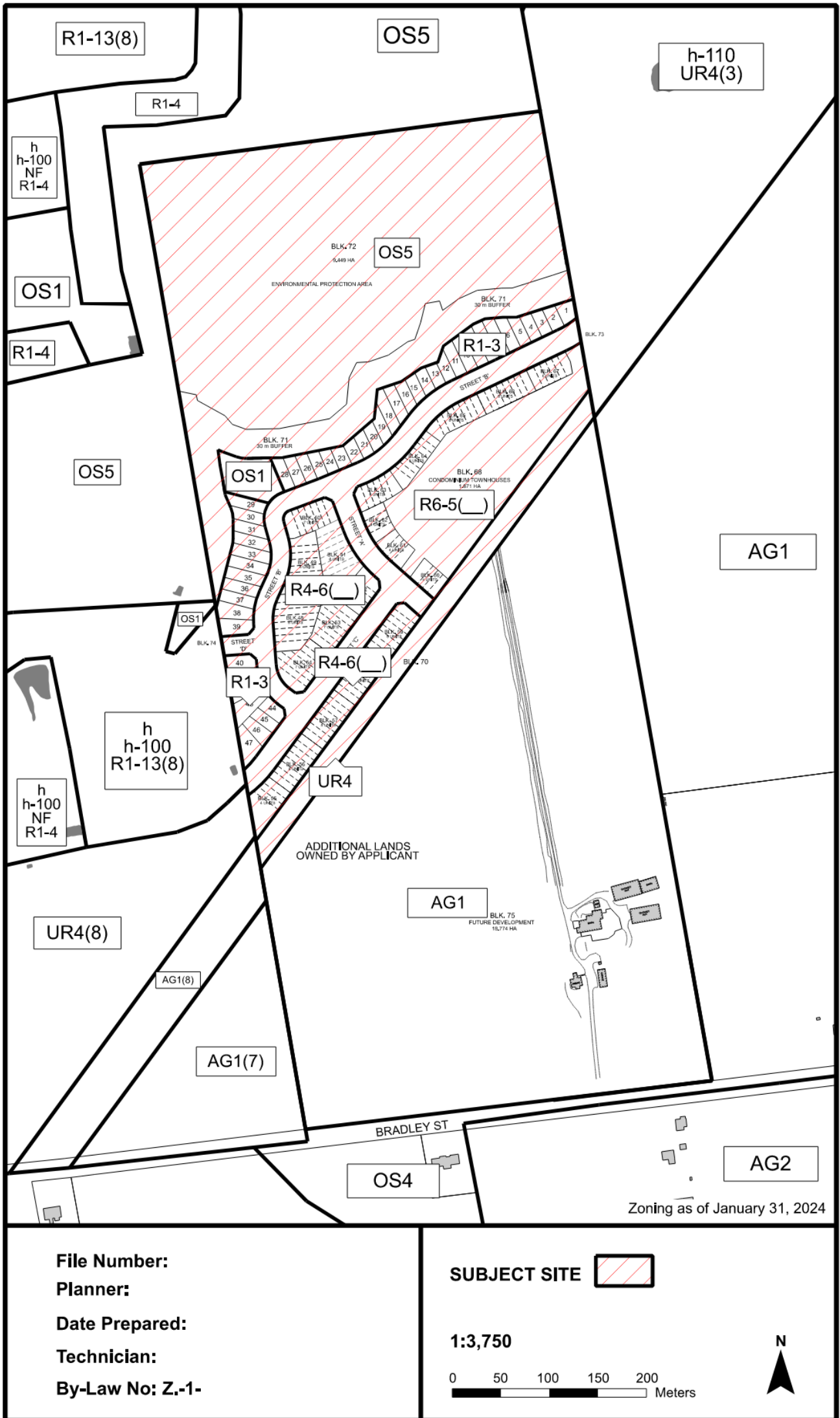
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

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.

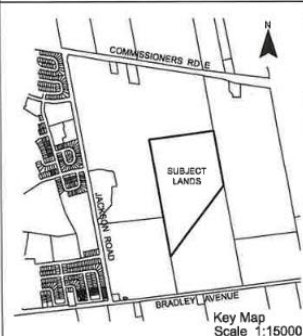
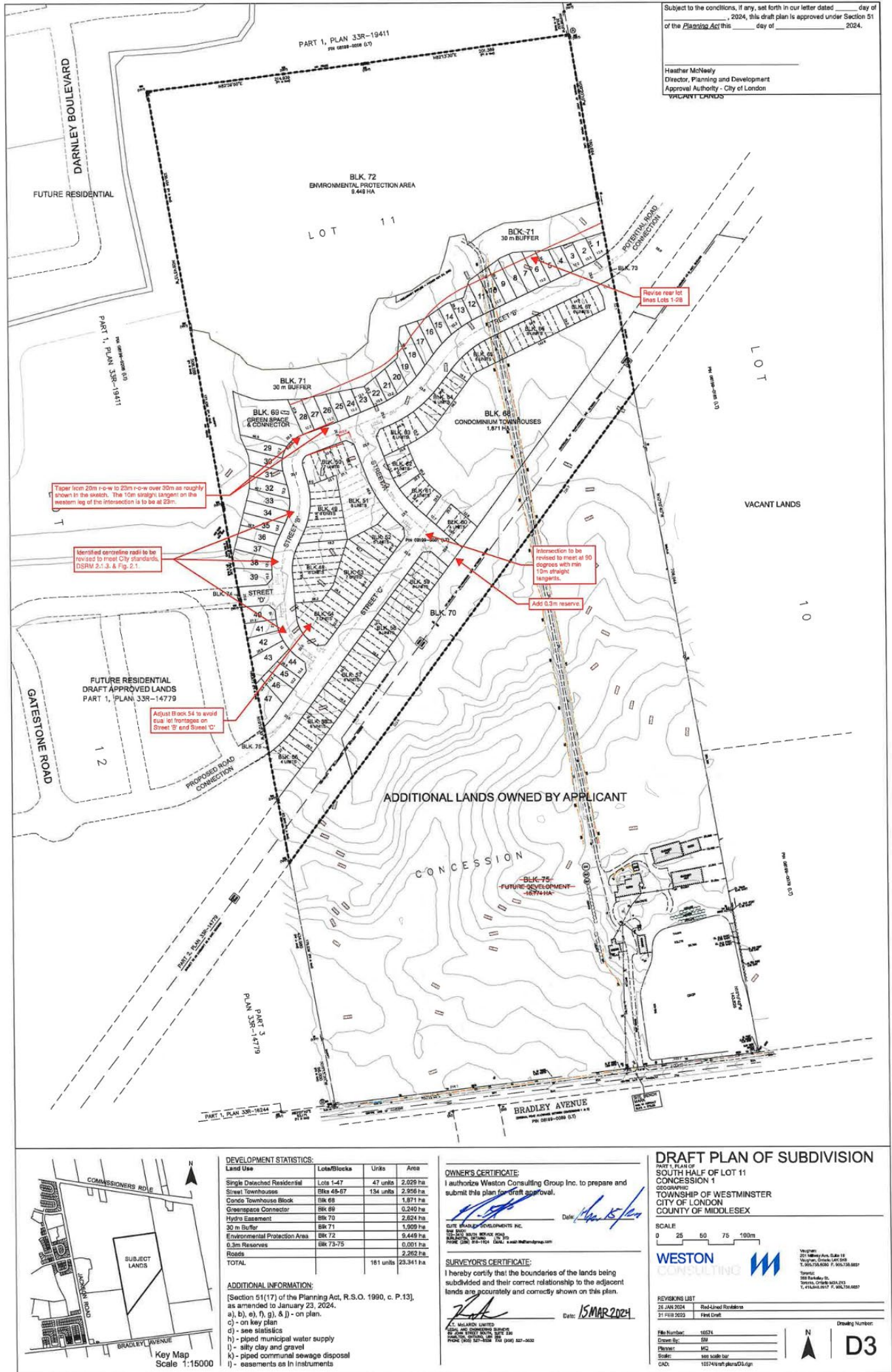
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Zoning



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

Requested Draft Plan of Subdivision



DEVELOPMENT STATISTICS:

Land Use	Lots/Blocks	Units	Area
Single Detached Residential	Lots 1-47	47 units	2,029 ha
Street Townhouses	Blks 49-67	134 units	2,956 ha
Condo Townhouse Block	Blk 68		1,871 ha
Greenspace Connector	Blk 69		0,240 ha
Hydro Easement	Blk 70		2,624 ha
30 m Buffer	Blk 71		1,909 ha
Environmental Protection Area	Blk 72		0,449 ha
0.3m Reserves	Blk 73-75		0,001 ha
Roads			2,262 ha
TOTAL		181 units	23,341 ha

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13, as amended to January 23, 2024.
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped municipal water supply
i) - silty clay and gravel
k) - piped communal sewage disposal
l) - easements as in instruments

OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

[Signature] Date: *Mar 15/24*

WESTON CONSULTING GROUP INC.
201 WILMINGTON AVENUE, SUITE 100
MIDLAND, ONTARIO L4R 1A9
PHONE (505) 918-1101 FAX (505) 918-1102
WWW.WESTONCONSULTING.COM

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

[Signature] Date: *15 MAR 2024*

WESTON CONSULTING GROUP INC.
201 WILMINGTON AVENUE, SUITE 100
MIDLAND, ONTARIO L4R 1A9
PHONE (505) 918-1101 FAX (505) 918-1102
WWW.WESTONCONSULTING.COM

DRAFT PLAN OF SUBDIVISION
PART 1, PLAN OF
SOUTH HALF OF LOT 11
CONCESSION 1
CROSSROADS
TOWNSHIP OF WESTMINSTER
CITY OF LONDON
COUNTY OF MIDDLESEX

SCALE
0 25 50 75 100m

WESTON CONSULTING

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REVISIONS LIST

Date	Description
26 JAN 2024	Red-Lined Revisions
21 FEB 2023	Final Draft

File Number: 16274
Drawn By: SM
Plotted: MCJ
Scale: 1:500 South Is. (1:1500 North Is.)
CAD: 1527401.dwg (plan01.dwg)

Drawing Number: **D3**

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