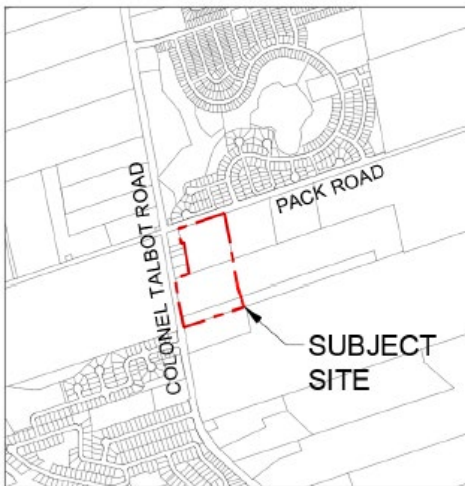


Revised Draft Plan of Subdivision and Zoning By-law Amendment

3614, 3630 Colonel Talbot Road and 6621 Pack Road



File: 39T-16509/Z-8720

Applicant: Sifton Properties Limited

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- Twelve (12) single-detached lots;
- Five (5) medium density blocks;
- One (1) future development block,
- One (1) park block;
- One (1) school/medium density block;
- Six (6) road widening and reserve blocks; and,
- Three (3) new streets.

YOU ARE INVITED!

Further to the Notice of Application you received on October 19, 2017, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, July 16, 2024, no earlier than 1:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Alison Curtis
acurtis@london.ca
519-661-CITY (2489) ext. 4497
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-16509/Z-8720

london.ca/planapps

To speak to your Ward 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.**

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of twelve (12) single-detached lots; five (5) medium density blocks; one (1) future development block, one (1) park block; one (1) school/medium density block; and, six (6) road widening and reserve blocks serviced by three (3) new streets (Streets A, B and C).

Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve UR4 Zone to a Neighbourhood Facility NF, Residential R1 (R1-4(_)) Special Provision, Residential R4 (R4-6(11))Special Provision, Residential R5 (R5-7(_))Special Provision, Residential R6 (R6-5(_))Special Provision, Residential R7 (R7(_)) Special Provision, Residential R9 R9-5(_)) Special Provision, and Open Space (OS1) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Requested Zoning (Please refer to attached map)

Zone(s):

- **Neighbourhood Facility NF:** to permit places of worship, elementary schools and day care centers.
- **Open Space OS1:** to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural; golf courses, private parks, public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks; campgrounds, and managed forests.
- **Residential R1, R4, R5, R6, R7 and R9 Special Provision Zones:**
 - Residential R1 (R1-4) Special Provision Zone: to permit single detached dwellings. Special provisions have been requested to permit a: lot frontage of 11 metres, exterior side yard setback of 2.5 metres, interior side yard depth of 1.2 metres, landscaped open space of 30%, and lot coverage of 45%.
 - Residential R4 (R4-6(11)) Special Provision Zone: to permit street townhouse dwellings on a minimum lot area of 280 square metres and a minimum lot frontage of 5.5 metres. Existing special provisions permit: a lot frontage of 7 metres, a front and exterior side yard depth to the main dwelling of 3 metres, a front and exterior side yard depth to the garage of 5.5 metres; interior side yard depth of 4.5 metres, a height maximum of 13 metres, a dwelling setback from a High Pressure Pipeline of 20 metres and a provision that garages shall not project beyond the façade of the main dwelling or façade of any porch.
 - Residential R5 (R5-7()) Special Provision Zone: to permit cluster and cluster stacked townhouse dwellings on a minimum lot area of 2000 square meters and a minimum lot frontage of 30 meters. Special Provisions are requested to permit: a front yard depth of 7 meters, exterior side yard depth of 2.5 metres, interior side yard depth of 1.2 metres; rear yard depth of 4.5 metres; required parking of 1 space per unit, landscaped open space of 25%, lot coverage of 50%, a maximum height of 6 storeys (20 metres), and a maximum density of 100 units per hectare.
 - Residential R6 (R6-5()) Special Provision Zone: to permit single-detached, semi-detached, and duplex dwellings on a minimum lot area of 820square meters and a minimum lot frontage of 10 meters. Special Provisions are requested to permit: a front yard depth of 4.5 meters, exterior side yard depth of 2.5 metres, interior side yard depth of 1.2 metres; rear yard depth of 4.5 metres; required parking of 1 space per unit, landscaped open space of 25%, lot coverage of 50%, a maximum height of 6 storeys (20 metres), and a maximum density of 100 units per hectare.
 - Residential R7 (R7()) Special Provision Zone: to permit senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities; and emergency care establishments on lots with a minimum lot area of 1000 square metres and a minimum lot frontage of 25 metres. Special Provisions are requested to permit: a front yard depth of 6.0 meters, interior side and rear yard depth of 3.0 metres; landscaped open space of 25%, lot coverage of 50%, a maximum height of 6 storeys (22 metres), and a maximum density of 100 units per hectare.
 - Residential R9 Special Provision Zone (R9-5()) – to permit apartment buildings, handicapped person’s apartment buildings, senior citizens apartment buildings, emergency care establishments and continuum-of-care facilities on a minimum lot

area of 1000 square meters with a minimum lot frontage of 30 meters. Special Provisions are requested to permit: stacked townhouses and townhouses as additional permitted uses; a front yard depth of 4.5 meters, exterior side yard depth of 2.5 metres, interior side yard depth of 1.2 metres; rear yard depth of 4.5 metres; a maximum height of 14 metres for townhouses and stacked townhouses; a maximum height of 22 metres (6 storeys) for all other uses; lot coverage of 50%, required parking of 1 space per unit; and, a maximum density of 100 units per hectare.

The City may also consider applying holding provisions in the zoning.

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 residential uses in the form of single-detached, semi-detached, townhouse dwellings, triplexes, fourplexes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences and low-rise apartment buildings.

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 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
- 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 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 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 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 add the person or public body as a party.

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

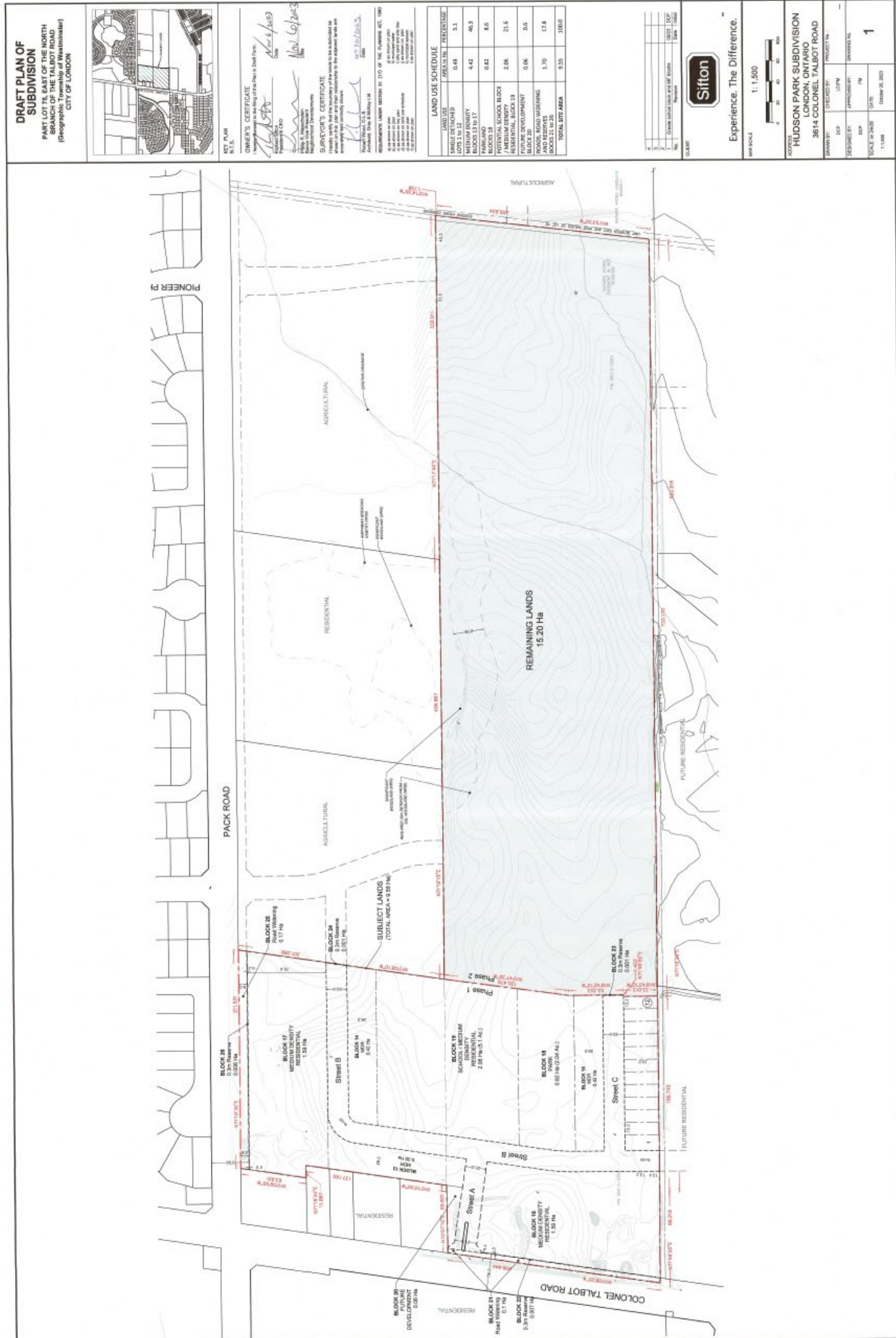
Notice of Collection of Personal Information

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

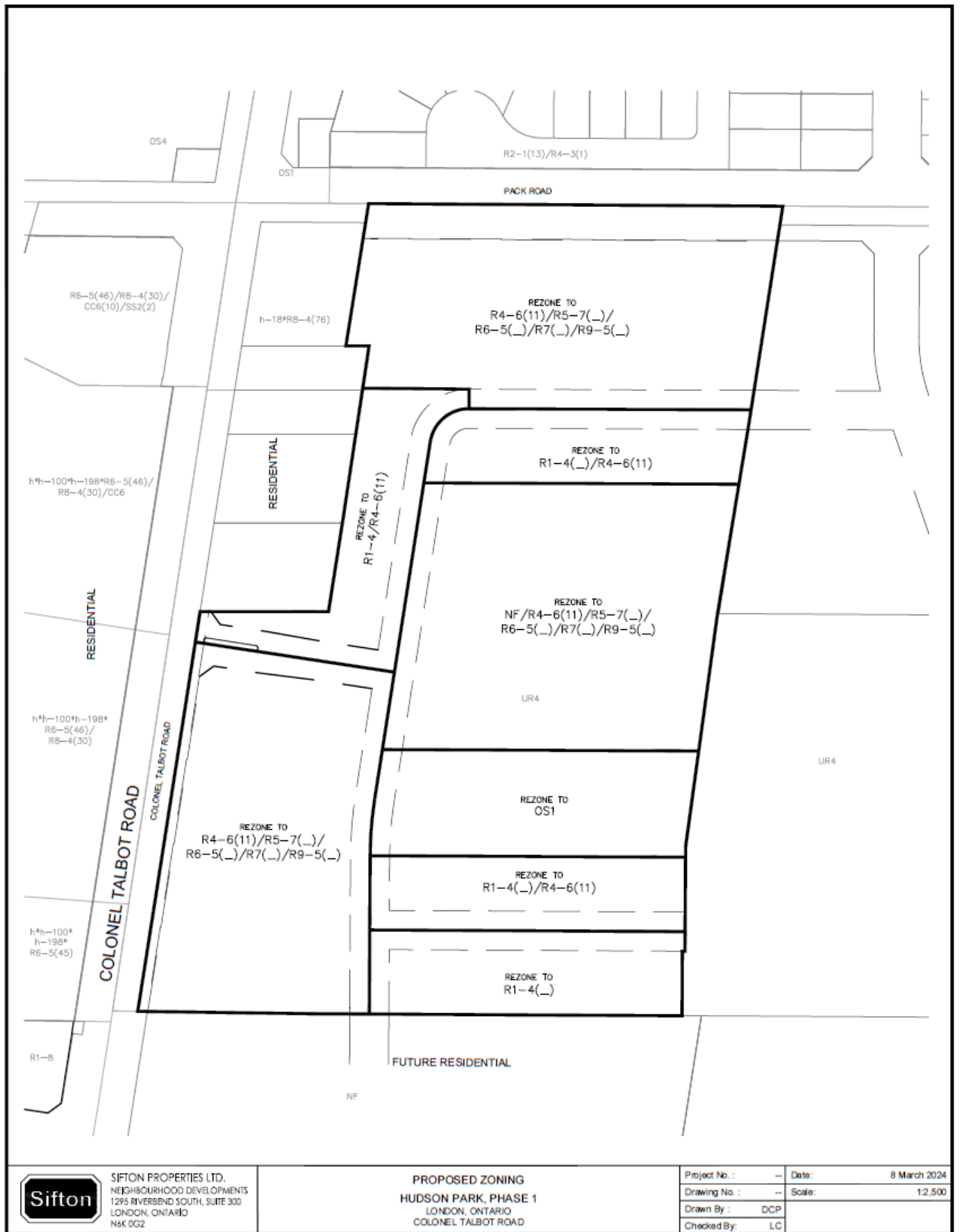
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by July 9, 2024, to request any of these services.

Requested Draft Plan of Subdivision



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.