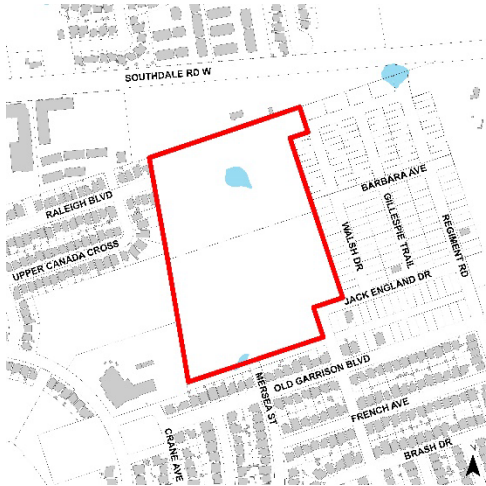




NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

3095 Bostwick Road



File: 39T-24504 / Z-9791

Applicant: Southside Construction Management Ltd.

What is Proposed?

Draft Plan of Subdivision and Zoning Amendments to allow:

- 74 single detached dwellings,
- 38 townhouse dwelling units,
- one (1) open space block, and
- to be served by an extension of two (2) public streets (Raleigh Boulevard, and Jack England Drive) and two (2) new public streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 21, 2024** 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-23504 / Z-9638

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: October 4, 2024

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 74 single detached dwellings, 38 townhouse dwelling units, and one (1) open space block to be served by extensions to two public streets (Raleigh Blvd. and Jack England Dr.) and two (2) new public streets. These lands were previously included as Urban Reserve Blocks (Blocks 175 and 176) in the Talbot Village Phase 7 Subdivision (39T-23504).

Requested Zoning By-law Amendment

Consideration of an amendment to the zoning by-law to change the zoning from an Urban Reserve UR3 Zone to the following zones: Residential R2 (R2-3(6)) Zone, Residential R4 (R4-4(2)) Zone and Open Space (OS5) Zone. Changes to the currently permitted land uses and the requested special regulations are summarized below.

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

Requested Zoning (Please refer to attached map)

Where: Lots 1-74

Zone(s): Residential R2 (R2-3(6)) Special Provision Zone

Permitted Uses: single detached dwellings, semi-detached dwellings, duplex dwellings, and converted dwellings.

Residential Density: minimum lot area of 370m² (single detached dwellings)

Special Provisions:

Lot Frontage (Minimum): 11.0 metre (36 feet)

Front Yard Setback Main Dwelling (Minimum): 3.0 metre (9.8 feet)

Front Yard Setback Garages (Minimum): 4.5 metre (18 feet)

Interior Side Yard Depth (Minimum): 1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side

Lot Coverage: maximum lot coverage of 45%, except that any unenclosed porch shall not be included in the calculation of lot coverage.

Where: Lots 75-112

Zone(s): Residential (R4-4(2)) Special Provision Zone

Permitted Uses: street townhouse dwellings

Residential Density: minimum lot area of 180m²

Special Provisions:

Lot Frontage (Minimum): 6.7 metres (22.0 feet)

Exterior Side Yard Depth (Minimum): 1.2 metre (3.9 feet)

Interior Side Yard Depth (Minimum): 1.2 metre (3.9 feet)

Lot Coverage: maximum lot coverage of 45%

Where: Block 113

Zone(s): Open Space OS5 (OS5) Zone

Permitted Uses: 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 or special provisions in the zoning to ensure adequate provision of municipal services, and that a subdivision agreement or development agreement is entered into.

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 an Official Plan and Zoning By-Law Amendments for lands 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 Official Plan and Zoning By-Law Amendments 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 official plan 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. 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, or zoning 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 proposed official plan amendment is adopted, or zoning 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/>.

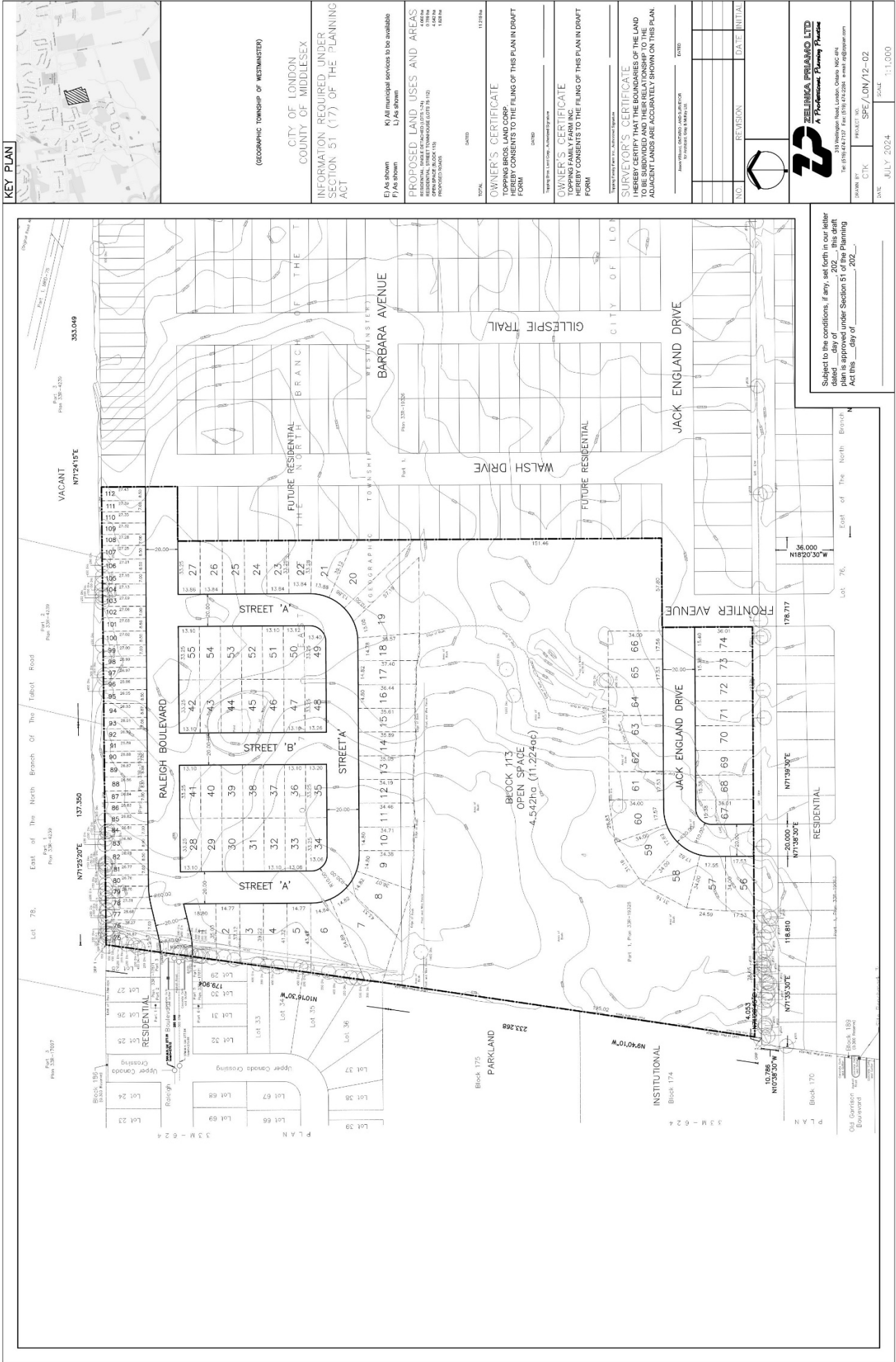
Notice of Collection of Personal Information

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

Accessibility

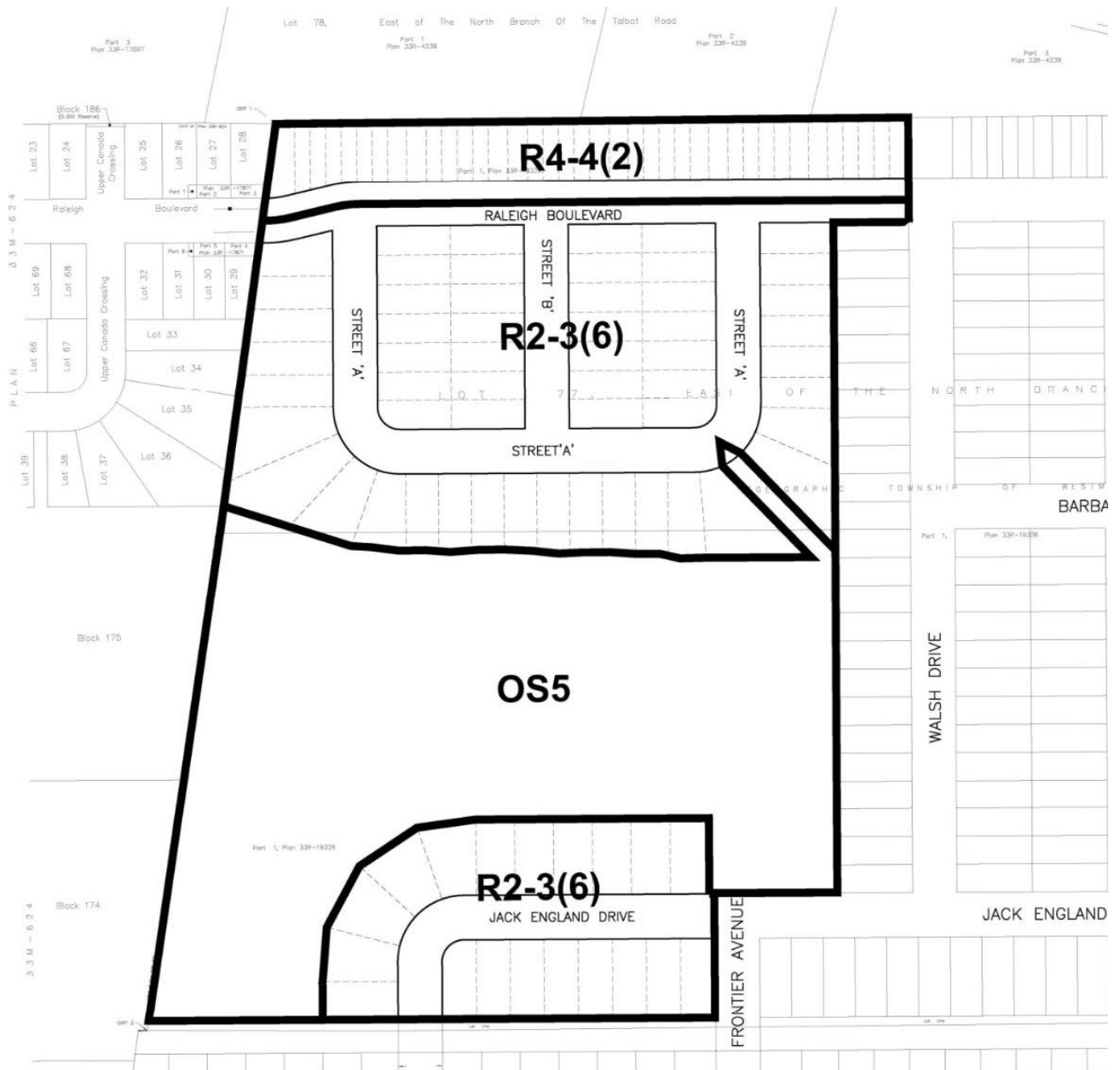
Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Draft Plan of Subdivision



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.