

## PLANNING JUSTIFICATION REPORT

Steve Saker  
10894 Longwoods Rd  
Delaware, On N0L1E0

January 7, 2025

Chloe Cernanec  
Planning and Development  
6th Floor, City Hall  
300 Dufferin Ave.  
LONDON, ON N6A 4L9

Via E-mail [plandev@london.ca](mailto:plandev@london.ca)

Dear Ms. Cernanec,

RE: Zoning By-law Amendment Application from Agricultural to Residential R1-15 8530 Longwoods Rd, London ON

Please find enclosed the following information for a complete zoning by-law amendment application:

1. Application form for a zoning by-law amendment
2. Application fee \$14 788.00
3. Planning Justification
4. Site Sketches

### **Planning Justification**

#### **Introduction / Site Description**

The purpose of the application is to change the zoning of the Rear portion of the lands as per the consent to sever application to conform to the front parcel and surrounding land City of London lands from Agricultural 1 (AG1) to Residential 1 (R1-15) consistent with surrounding residential zones. The lands have been used as for a single family residential and are now through consent to severe process creating a new single-family lot in the rear yard with access to Homewood Lane

#### **Contact Person:**

Mr. Steve Saker  
Saker Realty Corporation  
E. [steve@sakerrealty.com](mailto:steve@sakerrealty.com)  
P. 519.854.8637

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Site Description: 8530 Longwoods Rd

The newly created site will comprise of a rectangular parcel of land located on the southwest edge of the city. It will have a frontage of approximately 66m (fronting on Homewood Lane) with side property lines of 111.25 m on the west side and 80.1m on the east side. The rear property line is approximately 66m.

**Property Details:**  
**Section to be rezoned**

Approximate Area: 5945 sq. m. (subject to final reference plan)  
Lot Frontage: 66m (subject to final reference plan)  
Lot Depth: west 111.25m/east 80.71m  
Shape: Rectangular  
Topography: Basically Flat  
Official Plan: Rural Neighbourhood  
Zoning By-law: present AG1 proposed R1-15  
Current Use: Residential

**London Plan Place Type Designation:**

The subject lands are designated Rural Neighbourhood in the London Plan. The subject land are located on a quiet secondary paved road (Homewood lane). In accordance with Permitted Uses Single Detached is a permitted Use. Therefore, the requested single detached Residential R1 (R1-15) zone conforms to the Official Plan.

**Zoning and land uses surrounding the site are as follows:**

- North Residential 1 (AG1) – Rural Residential
- East Residential 1 (R1-15) – Residential
- West Open Space 1 (R1-15) – Residential
- South Residential 1 (R1-15) - Residential

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### **Provincial Planning Statement 2024**

The zoning by-law amendment is consistent with General Policies for Settlement Areas

#### **Pre-Consultation outcome:**

Application showed no obstacles and was recommended for consent to sever.

#### **Consent to Sever Outcome:**

Application approved with usual conditions including amendment for zoning for section to be severed

### **2.0 Summary of Proposal**

To create a new Single family residential Lot that conforms to the surrounding lots.

### **3.0 Design**

The merger of the severed lands is into the same Residential R1 (R1-15) zone as the Existing and surrounding residential lots. The resulting lot will be subject to a consistent zone regulation in the R1-15 zone.

### **4.0 Existing Services and Infrastructure**

The new site has vehicle access to Homewood Lane/with very limited vehicle traffic.

### **5.0 Financial Considerations**

There are no significant cost implications to the city because the new lot is on existing road. The city will receive municipal taxes from the creation of a new home.

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**6.0 Summary:**

In conclusion this newly created Single family residential parcel, conforms to all the properties in the area which are already zoned R1-15 in size and use. It does conform to the Rural neighbourhood designation of the London City plan.

Sincerely,

Mr. Steve Saker  
Saker Realty Corporation  
E. steve@sakerrealty.com  
P. 519.854.8637

**Attachments:**

Zoning amendment sketch  
Zoning Data sheet