

**Carlyle Peterson Lawyers LLP**

7-717 Richmond Street  
London, ON N6A 1S2

December 20, 2024

Ms. Maton, Manager Planning Implementation  
Planning and Development  
6<sup>th</sup> Floor, City Hall  
300 Dufferin Ave.  
LONDON, ON N6A 4L9

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

Dear Ms. Maton,

**RE: Zoning By-law Amendment Application from Open Space 1 (OS1) to Residential R1-10 (R1-10) 50 Rollingwood Circle, 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**

**1.0 Introduction / Site Description**

The purpose of the application is to change the zoning for surplus City of London lands from Open Space 1 (OS1) to Residential 1 (R1-10) consistent with surrounding residential zones. The lands have been used as a driveway access for the abutting single detached dwelling at 42 Rollingwood Circle since construction in the 1950's.

**Contact Person:**

Mr. Laird French, Partner  
Carlyle Peterson Lawyers LLP  
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**Site Description: 50 Rollingwood Circle**

The site comprises a triangular parcel of land located on the northeast corner of 50 Rollingwood Circle. It has frontage of approximately 20m with two property lines of approximately 36.7m and 33.8m tapering to a rear point. This point meets the southwest lot corner of the abutting lot at 42 Rollingwood Circle. The purpose will be to merge the surplus lands with the lands at 42 Rollingwood Circle recognizing the existing use of a driveway access. The subject lands are not used for open space purposes because of the driveway use, the existing mature vegetation barrier and difference in elevation to the open space area. See the attached sketches.

**Property Details:**

Approximate Area: 348 sq. m. (subject to final reference plan)  
Lot Frontage: 20.1m Arc (subject to final reference plan)  
Lot Depth: West 33.8m/ east 36.7m (subject to final reference plan)  
Shape: Triangular  
Topography: Gently sloping towards Rollingwood Circle  
Official Plan: Neighbourhoods Place Type  
Zoning By-law: Open Space 1 (OS1)  
Current Use: Driveway/vacant

**London Plan Place Type Designation:**

The subject lands are designated Neighbourhoods Place Type in the London Plan. The Neighbourhoods Place Type policies are set out in 916\_ of the Official Plan. The subject land is located on a Neighbourhood Street. In accordance with Permitted Uses 921\_ Table 10 Single Detached is a permitted Use. Therefore, the requested single detached Residential R1 (R1-10) zone conforms to the Official Plan Place Type.

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

- North Residential 1 (R1-10) – Residential
- East Residential 1 (R1-10) – Residential
- West Open Space 1 (OS1) – passive parkland
- South Residential 1 (R1-10) - Residential

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**Provincial Planning Statement 2024**

The zoning by-law amendment is consistent with Section 2.3.1 General Policies for Settlement Areas

**Pre-Consultation:**

On December 17, 2024, through e-mail discussion with an agent, the Manger Planning Implementation confirmed that no further pre-consultation was needed for this application.

**2.0 Summary of Proposal**

The Lands at 50 Rollingwood Circle was declared surplus by the City of London on November 27, 2024, and will be merged with the abutting lands at 42 Rollingwood Circle. The purpose of the merging is to recognize the driveway access to the garage at 42 Rollingwood Circle. No buildings are proposed. The zoning amendment will place both parcels into the same R1-10 zone.

**3.0 Design**

The merger of the surplus lands is into the same Residential R1 (R1-10) zone as the abutting residential lot. The resulting lot will be subject to a consistent zone regulations in the R1-10 zone.

**4.0 Existing Services and Infrastructure**

The site has vehicle access to Rollingwood Circle. It has access to municipal sewer and water services with the merging with 42 Rollingwood Circle.

**5.0 Financial Considerations**

There are no significant cost implications to the City because no new development is proposed.

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**6.0 Summary:**

The zoning by-law amendment for 50 Rollingwood Circle from Open Space 1 (OS1) to Residential R1 (R1-10) is appropriate to recognize the continuous use of the land as an access to the garage at 42 Rollingwood Circle. The use is compatible with abutting uses and consistent with surrounding residential zoning. Please contact me should you have any questions.

Sincerely,

Laird French, Partner  
Carlyle Peterson LLP  
P. 519-432.06332 x 225  
E. [lfrench@cplaw.com](mailto:lfrench@cplaw.com)

Attachments: Zoning Amendment Sketch

cc. Dorothy and William Pol 42 Rollingwood Circle [wpolassociates@gmail.com](mailto:wpolassociates@gmail.com)  
Adam Ostrowski, Manger II, Realty Services, City of London [aostrows@london.ca](mailto:aostrows@london.ca)