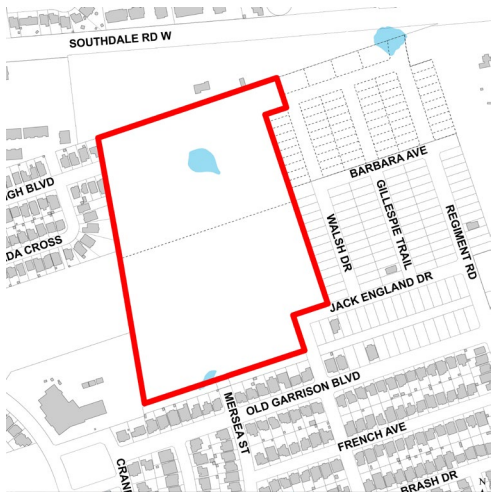




NOTICE OF REVISED PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Revised Zoning By-law Amendment and Draft Plan of Subdivision

3095 Bostwick Road



File: 39T-24504 / Z-9791

Applicant: Southside Construction Management Ltd.

What is Proposed?

Revised Zoning By-Law Amendment and Draft Plan of Subdivision: 75 single detached dwellings, 38 townhouse dwelling units, one (1) open space block, to be served by an extension of two (2) public streets (Raleigh Boulevard, and Jack England Drive) and two (2) new public streets.

Revisions to the applications have been made to increase the size of the open space block by moving Street A north, and to move three lots on the proposed Jack England Drive to the east away from the existing woodland and wetland. The frontage for residential lots to the north of the woodlot have been decreased, resulting in one additional lot to be created.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, April 8, 2025, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

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.

Please provide any comments by **March 3, 2025**

For more information contact:

Michael Clark
mclark@london.ca
519-661-CITY (2489) ext. 4586
Planning and Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-24504 / Z-9791

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.

Date of Notice: February 13, 2025

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 75 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).

Revisions to the applications have been made to increase the size of the open space block by moving Street A north, and to move three lots on the proposed Jack England Drive to the east, away from the existing woodland and wetland. The frontage for residential lots to the north of the woodlot have been decreased, resulting in one additional lot to be created.

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 1-75

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 76-113

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 114

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 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested official plan 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.

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 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 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, 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 (or official plan amendment) is adopted, 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.

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.

If a person or public body would otherwise have the ability to appeal the decision of the Council of the Corporation of the City of London but 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 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.

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 August 27, 2024 to request any of these services.

Draft Plan of Subdivision

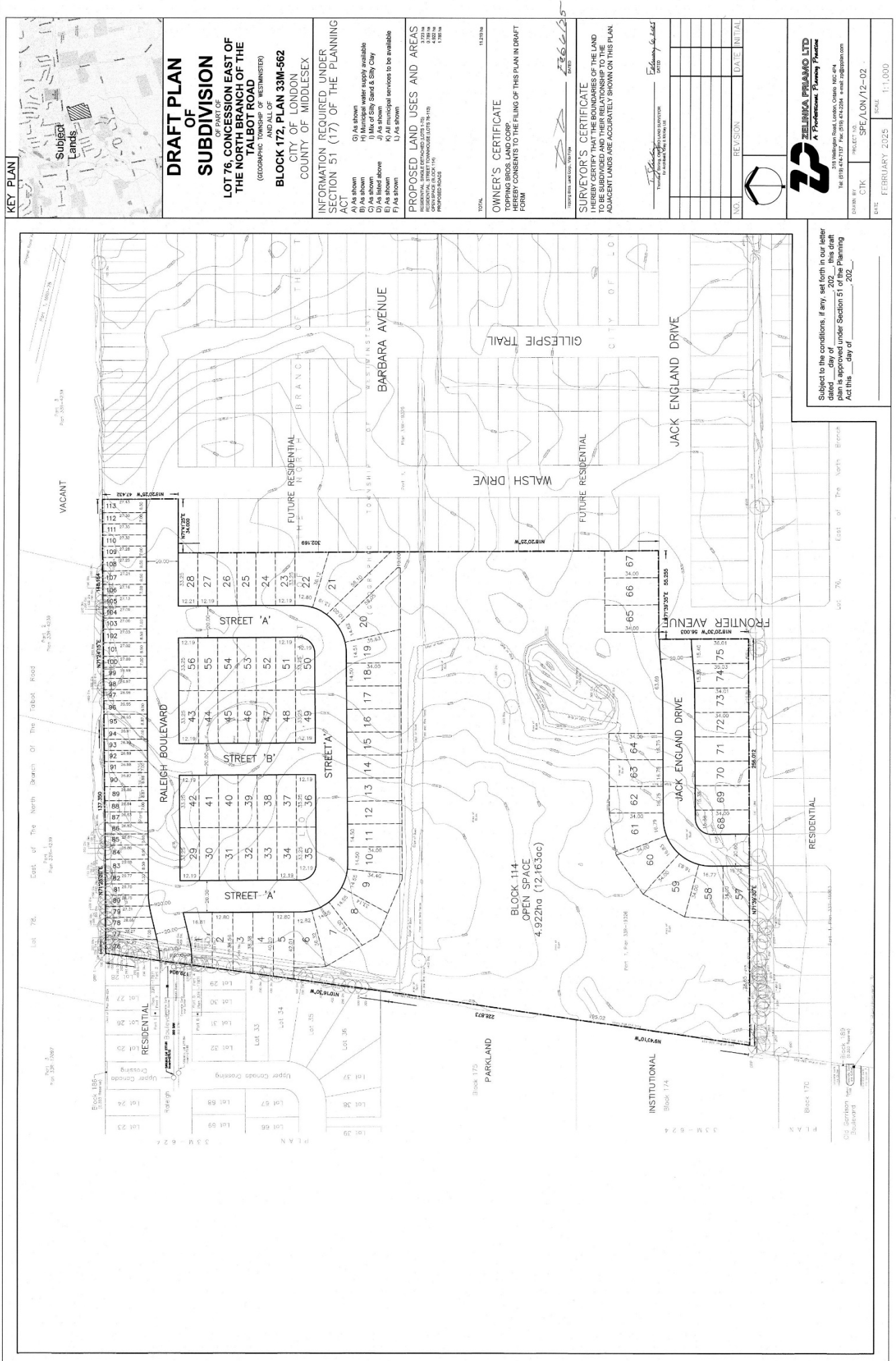


Figure 1. Excerpt from Revised Draft Plan of Subdivision for 850 Highbury Avenue North

Proposed Zoning Schedule

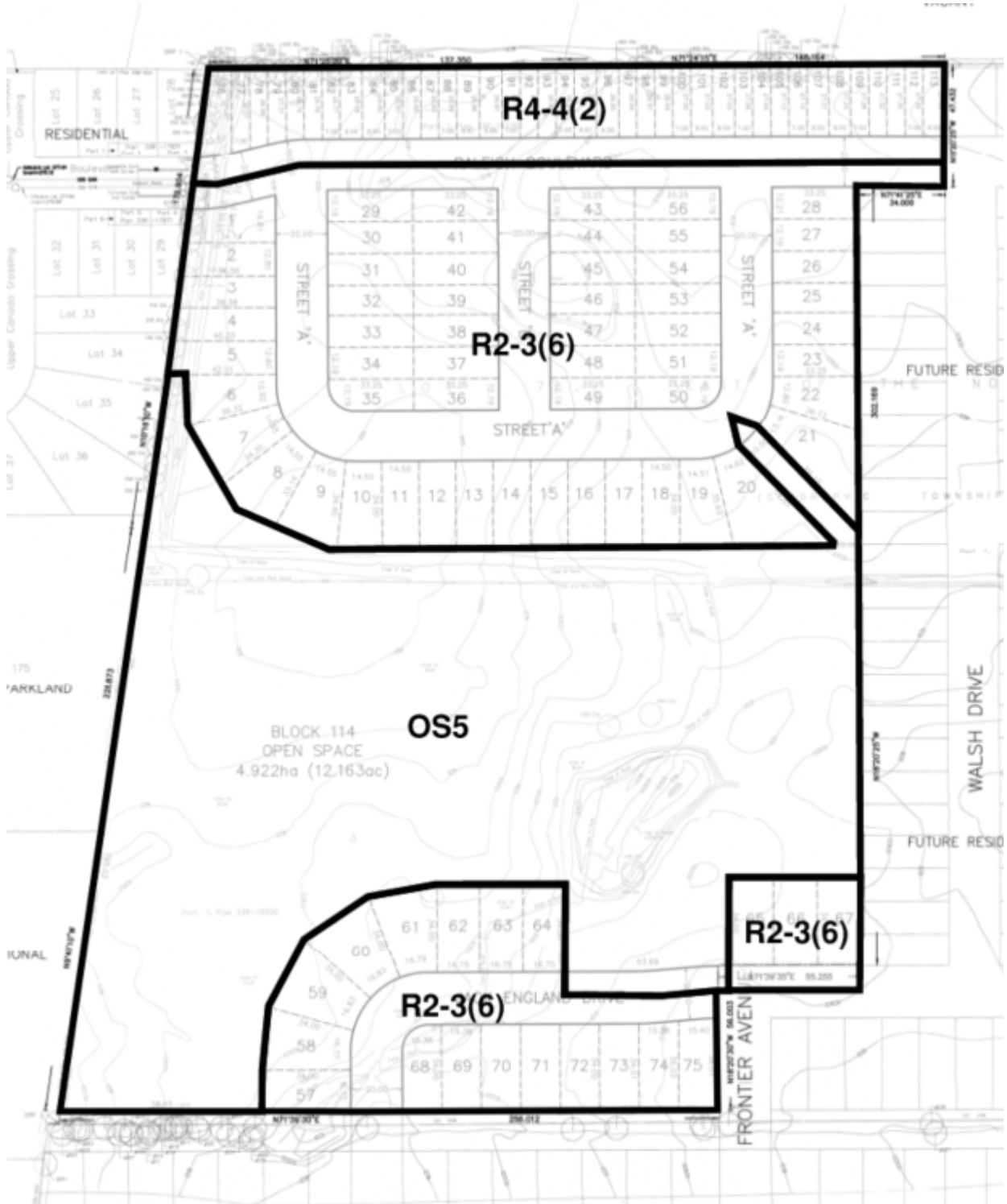


Figure 2. Proposed Zoning Schedule for the lands located at 850 Highbury Avenue North. The Zoning By-law is available at london.ca.