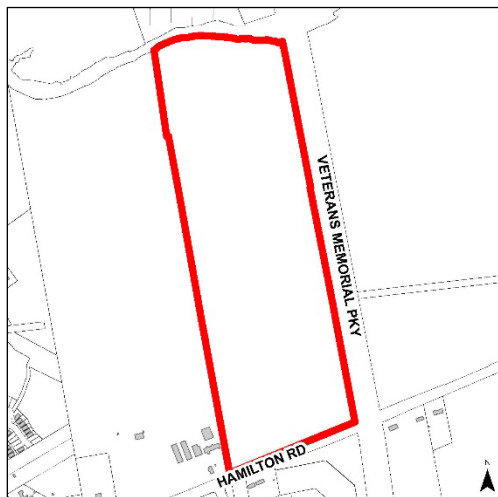




# REVISED NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision and Zoning By-law Amendment

### 2004 Hamilton Road



**File: 39T-25506/Z-25097**  
**Applicant: MHBC Planning**

#### What is Proposed?

Draft Plan of Subdivision and Zoning By-law Amendment:  
Zoning By-law Amendment to allow:

- A light industrial subdivision consisting of light industrial uses and complementary commercial uses.

Draft Plan of Subdivision including:

- Four (4) light industrial blocks
- One (1) future development block
- Seven (7) open space blocks
- One (1) road widening block; and
- Two (2) new streets, Street 'A' and interim Street 'B'

**Revised Notice to replace Location Map (left). No revisions have been made to the Application as described.**

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 1, 2025**

Alison Curtis  
acurtis@london.ca  
519-661-CITY (2489) ext. 4497

Jason Weisbrot  
jweisbro@london.ca  
519-661-CITY (2489) ext. 7890

Planning and Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T-25506/Z-25097

[london.ca/planapps](https://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor:

Councillor Steven Hillier  
shillier@london.ca  
519-661-2489 ext. 4014

**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: August 11, 2025

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of four (4) light industrial blocks (Blocks 1, 2, 4, & 5), one (1) future development block (Block 3), seven (7) open space blocks (for natural features, ecological buffers, and feature compensation areas) (Blocks 6-12), and one (1) road widening block; served by one (1) new street (Street 'A') and one new interim street (Street 'B').

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR6) Zone, Open Space (OS4) Zone, and an Environmental Review (ER) Zone to a Light Industrial Special Provision (LI4/LI5(\*)) Zone (Blocks 1, & 3-5), Holding Light Industrial (h-(\*))\*LI4/LI5 Zone (Block 2), and an Open Space (OS5) Zone (Blocks 6-12). Changes to the currently permitted zones are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Requested Zoning (Please refer to attached map)

**Zone(s):** Light Industrial Special Provision (LI4/LI5(\*)) Zone

**Where:** Blocks 1, 2, 4, and 5

**Permitted Uses:** Artisan workshop, Automotive uses (restricted), Bakeries, Brewing on premises establishments, Business service establishments, Clinics, Convenience service establishments, Convenience stores, Craft brewery, Custom workshop, Day care centres, Existing self-storage establishments, Financial institutions, Hotels, Laboratories, Manufacturing and assembly industries, Medical/dental offices, Motels, Offices support, Paper and allied products industries excluding pulp and paper and asphalt roofing industries, Personal service establishments, Pharmaceutical and medical product industries, Printing, reproduction and data processing industries, Research and development establishments, Restaurants, Service trade, Tow truck business, Warehouse establishments, and Wholesale establishments

**Requested Special Provisions:**

- No loading and open storage is permitted in the required rear yard. Where a loading space and/or open storage area is located in a yard adjacent to Veterans Memorial Parkway, lateral screening is required. Lateral screening shall be the full length of the loading space and open storage area and at least 3 metres in height above the finished grade to effectively conceal the view of these areas from Veterans Memorial Parkway. The lateral screening shall be compatible with the colour and materials of the main buildings.
- Landscaped Open Space - a minimum 5-metre-wide landscape strip shall be located on the portions of any yard adjacent to the Veterans Memorial Parkway corridor.

**Zone(s):** Holding Light Industrial (h-(\*))\*LI4/LI5 Zone

**Where:** Block 2

**Permitted Uses:** As Above

**Requested Holding Provision:**

- A holding provision (h-(\*)) is proposed that would require a Land Use Compatibility Study for a 'manufacturing and assembly industries use' to ensure compatibility is assessed relative to sensitive uses in proximity prior to development.

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

**Where:** Blocks 6, 7, 8, 9, 10, 11, and 12

**Permitted Uses:** conservation lands; conservation works; passive recreation uses which include hiking trails and pathways; and managed woodlots.

## Planning Policies

The subject lands are within the "Light Industrial" and "Green Space" Place Types on Map-1 of The London Plan. The Light Industrial Place Type permits a broad range of industrial uses that are unlikely to impose significant impacts on surrounding lands. Permitted uses within the Green Space Place Type are dependent upon the natural heritage features and areas, the hazards that are present, and the presence of natural resources which are to be protected. Permitted uses may include district, city-wide and regional parks; private green spaces such as cemeteries and private golf courses; and agriculture, woodlot management and urban gardens.

# 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 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](https://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 and Development staff's recommendation to the City of London Approval Authority. Planning considerations usually include such matters as land use, development intensity, and form of development.

## 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 and Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [plandev@london.ca](mailto: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](mailto: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 Local Planning Appeal Tribunal

If a specified 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 specified person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

If a specified 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 specified 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/>.

Please see the *Planning Act* for updated appeal requirements.

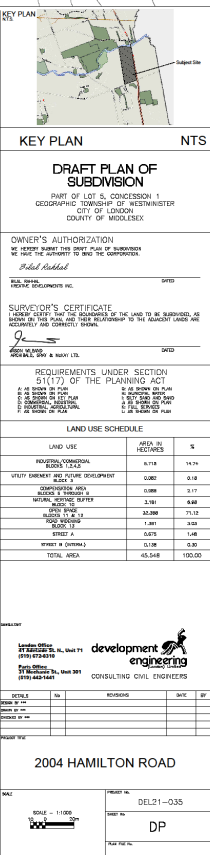
## **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, if one is held, 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, if any, may also be posted to the City of London's website. Questions about this collection should be referred to the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

## **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [developmentservices@london.ca](mailto:developmentservices@london.ca) for more information.

**The above image represents the applicant's proposal as submitted and may change.**



# Conceptual Draft Plan of Subdivision



The above image represents the applicant’s proposal as submitted and may change.

# Requested Zoning



Figure 11: Proposed Zoning

 Subject Lands

The above image represents the applicant’s proposal as submitted and may change.