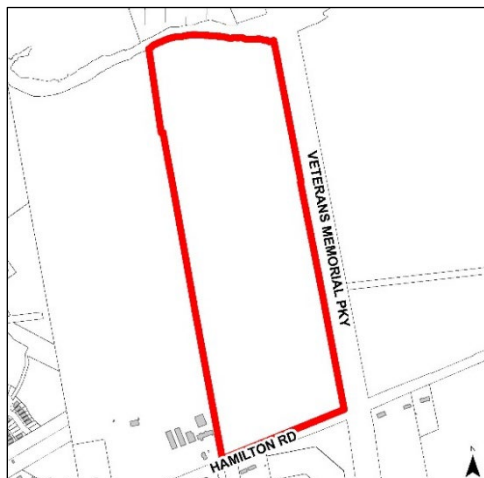




PUBLIC MEETING NOTICE

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

2004 Hamilton Road



File: 39T-25506 / OZ-26077

Applicant: MHBC Planning

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning By-law amendments to allow:

- A light industrial subdivision consisting of light industrial uses, open spaces, natural heritage, and compensation lands; served by two (2) streets, Street 'A' and interim Street 'B'.

YOU ARE INVITED!

Further to the Notice of Application you received on July 2, 2026, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, September 29, 2026, no earlier than 1:00 p.m.

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.

For more information contact:

Alison Curtis
acurtis@london.ca
519-661-CITY (2489) ext. 4497
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-25506 / OZ-26077

london.ca/planapps

To speak to your Ward Councillor:

Councillor Steven Hillier
shillier@london.ca
519-661-CITY (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 27, 2026

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 / access and utility easement block (Block 3), ten (10) open space blocks (for natural features, ecological buffers, and feature compensation areas) (Blocks 6-15), and one (1) road widening block; served by one (1) new street (Street 'A') and one new interim street (Street 'B').

Requested Amendment to The London Plan

The requested Official Plan amendments necessary to facilitate this proposal are as follows:

- Map 1 amended to align the Industrial and Green Space place types with the proposed zoning and Draft Plan of Subdivision,
- Map 3 amended to designate Street 'A' as a Neighbourhood Connector,
- Map 4 amended to identify the proposed pathway through the subject lands, and
- Map 5 amended to reflect the boundaries of the natural heritage features and compensation areas.

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 (LI1/LI4/LI5(a)) Zone (Block 1), Holding Light Industrial Special Provision (h-xxx*LI1/LI4/LI5(b)) Zone (Block 2), Light Industrial Special Provision (LI1/LI4/LI5(b)) Zone (Block 3), Light Industrial Special Provision (LI1/LI4/LI5(c)) Zone (Block 4), Light Industrial Special Provision (LI1/LI4/LI5(d)) Zone (Block 5) and an Open Space (OS5) Zone (Blocks 6-15). Changes to the currently permitted zones are summarized below.

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

Requested Zoning (Please refer to attached map)

Zone(s): Light Industrial Special Provision (LI1/LI4/LI5(a)) Zone

Where: Block 1

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:

- Retaining walls are not permitted along the public street frontage of Street A.

Zone(s): Holding Light Industrial Special Provision (h-xxx*LI1/LI4/LI5(b)) Zone

Where: Block 2

Permitted Uses: Same 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.

Requested Special Provisions:

- Retaining walls are not permitted along the public street frontage of Street A or Hamilton Road;
- The maximum setback from Hamilton Road is 25 metres; and,
- Parking is not permitted between the building and Hamilton Road.

Zone(s): Light Industrial Special Provision (LI1/LI4/LI5(b)) Zone

Where: Block 3

Permitted Uses: Same as above.

Requested Special Provisions: Same as (h-xxx*LI1/LI4/LI5(b)) Zone

Zone(s): Light Industrial Special Provision (LI1/LI4/LI5(c)) Zone

Where: Block 4

Permitted Uses: Same as above.

Requested Special Provisions:

- Parking is not permitted between the building and Hamilton Road;
- The maximum setback from Hamilton Road is 25 metres;
- Retaining walls are not permitted along the public street frontage of Street A or Hamilton Road;
- 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.
- 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): Light Industrial Special Provision (LI1/LI4/LI5(d)) Zone

Where: Block 5

Permitted Uses: Same as above.

Requested Special Provisions:

- Retaining walls are not permitted along the public street frontage of Street A;
- 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.
- 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): Open Space (OS5) Zone

Where: Blocks 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15

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

The City may also contemplate alternative zoning such as a different base zone, additional special provisions, and/or the use of holding provisions.

An Environmental Impact Study (EIS) was prepared for 2004 Hamilton Road dated March 2026 and was submitted with the application for the Draft Plan of Subdivision. The EIS report is available for viewing at the application-specific page at london.ca/planapps.

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 Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, 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 [Neighbourhood](#) 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 Vacant Land Condominium.

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 amendment 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, 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, 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.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

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

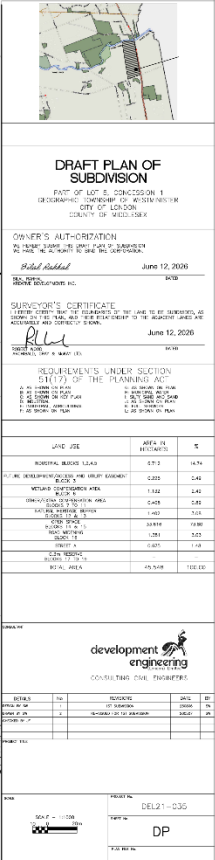
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, 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 September 22, 2026 to request any of these services.

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



Requested Official Plan Designations



Figure 10: Official Plan Amendment to The London Plan Map 1 - Place Type

- | | |
|------------------|-----------------------|
| Subject Lands | Farmland |
| Green Space | Rural Neighbourhoods |
| Neighbourhoods | Urban Growth Boundary |
| Heavy Industrial | |
| Light Industrial | |

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

Requested Zoning

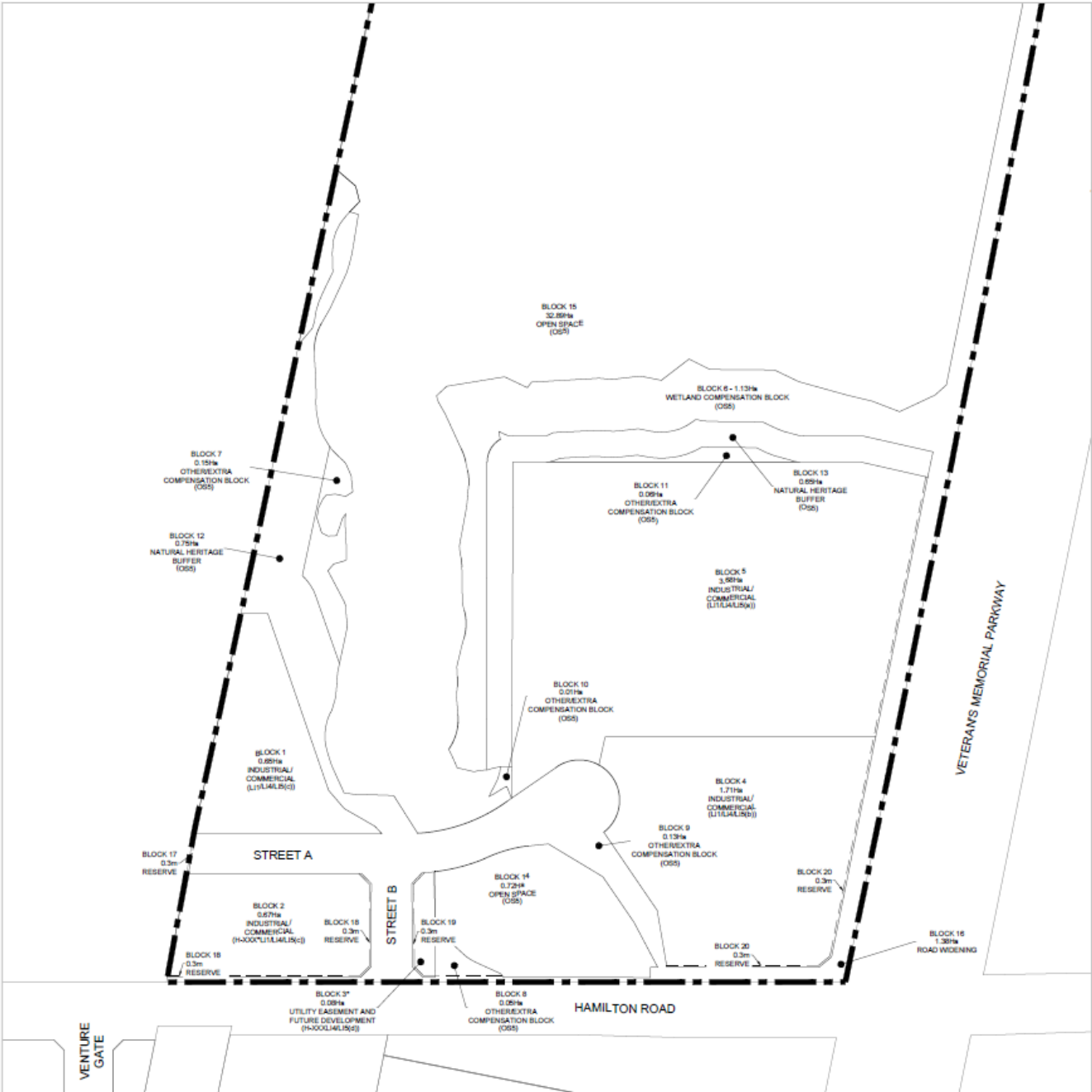


Figure 15: Proposed Zoning

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