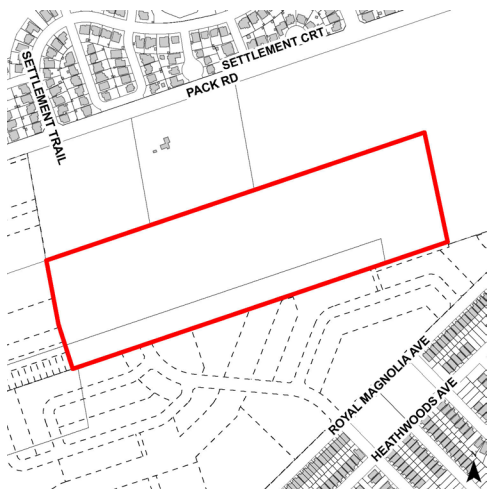




NOTICE OF PLANNING APPLICATION

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

3614 and 3630 Colonel Talbot Road



File: 39T-26505/OZ-26105

Applicant: Sifton Properties Limited

What is Proposed?

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

- A residential subdivision consisting of a mix of low rise, townhouse, and medium density blocks, associated park and open space uses, served by six (6) internal streets that connect to surrounding lands.
- Select lands to be designated from Neighbourhoods to the Green Space Place Type.
- Zoning to permit up to 375 new dwelling units.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 12, 2026**

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-26505, OZ-26105

london.ca/planapps

Kirsten Hoekstra

khoekstr@london.ca

519-661-CITY (2489) ext. 7812

You may also discuss any concerns you have with 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: September 9, 2026



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Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of fifteen (15) low rise residential blocks, six (6) townhouse blocks, two (2) medium density residential blocks, one (1) future development block, four (4) park blocks, three (3) drainage corridor/stormwater management blocks, three (3) wetland compensation blocks, two (2) open space/buffer blocks, one (1) sanitary corridor block, and a number of reserve blocks, served by six (6) internal streets that connect to surrounding lands.

Requested Amendment to The London Plan

To change a portion of the subject lands, as identified on the draft plan from the Neighbourhoods Place Type to Green Space Place Type to align with the proposed complete corridor which integrates stormwater management, linear park and multi-use trails, wetland compensation areas and an existing natural heritage feature with associated buffers.

The Official Plans and the Zoning By-law are available at london.ca.

Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve (UR) Zone to a Residential (R1-4(38)) Zone, Residential (R3-1) Zone, Residential (R4-6(_)) Zone with special provisions, Residential (R6-5(108)) Zone, Residential (R9-5(4)) Zone, Open Space (OS1) Zone, and Open Space (OS5) Zone, to implement the proposed development as summarized below.

Requested Special Provisions (R4-6(_))

- Front and Exterior Yard Depth to Main Dwelling (Minimum): 3.0 Metres
- Front and Exterior Yard Depth to Garage (Minimum): 5.5 Metres
- Garages shall not project beyond the façade of the main dwelling or façade (front face) of any porch.
- Interior Side Yard Depth (Minimum): 1.5 metres
- Height (Maximum): 13 metres
- Lot Coverage (%) Maximum: 55%

The City may also contemplate alternative London Plan place types and policies, zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at london.ca.

Planning Policies

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of retail, service and office uses as restricted by street classification.

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 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.



NOTICE OF PLANNING APPLICATION

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.

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 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/>.



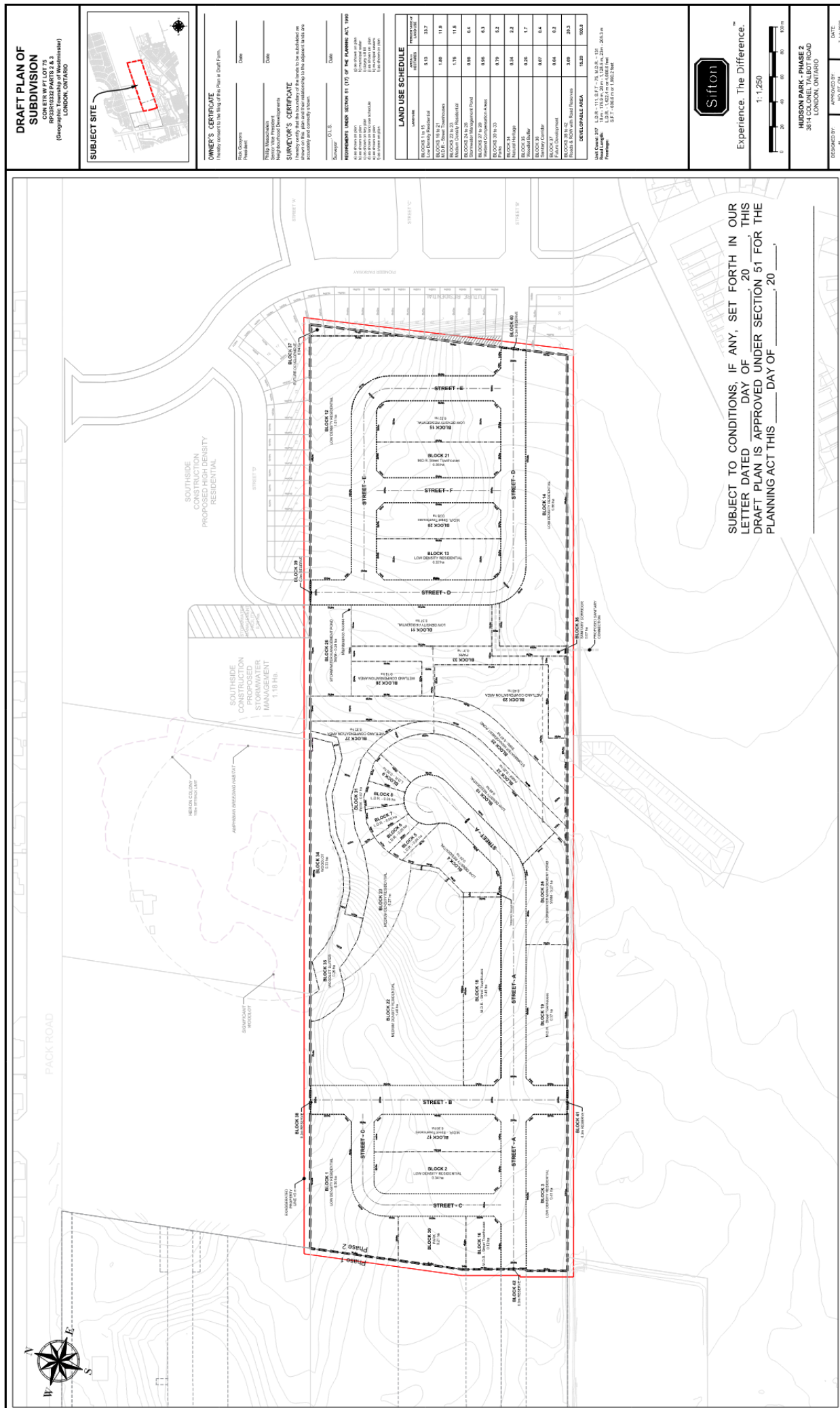
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Notice of Collection of Personal Information

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

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.



The above images represent the applicant's proposal as submitted and may change.

