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August 17, 2026

Alison Curtis, Senior Planner, Subdivision Planning
Planning and Development
City of London
300 Dufferin Avenue
London, ON, N6A 4L9

RE: 3614 and 3630 Colonel Talbot Road, Hudson Park Phase 2 – Draft Plan, Official Plan and Zoning By-law Amendment Applications

Dear Ms. Curtis,

On behalf of **Sifton Properties Limited**, please find enclosed the Draft Plan of Subdivision, Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBL) applications for the above-noted property.

The purpose of this submission is to facilitate development of Phase 2 of the Hudson Park community through the formal submission of applications identified above, for the City of London's review and consideration. Collectively, these applications seek approval of the proposed land use, applicable zoning, and the creation of lots, blocks, streets, and other lands in accordance with the proposed development concept.

The Draft Plan of Subdivision application has been prepared pursuant to Section 51 of the *Planning Act*, with the proposed amendments and planning rationale for each application detailed within the accompanying Planning Justification Report.

In support of the applications, we are pleased to submit the following materials:

- Two (2) copies of each: The fully executed **Official Plan and Zoning By-law Amendment Application** Form, as well as the **Draft Plan of Subdivision Application**;
- Twenty-four (24) rolled copies of the signed **Draft Plan of Subdivision** prepared by Sifton Properties Ltd., dated July 7, 2026;
- One (1) Reduced copy of the signed **Draft Plan of Subdivision**, prepared by Sifton Properties Limited;
- One (1) Reduced copy of the **Draft Plan of Subdivision with requested zoning plotted as an overlay**, prepared by Sifton Properties Ltd. dated July 9, 2026;



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- Two (2) electronic copies of the **Simplified Draft Plan of Subdivision**, formatted to parameters defined within Schedule APP-2B on the Draft Plan application form (One (1) PDF File and One (1) JPEG File);
- One (1) AutoCAD copy of the **Draft Plan of Subdivision** horizontally controlled by NAD83 UTM;
- One (1) electronic PDF copy of the **signed Draft Plan of Subdivision**;
- One (1) AutoCAD copy of the proposed Zoning By-Law Amendment map, prepared by Sifton Properties Limited;
- Two (2) electronic copies of the **Environmental Impact Study** prepared by MTE Consultants Inc., dated July 14, 2026 (One (1) Final PDF without appendices – AODA compliant, and One (1) Final PDF with appendices);
- Two (2) electronic copies of the **Final Proposal Report** prepared by Sifton Properties Limited, dated July 2026 (One (1) Final PDF without appendices – AODA compliant, and One (1) Final PDF with appendices);
- One (1) electronic copy of the Bibliography, prepared by Sifton Properties Limited, dated July 30, 2026;
- One (1) electronic copy of the **Functional Servicing Report** prepared by Stantec Consulting Ltd, dated Jul 17, 2026;
- One (1) electronic copy of the Claimable Works and Development Charge worksheet, prepared by Stantec, dated July 29, 2026;
- One (1) electronic copy of the **Hydrogeological Report** prepared by EXP Services Inc., dated July 16, 2026;
- One (1) electronic copy of the **Geotechnical Report** prepared by EXP Services Inc., dated June 26, 2026;
- One (1) electronic copy of the **Transportation Impact Assessment** prepared by Paradigm, dated July 2026;
- One (1) electronic copy of both, the **Stage 4 Archaeological Assessment for Location 1 and Location 2** prepared by AECOM, dated May 16, 2018;
- One (1) copy of both, the **Stage 4 Mitigation of Impacts for Location 1 and Location 2** prepared by AECOM, dated May 16, 2018;
- One (1) copy of both the **Stage 4 – Location 1 and Location 2 - Clearance Letters** issued by **Ministry of Tourism, Culture and Sport**, dated Oct 17, 2018, and October 25, 2018, respectively; and,
- A **cheque in the amount of \$80,914.00** will be couriered to City Offices to cover fees associated with this application.



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We respectfully request that the City review the enclosed materials and deem the applications complete in accordance with the *Planning Act*. Should additional information or clarification be required during the review process, please do not hesitate to contact the undersigned.

Thank you for your time and consideration. We look forward to working with the City throughout the review of these applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Ooms", with a stylized, cursive script.

Nicole Ooms, CPT
Sr. Project Manager, Development
Sifton Properties Limited
c:226-577-6623
nicole.ooms@sifton.com

Cc: Nicole Mussico, Manager of Subdivision Planning, City of London
Justin Diotte, P.Eng, Director, Development , Sifton Properties Limited