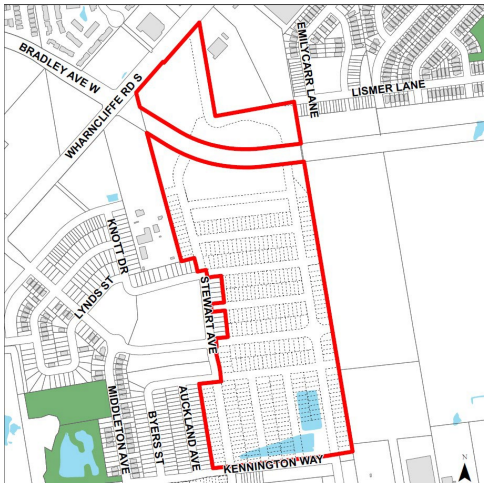


# NOTICE OF PLANNING APPLICATION

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

### Richardson North Subdivision 146 Exeter Road



File: 39T-22502 / Z-9528

Applicant: 1103125 Ontario Inc.

#### What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- 307 single detached residential lots
- 16 low density street townhouse blocks
- 4 medium density residential blocks
- 1 commercial block
- 2 open space/drainage blocks
- 6 new streets



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 14, 2023**

Sean Meksula

[smeksula@london.ca](mailto:smeksula@london.ca)

519-661-CITY (2489) ext. 5349

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

File: 39T-22502 / Z-9528

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

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

Elizabeth Pelosa

[epelosa@london.ca](mailto:epelosa@london.ca) 519-661-CITY (2489) ext. 4012

**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.**

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 307 single detached lots; one (16) low density townhouse blocks, four (4) medium density residential blocks; one (1) commercial block; (2) open space/drainage blocks; twelve (12) road widening and reserve blocks, serviced by six (6) new local streets (Street Q, R, S, T, U and V).

## Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve UR6 Zone and Holding Light Industrial h-17\*LI3 Zone to a Residential Special Provision R1 (R1-13(7)), Residential Special Provision R4 (R4-4(2)), Holding Residential Special Provision R5/R6 (R5-4( )/R6-5( )), Restricted Service Commercial Special Provision/ Arterial Commercial Special Provision RSC1/RSC2( )/RSC3(16)/RSC4(14)/RSC5(16)/(AC4( )), Open Space (OS1), Open Space (OS5), Open Space Special Provision (OS5( )) and Urban Reserve Special Provision UR4(9) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

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

**Zone(s):** Residential Special Provision R1 (R1-13(7)) Zone to permit single detached dwellings on lots with a minimum 6.0 metre rear yard setback and garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage; a Residential Special Provision R4 (R4-4(2)) Zone, to permit street townhouse dwellings with a minimum lot frontage of 6.7 metres, a minimum lot area of 160m<sup>2</sup>, a minimum exterior side yard setback of 1.2 metres, a minimum interior side yard setback of 1.2 metres, maximum lot coverage of 45% and maximum height of 10.5 metres; a Holding Residential Special Provision h-198/R5/R6 (R5-4( )/R6-5( )) Zone, to permit cluster townhouses dwellings and cluster stacked townhouse dwellings, at a minimum density of 30 units per hectare and a maximum height of 14.0 m; R6-5 - cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster apartment buildings and cluster fourplex dwellings, at a minimum density of 30 units per hectare, and a maximum height of 14m; a Restricted Service Commercial Special Provision/ Arterial Commercial Special Provision RSC1/RSC2( )/RSC3(16)/RSC4(14)/RSC5(16)/(AC4( )) Zone to permit a range of moderate intensity commercial uses, and trade service uses, which may require significant amounts of land for outdoor storage or interior building space and a location on major streets; a Arterial Commercial (AC) Zone provides for and regulates a mix of small scale retail, office, personal service and automotive uses located along arterial roads which serve both vehicular and pedestrian trade; an Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest; an Open Space (OS5) Zone, to permit conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots; and Urban Reserve Special Provision UR4(9) zone provides for and regulates existing uses on lands which are primarily undeveloped for urban uses, with a minimum lot area of 160 square metres and no minimum lot frontage requirement.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development in proximity to arterial roads

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the London Plan, London's long-range planning document. The subject lands are in the 'Neighbourhoods' and 'Commercial Industrial' Place Types in *The London Plan*.

## 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](http://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 a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also 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](http://Neighbourgood) 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 Subdivision.

## **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](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 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 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/>.

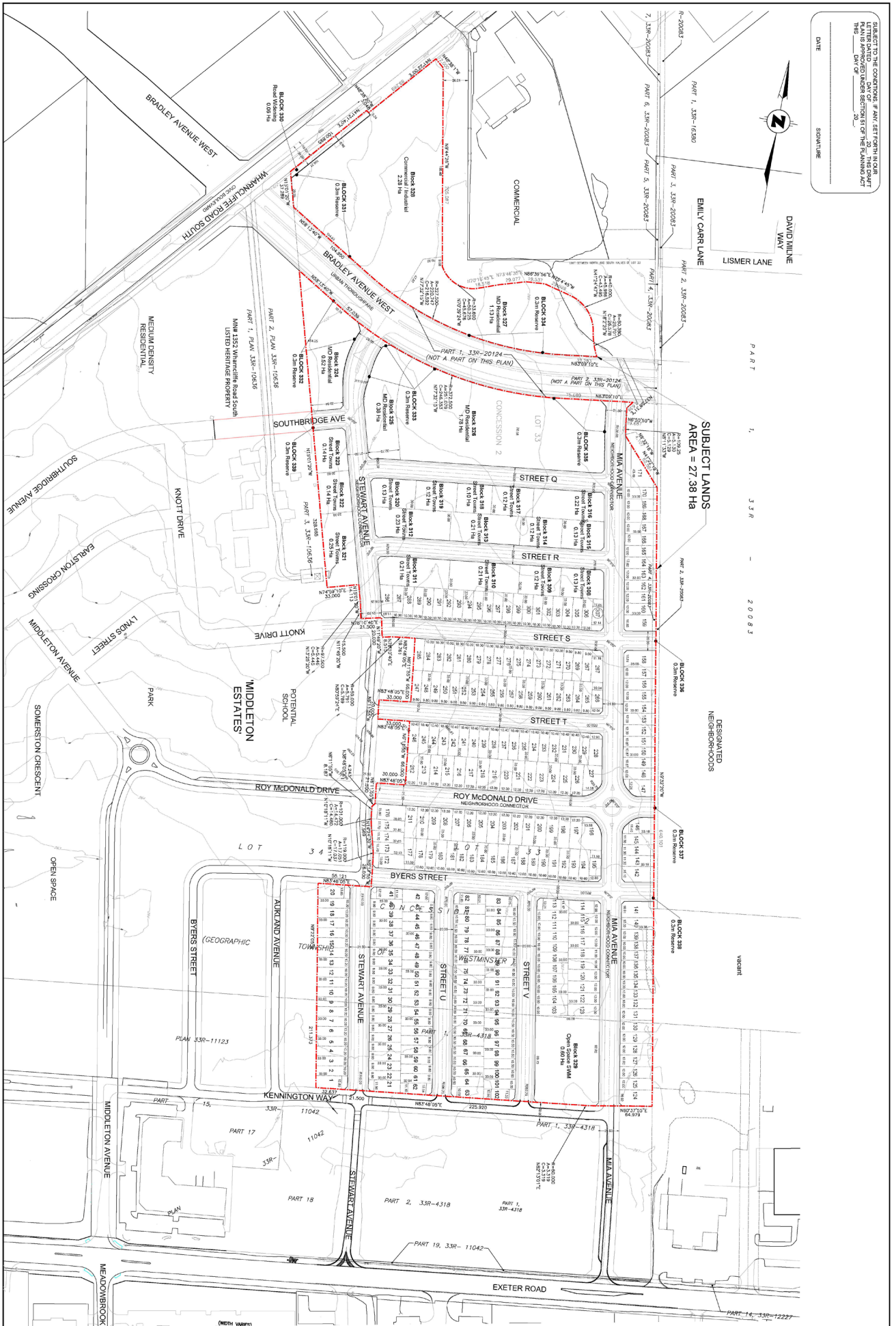
### **Notice of Collection of Personal Information**

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](mailto:plandev@london.ca) for more information.

# Revised Requested Draft Plan of Subdivision



<p><b>Monteith • Brown</b> planning consultants</p> <p><b>DRAFT PLAN OF SUBDIVISION</b></p> <p>Part of Lot 33B of Concession 2 (Geographic) City of London County of Middlesex</p>		<p><b>OWNERS CERTIFICATE</b> Planning Consultants, Inc. Monteith • Brown 146 Exeter Road London, Ontario N6A 2Z2</p>		<p><b>ART PLAN</b></p> <p>N.T.S.</p>																																														
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<p><b>OWNER</b> RICHARDSON NORTH SUBDIVISION 387-2502 (PHASE 2) 146 EXETER ROAD</p>		<p><b>CONTRACT NO.</b> 20-2801</p>		<p><b>SCALE</b> 1</p>																																														

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

# Revised Requested Zoning



LEGEND	
	SUBJECT LANDS
	EX. ZONE LIMITS
	STREETLINE
	REZONE FROM UR6 TO R1-13(7)
	REZONE FROM LI3 TO R1-13(7)
	REZONE FROM LI3 TO OS1
	REZONE FROM UR6 TO R4-4(2)
	REZONE FROM UR6 TO RSC1, RSC1, RSC2(#), RSC3(16), RSC4(14) RSC5(16), AC4(#)
	REZONE FROM UR6 TO R5-4(#), R6-5(#), R-198
	REZONE FROM UR6 TO OS5(#)
	REZONE FROM UR6 TO UR6(9)



## ZONING BY-LAW AMENDMENT SKETCH RICHARDSON NORTH SUBDIVISION

148 Exeter Road

Apr 28, 2023  
20-2801  
1: 5,000 (11x17)



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