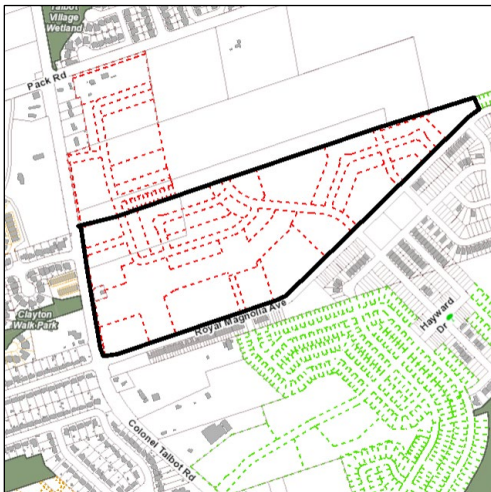


NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision

3680 and 3700 Colonel Talbot Road



File: 39T-24501
Applicant: MHBC

What is Proposed?

Request for Draft Plan Approval to allow:

- A residential subdivision consisting of single detached dwellings, cluster townhouses, street townhouses, low-rise apartments, mid to high-rise apartments, parkland, open space, and future development lands, served by an extension of Campbell Street North and six (6) public streets.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 24, 2024**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Planning and Development, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: 39T-24501

london.ca/planapps

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

Councillor Anna Hopkins

ahopkins@london.ca

519-661-2489 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.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of eight (8) single detached residential blocks with an estimated yield of 165 single detached dwelling units (Blocks 1-8); one (1) street townhouse block with an estimated yield of 15 dwelling units (Block 9); six (6) cluster townhouse blocks with an estimated yield of 531 dwelling units (Block 12-17); three (3) apartment building blocks with an estimated yield of 288 units (Block 18, 19 and 22); one (1) residential/commercial block with an estimated yield of 48 units (Block 20), one (1) park block (Block 23); three (3) open space block (Block 24-26); five (5) 0.3 metre reserve blocks (Blocks 27-31); served by extension of Campbell Street North and six new streets (Streets N, O, P, Q, R and S). (please refer to attached draft plan)

Requested Zoning By-law Amendment

Application to amend the zoning by-law and Official Plan will be made at a future date.

A Focused Environmental Impact Study - 3680 and 3700 Colonel Talbot Road (EIS) report prepared by MTE Consultants Inc., dated December 12, 2023, was submitted with the application for draft plan of subdivision. The EIS report is available for viewing by contacting the City's Planner listed on first page of the notice.

Planning Policies

The subject lands are within the "Neighbourhoods" and "Green Space" Place Types on Map-1 of the London Plan. The Neighbourhoods Place Type permits a range of housing types including single detached, semi-detached, duplex, triplex, and townhouse dwellings. Permitted uses within the Green Space Place Type are dependent upon the natural heritage features and areas contained on the subject lands, 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 on 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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at london.ca.

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

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. 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.

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.

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, 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 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.

Requested Draft Plan of Subdivision

Legal Description
 PART LOTS 74 & 75, CONVERSION BASE OF THE NORTH BRANCH OF TALBOT ROAD
 (GEOGRAPHIC TOWNSHIP OF WESTMIDLAND)
 CITY OF LONDON
 COUNTY OF BECKENHAM

Owner's Certificate
 HEREBY AUTHORISE ARCHITECTS HANNAH BROTHERS CONSULTANTS TO PREPARE THIS PLAN FOR APPROVAL.
 DATE: December 12, 2023
 BY: [Signature]
 NO. LAMBTON ROAD INC.

Surveyor's Certificate
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEREIN ACCORDING TO THE ALLEGED LANDLORD'S ACCURATE AND CORRECTLY MADE MEASUREMENTS.
 DATE: Dec 13, 2023
 CHRYSTLE TAYLOR, P. ENG.
 CHRYSTLE TAYLOR SURVEYORS
 2100 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 4T8

Map Plan

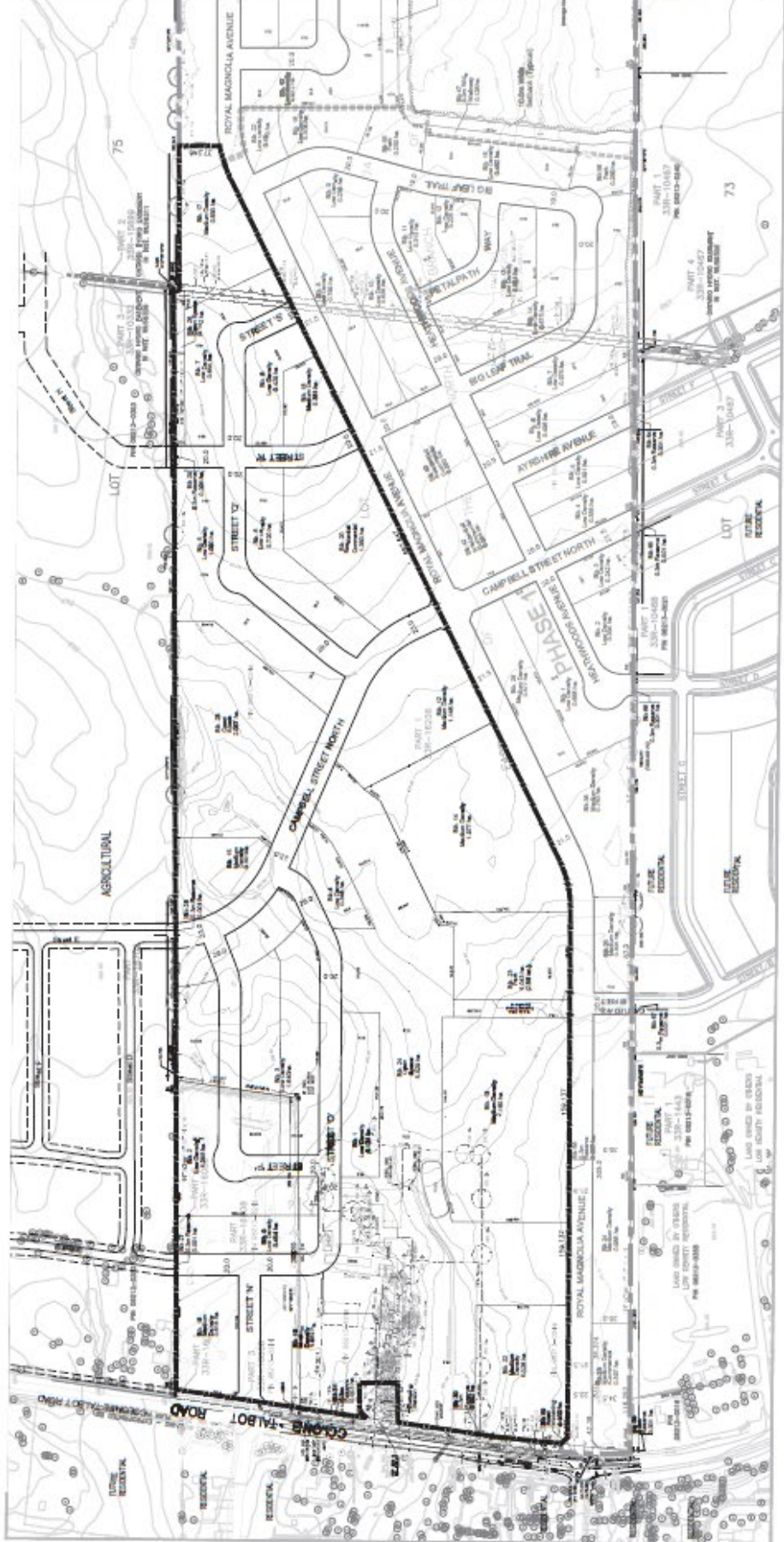
 Subject Lands
 SCALE: NTS

Additional Information Requested Under Section 5(17) of the Planning Act
 A. 10% E.P.F. to be Approved: As Shown
 B. Residential/Commercial: E. As Shown
 C. As Shown
 D. Residential/Commercial: E. As Shown
 H. Municipal Waste Supply: L. Low, City, 50%
 J. As Shown
 K. All Services As Requested
 L. As Shown

Area Schedule

Development	Units	Area (sq. ft.)
Low Density Residential	1-8	6,887
Low & Medium Density Residential (Townhouses)	15	6,464
Medium Density Residential (Cluster Housing)	12-17	6,968
Medium Density Residential (Apartments)	15-19, 22	2,723
Residential/Commercial	23	1,843
Open Space	24-28	7,729
Other	27-31	6,007
0.5km Bufferzone for Draft Part 1	85 (Draft Part 1)	6,037
Bufferzone		3,000
Total	33	104,710 sq. ft.

York MHC ARCHITECTURE
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 4T8
 APPROVED BY: [Signature]
 DATE: December 12, 2023
 PROJECT: SUNSET CREEK - PHASE 2
 DRAWN BY: L.M. & C.C.F.
 CHECKED BY: S.A.
 APPROVAL DATE: December 12, 2023
 FILE NO.: 12041
 PLAN SCALE: 1:2,000
 DRAWN BY: L.M. & C.C.F.
 CHECKED BY: S.A.
 APPROVAL DATE: December 12, 2023



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