



Z-8509
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August 12, 2015

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

Sifton Properties Limited

LOCATION:

1155-1236 Gough Road and 1974-2119 Gough Avenue - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to allow for an increase to the building area for one-storey dwellings from 40% of the lot to 50% of the lot.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 **FROM** a Residential R1 Special Provision (R1-3(7)) Zone which permits one single detached dwelling with special regulations that allow a minimum interior side lot depth of 1.2 metres (3.9 feet) and a minimum lot frontage of 11 metres (36.1 feet) **TO** a Residential R1 Special Provision (R1-3(_)) Zone to permit the same uses and special regulations while allowing for an additional special regulation to increase the lot coverage from 40% to 50% for one-storey dwellings.

PLANNING POLICIES:

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as "Low Density Residential" in the Official Plan, which permits, amongst other low density residential uses, single detached dwellings.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention: Brian Turcotte **by September 2, 2015**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: 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 Cathy Saunders, City Clerk, 519-661-2500 extension 4937.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 5 Councillor Maureen Cassidy (office 519-661-2500, ext. 4005, e-mail mcassidy@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

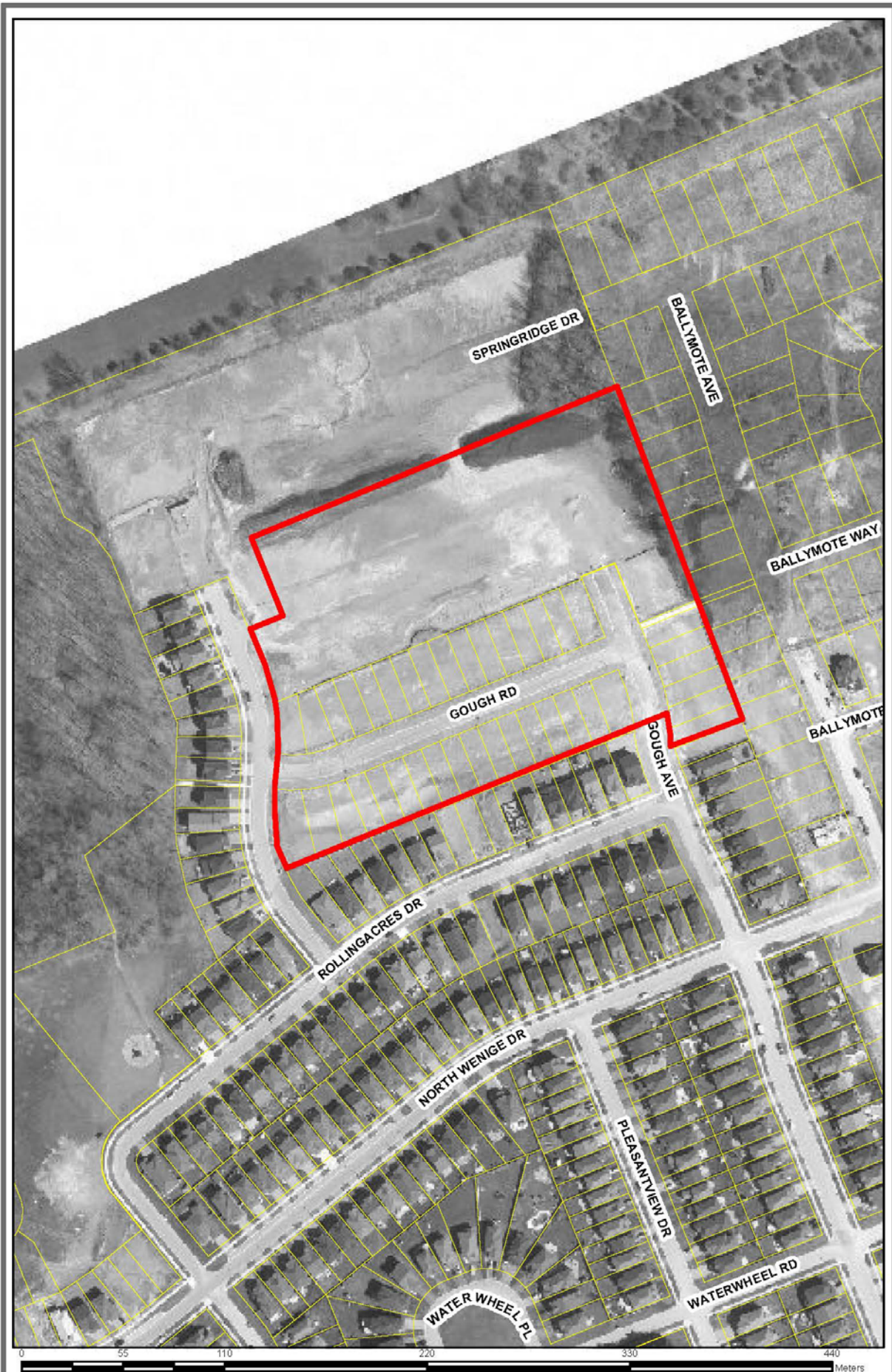
FOR INFORMATION:

If you wish to view additional information or material about the requested Zoning By-law amendment, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.- 4:30p.m.

For more information, please call Brian Turcotte at 519-661-2500 extension 4651, referring to "Z-8509".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.




LOCATION MAP

Subject Site : 1155-1236 Gough Road &
1974-2119 Gough Avenue
Applicant: Sifton Properties Limited
File Number : Z-8509

Planner : BT
Created By : TT
Date : 2015/08/05
Scale : 1:2,500

Legend

 Subject Site

Prepared by : Graphics & Information Services , Planning Division
Corporation of the City of London
File=planning/projects/p_locationmaps/MXDd

