

39T-15503/Z-8505
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July 13, 2015

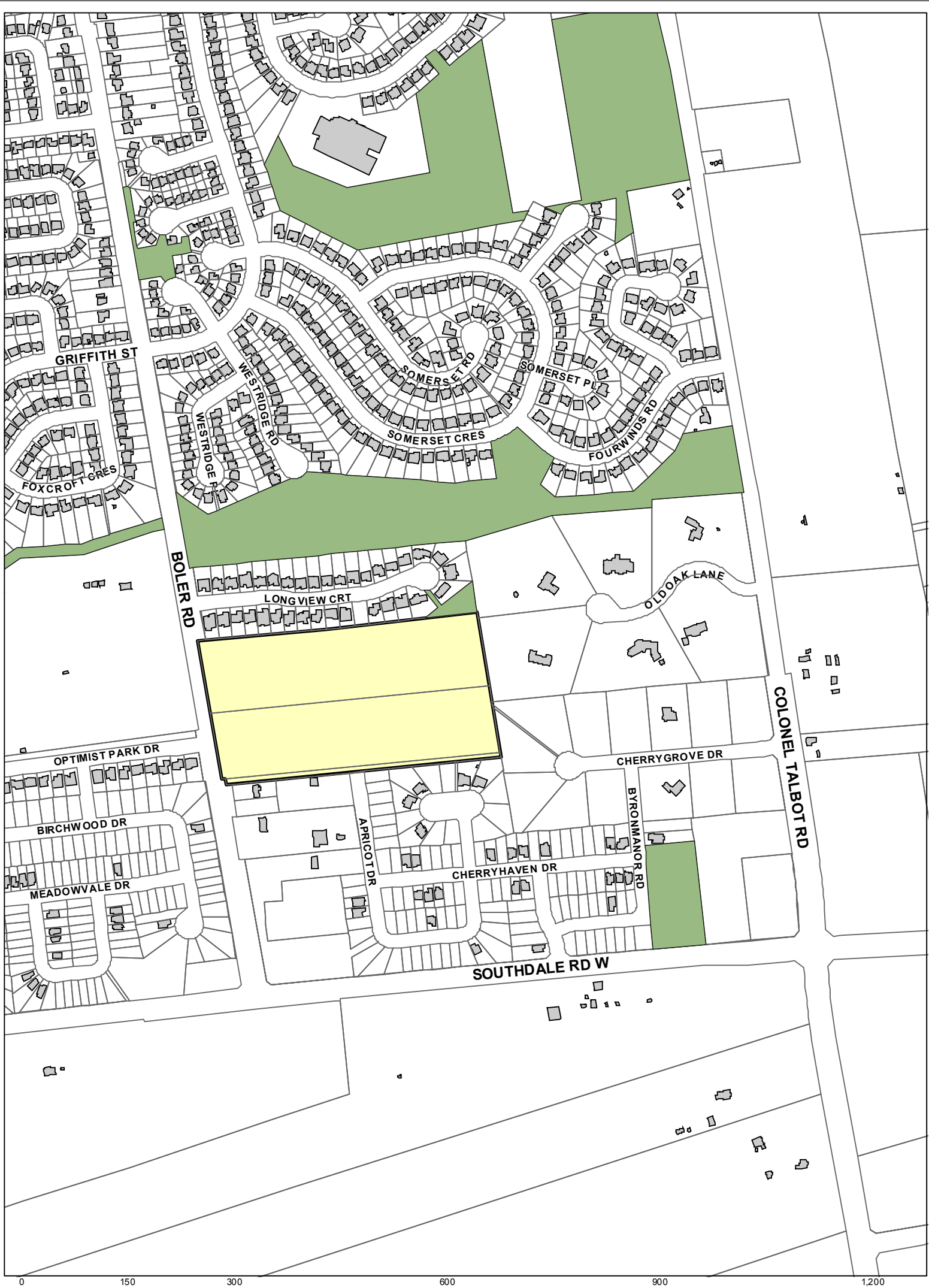
**NOTICE OF APPLICATION
for Approval of Draft Plan of Subdivision
and to amend Zoning By-law**

The City of London has received an application to subdivide a parcel of land as shown on the map attached. The proposed draft plan of subdivision is described below. The City of London has also received a Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT:	Southside Construction Management Limited c/o Development Engineering (London) Inc.
LOCATION:	Municipal Address: 704 & 706 Boler Road (see attached location map) Planning District: Byron Watershed: Dingman Creek Assessment Roll Number: 070340682000000, 070340661000000
PURPOSE AND EFFECT:	The purpose and effect is to permit the development of a subdivision with 44 single detached lots, one (1) open space block, and one (1) low density block, all served by an extension of Optimist Park Drive, an extension of Apricot Drive, and one (1) new local street.
PROPOSAL:	Consideration of a Residential Draft Plan of Subdivision with 44 single detached lots, one (1) open space block, and one (1) low density block, all served by an extension of Optimist Park Drive, an extension of Apricot Drive, and one (1) new local street. Possible Amendment to Zoning By-law Z.-1 to change the zoning of the lands from an Urban Reserve (UR1) Zone to: <ul style="list-style-type: none">• <u>A Residential R1 (R1-9) Zone</u>, to permit single detached dwellings with a minimum lot frontage of 16.0 metres, a minimum lot area of 690m²; and• <u>A Residential R6 (R6-5) Zone</u>, to permit medium density development in various forms of cluster housing from single detached dwellings to townhouses and apartments at a maximum density of 35 units per hectare.; and• <u>An Open Space (OS5) Zone</u>, to permit activity limited to a range of low-impact uses associated with passive recreation, conservation and ecosystem management. Development and site alteration is permitted only if it has been demonstrated through an appropriate study that there will be no negative impacts on the features and functions for which the area has been identified. The City may also consider adding holding provisions to address issues such as servicing and design considerations.
EIS:	An Environmental Impact Study (EIS) report prepared by BioLogic Incorporated, dated June 8, 2015, was submitted with the application for draft plan of subdivision. The EIS report is available for public review during regular business hours at the City of London Development Approvals Business Unit, 6 th Floor, City Hall.
PLANNING POLICIES:	The Official Plan designates these lands as "Low Density Residential", which permits single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan and provided they do not exceed the maximum density of 30 units per hectare. The site is presently within an Urban Reserve (UR1) Zone which permits

HOW TO COMMENT:	<p>existing dwellings, agricultural uses (except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities), conservation lands, managed woodlot, wayside pit, and passive recreation use.</p> <p>Please call in, mail, fax or email your comments by <u>August 26, 2015</u> if possible*. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. Please Note: Personal information collected and recorded through the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the <i>Municipal Act, 2001</i>, as amended, and the <i>Planning Act</i>, 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 ext. 4937.</p> <p>* Special Note to Environmental and Engineering Services Department: Divisional Comments are to be submitted to Development Services by <u>August 11, 2015.</u></p> <p>Your representative on City Council, Councillor Anna Hopkins (City Hall Telephone Number: 519-661-2500 ext. 4009) would be pleased to discuss any concerns you may have with this application.</p> <p>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.</p>
APPEALS:	<p>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 Manager of Development Services in respect of the proposed Plan of Subdivision, Official Plan or Zoning By-law amendment (if applicable) before:</p> <ol style="list-style-type: none"> i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision; ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or, iii. the Zoning By-law amendment is passed (if applicable), <p>the person or public body is not entitled to appeal the decision of the Manager of Development Services or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.</p>
PUBLIC MEETING:	<p>The appropriateness of the proposed plan of subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.</p>
FOR MORE INFORMATION	<p>For additional information, please contact Allister MacLean at 519 661-2500 ext. 4594, referring to "File 39T-15503 – 704 & 706 Boler Road", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.</p>
TO BE NOTIFIED:	<p>If you wish to be notified of the decision of the City of London in respect of this proposed plan of subdivision, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.</p> <p>If you wish to be notified of the adoption of the of the proposed Official Plan amendment (if applicable) or of the refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.</p>

Note: We are currently experiencing a work stoppage and some City services are affected. For details about our current service levels please visit our website at www.london.ca thank you for your patience during this period of work disruption and delay.



LOCATION MAP

Subject Site: **704 & 706 Boler Road**
 Applicant: **Southside Construction Limited**
 File Number: **39T-15503**
 Planner: **Allister MacLean**
 Created By: **M. Sundercock**
 Date: **2015-07-13**

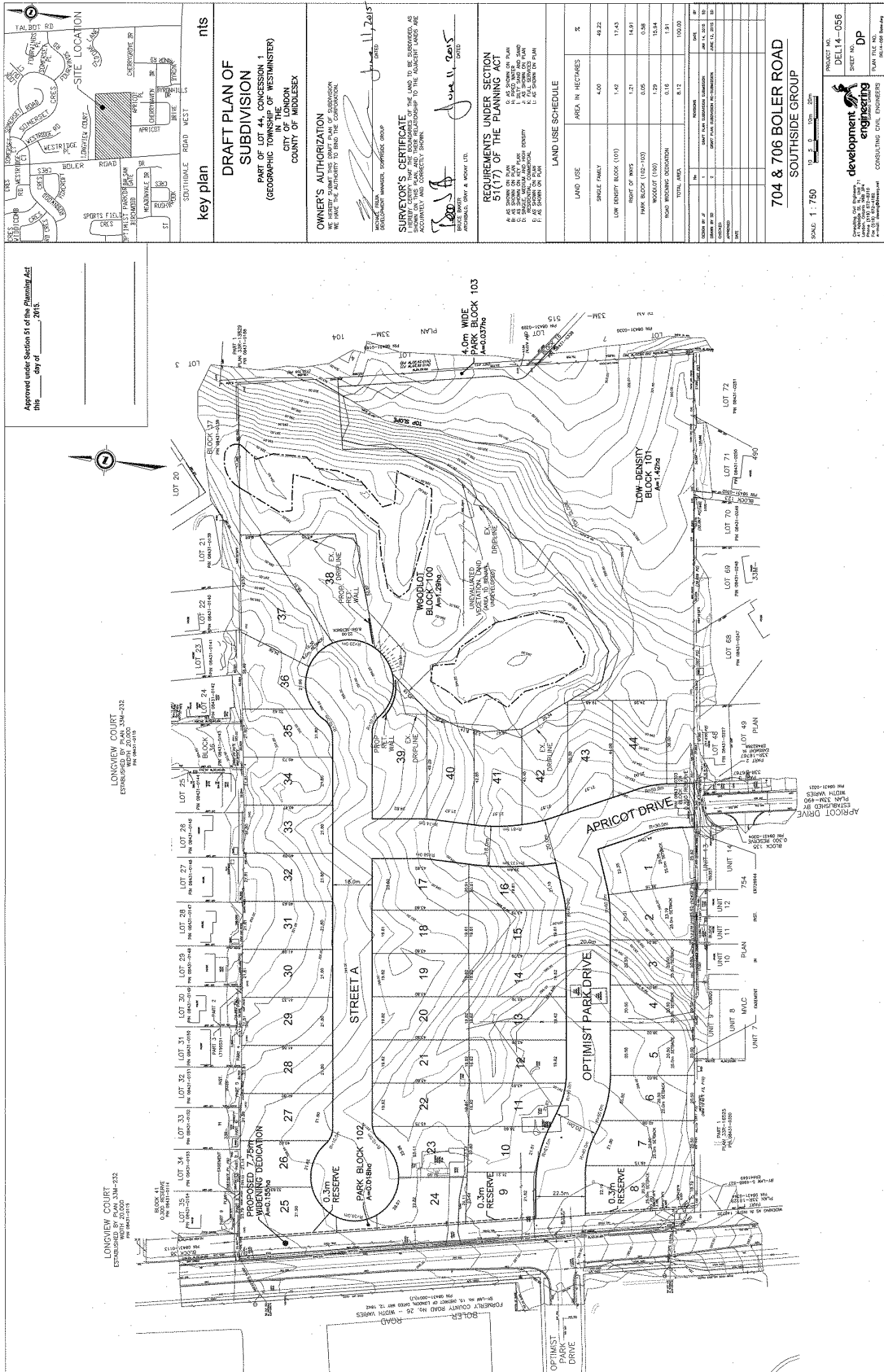
Corporation of the City of London
 Prepared By: Planning and Development



LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers

Proposed Draft Plan



Approved under Section 51 of the Planning Act
this _____ day of _____, 2015.

LONGVIEW COURT
ESTABLISHED BY PLAN 334-232
MAY 14, 2000
P.L. 0843-019

LONGVIEW COURT
ESTABLISHED BY PLAN 334-232
MAY 14, 2000
P.L. 0843-019

key plan

DRAFT PLAN OF SUBDIVISION
PART OF LOT 44, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
CITY OF LONDON
COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION
WE HEREBY AUTHORIZE THIS DRAFT PLAN OF SUBDIVISION
AND TAKE THE AUTHORITY TO BIND THE CORPORATION.

[Signature]
DEVELOPMENT MANAGER, SOUTHSIDE GROUP

SURVEYOR'S CERTIFICATE
THE SURVEYOR HAS BEEN SATISFIED THAT THE DRAFT PLAN OF SUBDIVISION
SHOWN ON THIS PLAN AND HEREIN REFERRED TO IS A CORRECT AND ACCURATE
REPRESENTATION OF THE ACTUAL SITUATION ON THE GROUND.

[Signature]
J. J. REIS
REGISTERED PROFESSIONAL SURVEYOR

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A. AS SHOWN ON PLAN
B. AS SHOWN ON PLAN
C. AS SHOWN ON PLAN
D. AS SHOWN ON PLAN
E. AS SHOWN ON PLAN
F. AS SHOWN ON PLAN
G. AS SHOWN ON PLAN
H. AS SHOWN ON PLAN
I. AS SHOWN ON PLAN
J. AS SHOWN ON PLAN
K. AS SHOWN ON PLAN
L. AS SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
SINGLE FAMILY	4.00	48.22
LOW DENSITY BLOCK (101)	1.42	17.43
HEIGHT OF WAVES	1.21	14.83
PAVEMENT (100-100)	0.05	0.58
WOODLOT (100)	1.29	15.84
ROAD WIDENING DEDICATION	0.16	1.91
TOTAL AREA	8.12	100.00

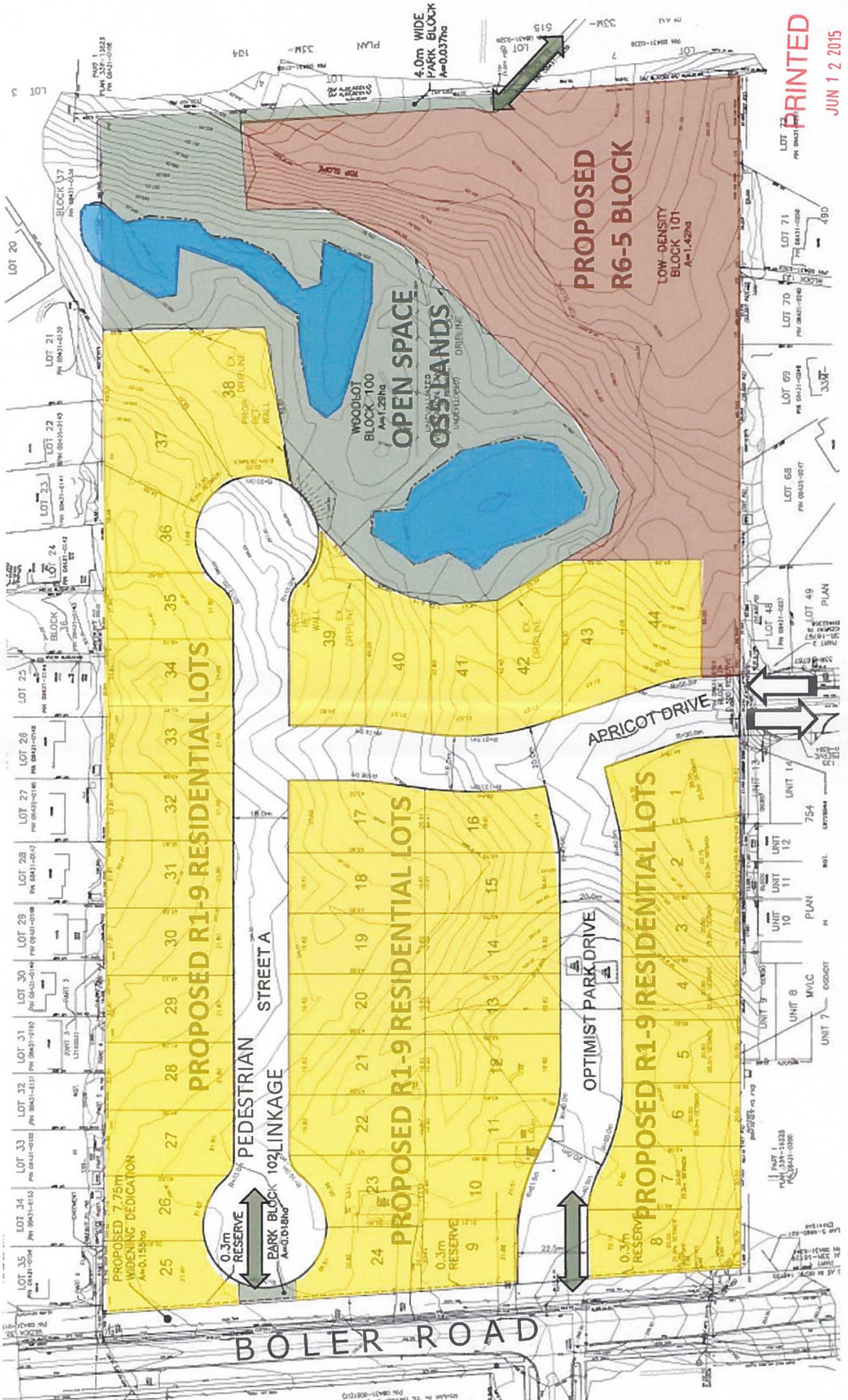
704 & 706 BOLER ROAD
SOUTHSIDE GROUP

SCALE: 1 : 750

PROJECT NO. DEL14-056
SHEET NO. DP
PLAN FILE NO. DEL14-056-001

development engineering
CONSULTING CIVIL ENGINEERS

Proposed Zoning



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JUN 12 2015

FUTURE ROAD CONNECTION