



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

File 39T-09502 / Z-8528  
Larry Mottram  
tel: 519-661-2500 ext. 4866  
e-mail: [lmottram@london.ca](mailto:lmottram@london.ca)  
website: <http://www.london.ca>

October 6, 2015

## **NOTICE OF APPLICATION** **Revisions to Draft Plan of Subdivision** **and Zoning By-law Amendment**

The City has received a request by Sifton Properties Limited to revise a draft-approved plan of subdivision and to amend the zoning by-law regulations affecting lands on the north side of Commissioners Road East, west of Hamilton Road, as shown on the attached location map. We are advising you of this application to invite your comments and the comments of nearby property owners.

**APPLICANT:** Sifton Properties Limited

**LOCATION:** **Municipal Address:** 2404 to 2502 Seven Oaks Ridge, 2786 to 2824 Sheffield Place, and 2342 to 2386 Leeds Crossing (legally described as Lots 1-19 and Lots 21-59 Plan 33M-672); and other lands lying north of Commissioners Road East, east and west of Sheffield Boulevard; approximately 11.4 hectares (28 ac.) (see attached map)

**Planning District:** Jackson / Old Victoria

**PURPOSE AND EFFECT:**

1. Amend the zoning to increase the maximum lot coverage regulation from 40% to 45% for one (1) storey single detached dwellings in order to allow for construction of larger dwellings.
2. Amend the zoning on Block 158 (medium density block) to permit residential single detached dwellings; and revise the draft subdivision plan to divide the block into 20 single detached lots.
3. Amend the zoning on five lots (Lots 148 - 152) within the draft subdivision plan from R1-4 to R1-3 in order that the lots comply with the minimum lot size requirements of the zoning by-law.

**PROPOSAL:**

Possible Amendment to Zoning By-law Z.-1 to change the zoning from a Residential R1 (R1-4) Zone and a holding Residential R1 (h•h-100•R1-4) Zone to a Residential R1 Special Provision (R1-4( )) Zone to permit single detached dwellings with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings.

Possible Amendment to Zoning By-law Z.-1 to change the zoning on Block 158 within the draft plan of subdivision from a holding Residential R5/R6 Special Provision (h•h-71•h-100•R5-4(14)/R6-5(31) Zone to a Residential R1 Special Provision (R1-4( )) Zone to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres; together with a special provision for a maximum lot coverage of 45% for one (1) storey dwellings. Also, consideration of red-line revisions to the draft plan of subdivision to divide the block into 20 single detached lots having frontage on public roads (Leeds Crossing and future Holbrook Drive).

Possible Amendment to Zoning By-law Z.-1 to change the zoning on Lots 148 to 152 within the draft plan of subdivision from a holding Residential R1 (h•h-100•R1-4) Zone to a Residential R1 (R1-3) Zone to permit single detached dwellings with a minimum lot frontage of 10 metres and minimum lot area of 300 square metres.

The City may consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that the required security has been provided, and that conditions of approval of draft plan of subdivision ensure that a subdivision agreement or development agreement is entered into.

**PLANNING  
POLICIES:**

The City of London Official Plan designates these lands as "Low Density Residential" and "Multi-family, Medium Density Residential".

**HOW TO  
COMMENT:**

Please call in, mail, fax or email your comments by **November 18, 2015\***, 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 Committee of City Council for consideration.

**Please Note:** Your comments and opinions submitted to the City on this matter, including your name and address, will become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.

Your representative on City Council, Councillor Jared Zaifman (City Hall Telephone Number: 519-661-2500 ext. 4014), would be pleased to discuss any concerns you may have with this application.

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.

**\*Special Note to City Departments:** Divisional Comments are to be submitted to the Development Services Division by November 9, 2015.

**APPEALS:**

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, Official Plan or Zoning By-law amendment (if applicable) before:

- 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),

the person or public body is not entitled to appeal the decision of the Approval Authority 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.

**PUBLIC  
MEETING:**

The appropriateness of the proposed plan of subdivision and zoning by-law amendment will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

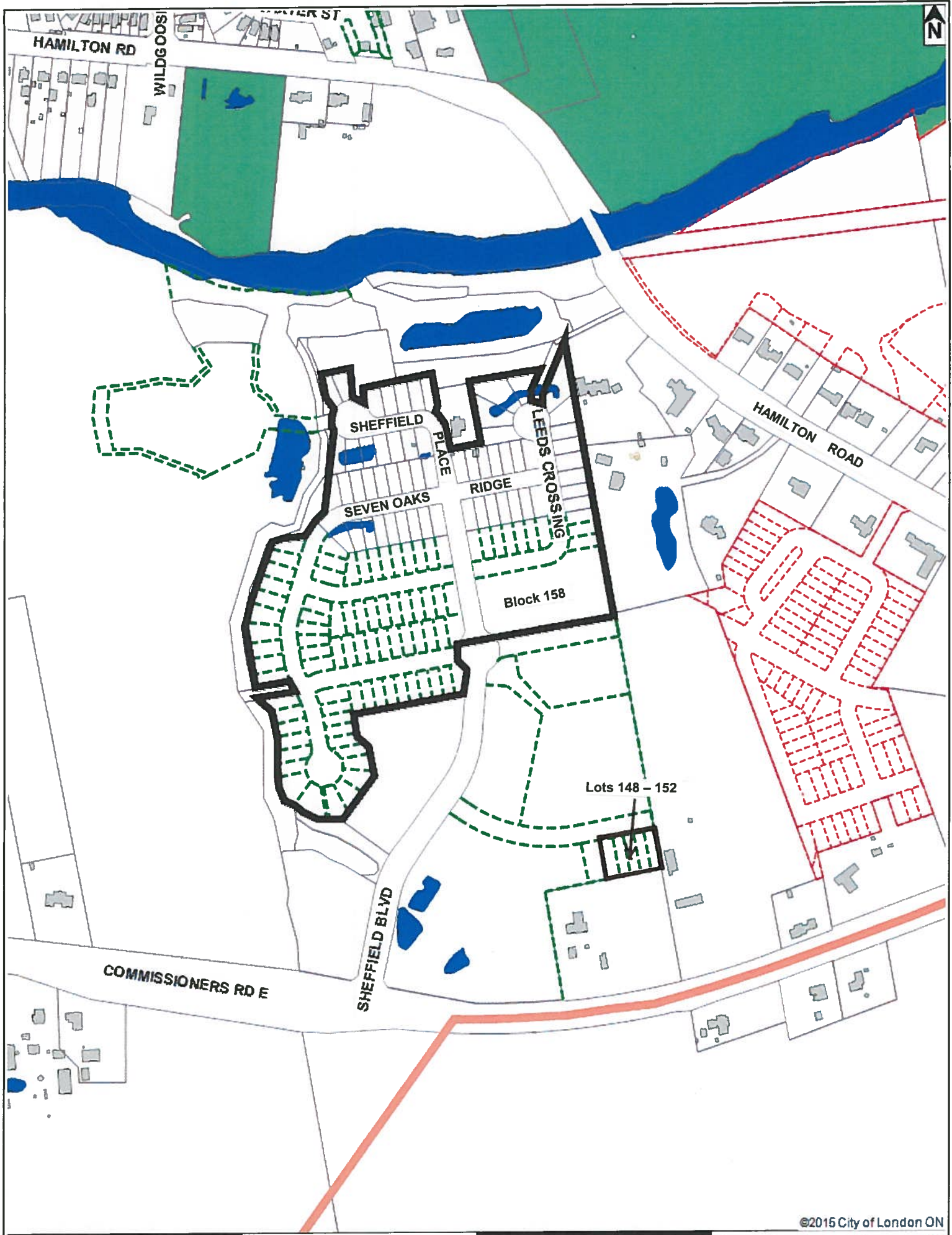
**FOR MORE  
INFORMATION:**

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "Sifton Properties Limited / File Number 39T-09502/Z-8528", or inquire at Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

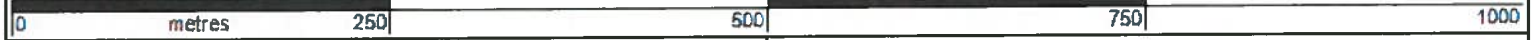
**TO BE  
NOTIFIED:**

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, Development Services & Planning Liaison, City of London, P.O. Box 5035, London ON N6A 4L9.

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.








©2015 City of London ON



**LOCATION MAP**  
 Subject Site: Victoria on the River  
 File Number: 39T-09502 / Z-8528  
 Created By: LM  
 Date: 2015-10-06  
 Scale: 1:5000

Corporation of the City of London  
 Prepared By: Development and Compliance Services

**LEGEND**

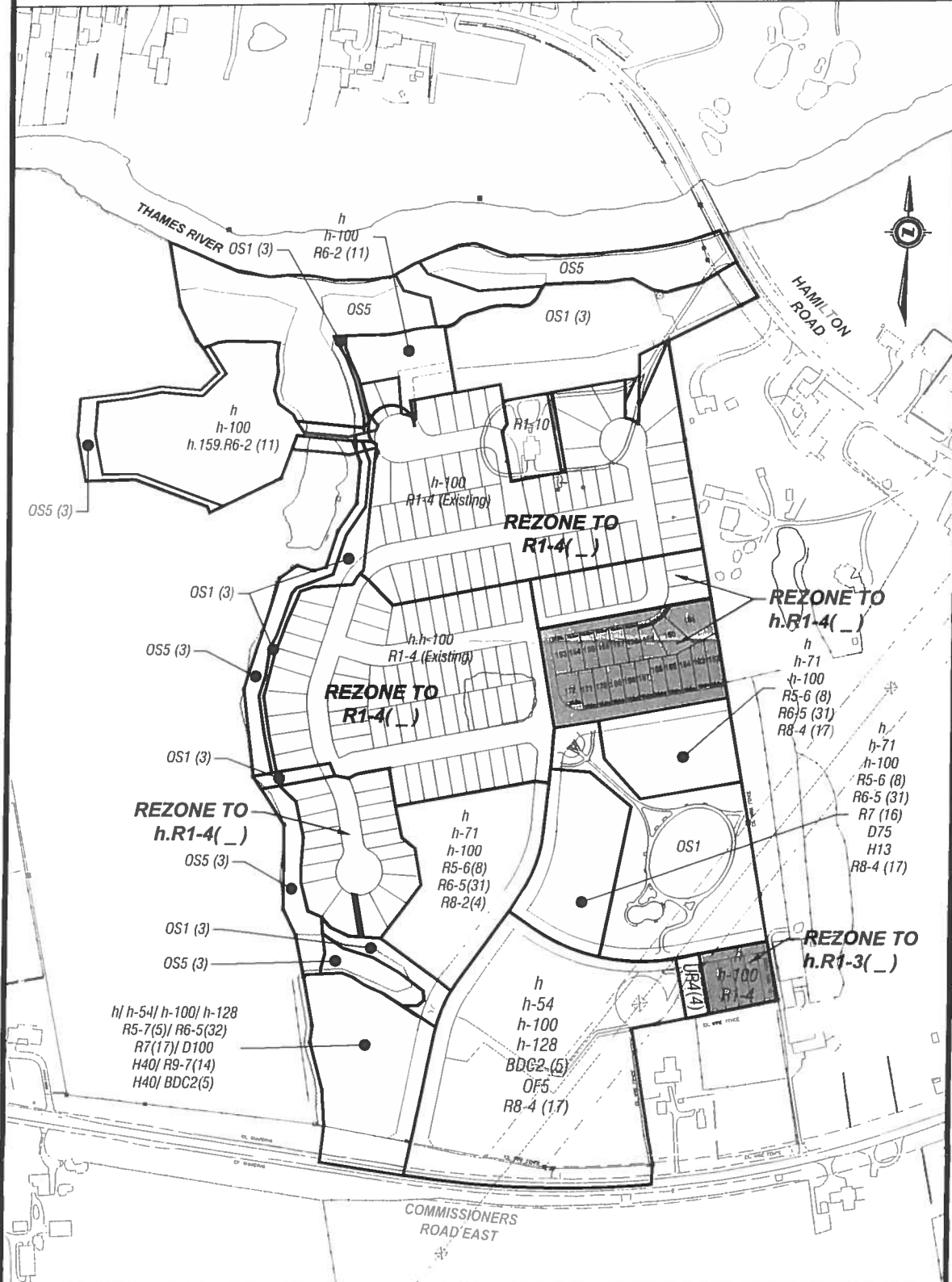
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers





**VICTORIA RIDGE  
1603 HAMILTON ROAD**

**SIFTON PROPERTIES LIMITED**

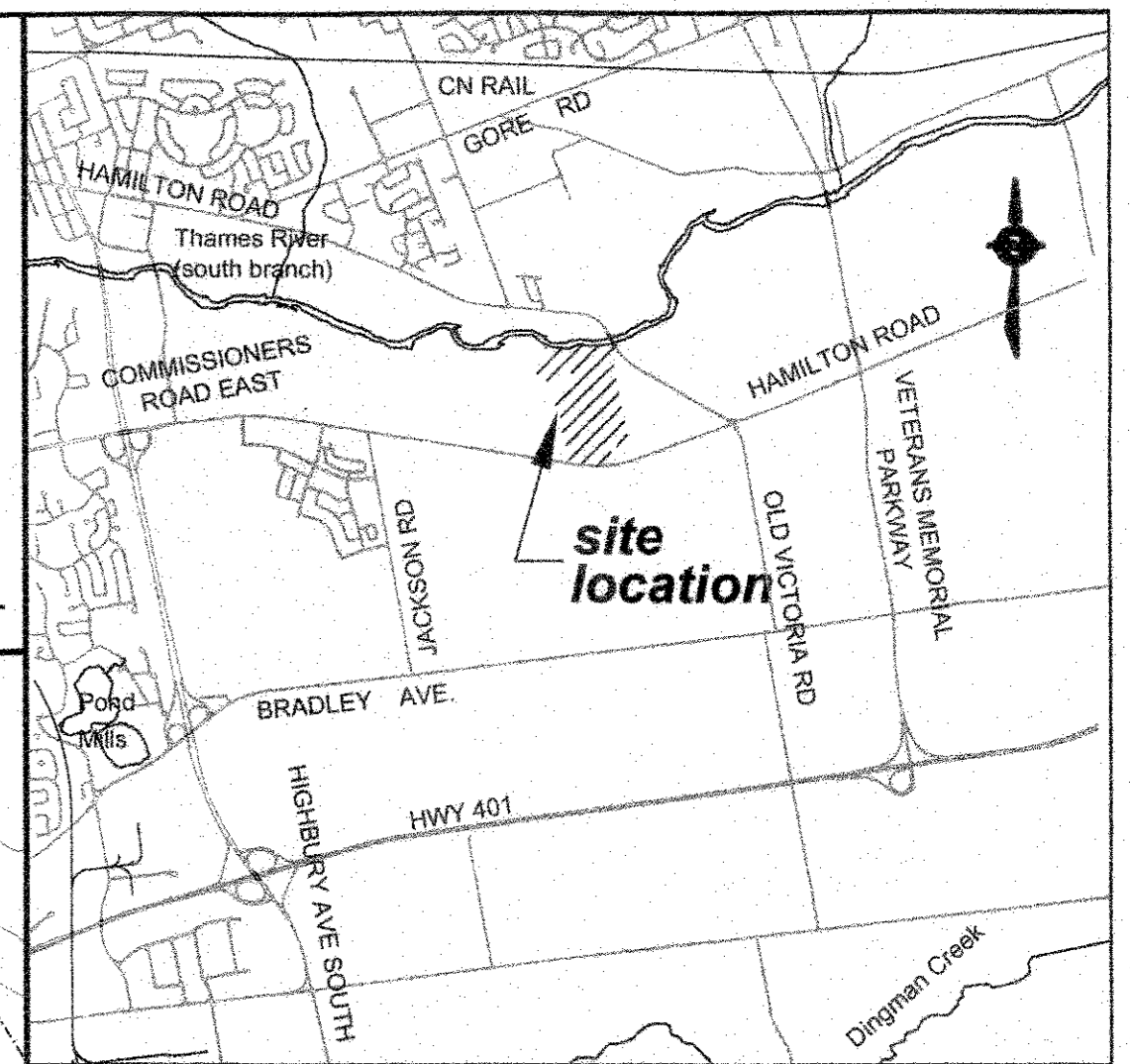


  
 Consulting Civil Engineers  
 41 Adelaide St. W., Unit 71  
 London, Ontario N6A 3P4  
 Phone (519) 872-8310  
 Fax (519) 872-4182  
 e-mail: deveng@deveng.net  
 CONSULTING CIVIL ENGINEERS

**PROPOSED  
ZONING  
AMENDMENTS**

SCALE  
 1 : 4000  
  
 AUG 31, 2015

Approved under Section 51 of the *Planning Act*  
this \_\_\_\_ day of \_\_\_\_, 2013.



key plan nts

### DRAFT PLAN OF SUBDIVISION

PART OF LOTS 8, 9 AND 10 CONCESSION 1 AND PART OF LOTS 8 AND 9 BROKEN FRONT CONCESSION "B" AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 1 AND BROKEN FRONT CONCESSION "B" (GEOGRAPHIC TOWNSHIP OF WESTMINSTER) IN THE CITY OF LONDON, COUNTY OF MIDDLESEX

**OWNER'S AUTHORIZATION**  
WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION  
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.

*Richard Sifton* Sept 03/2015  
RICHARD SIFTON  
PRESIDENT, SIFTON PROPERTIES LIMITED

*Wayne Reid* September 3, 2015  
WAYNE REID  
VICE-PRESIDENT & FINANCE & ADMINISTRATION, SIFTON PROPERTIES LIMITED

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

*Bruce S. Baker* September 3, 2015  
BRUCE S. BAKER  
ARCHIBALD, GRAY & MCKAY LTD., ONTARIO LAND SURVEYORS

#### REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

- A: AS SHOWN ON PLAN
- B: AS SHOWN ON PLAN
- C: AS SHOWN ON KEY PLAN
- D: SINGLE, MEDIUM AND HIGH DENSITY RESIDENTIAL COMMERCIAL
- E: AS SHOWN ON PLAN
- F: AS SHOWN ON PLAN
- G: AS SHOWN ON PLAN
- H: PIPED WATER
- I: SILTY SAND AND SAND
- J: AS SHOWN ON PLAN
- K: FULL SERVICES
- L: AS SHOWN ON PLAN

No.	TO	DATE	No.	TO	DATE

#### LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 152-172	8,977	30.120
LOW DENSITY RESIDENTIAL (CLUSTER HOUSING) BLOCKS 153 & 154	2,047	6.868
MEDIUM DENSITY RESIDENTIAL BLOCKS 155 TO 157 (158 REVOKED)	2,430	8.220
HIGH DENSITY RESIDENTIAL BLOCK 159	1,012	3.396
COMMERCIAL / OFFICE / MIXED USE BLOCKS 160	2,745	9.210
NEIGHBORHOOD PARK AND PARKETTES BLOCKS 161 TO 167	2,618	8.784
NEIGHBORHOOD PARK AND PARKETTES BLOCKS 168-172	1,010	3.369
STORMWATER MANAGEMENT FACILITY BLOCKS 173 & 174	1,302	4.369
OPEN SPACE / RESTORATION BLOCKS 175 - 178	1,234	4.140
OPEN SPACE / RESTORATION BLOCKS 179 & 180	1,462	4.905
EASEMENTS, WIDENINGS, RESERVES & FUTURE BLOCKS 181-187	0.131	0.440
RIGHT OF WAYS	4.816	16.159
<b>TOTAL AREA</b>	<b>29,804</b>	<b>100.000</b>

DESIGN BY	NO.	REVISIONS	DATE	BY
RS/JF	1	IFR COMMENTS & NEW REFERENCE PLAN 330-17229 ADDED	JUNE 15, 2009	RS
RS/KK	2	DRAFT PLAN COMMENTS 300-0902	JAN. 16, 2010	RS
	3	MULTI USE PATHWAY & ST LOTS, LOT DEPTHS	AUG. 13, 2010	RS
	4	FINAL REVISIONS FOR SUBMISSION	SEP. 14, 2010	RS
	5	REDLINE REVISIONS	MAY 09 2013	JR

**VICTORIA ON THE RIVER**  
**1603 HAMILTON ROAD**  
**SIFTON PROPERTIES LIMITED**

development engineering  
CONSULTING CIVIL ENGINEERS  
41 Adelaide Street East, Unit 111  
London, Ontario N6B 3P4  
(519) 672-6310

SCALE  
1 : 1500

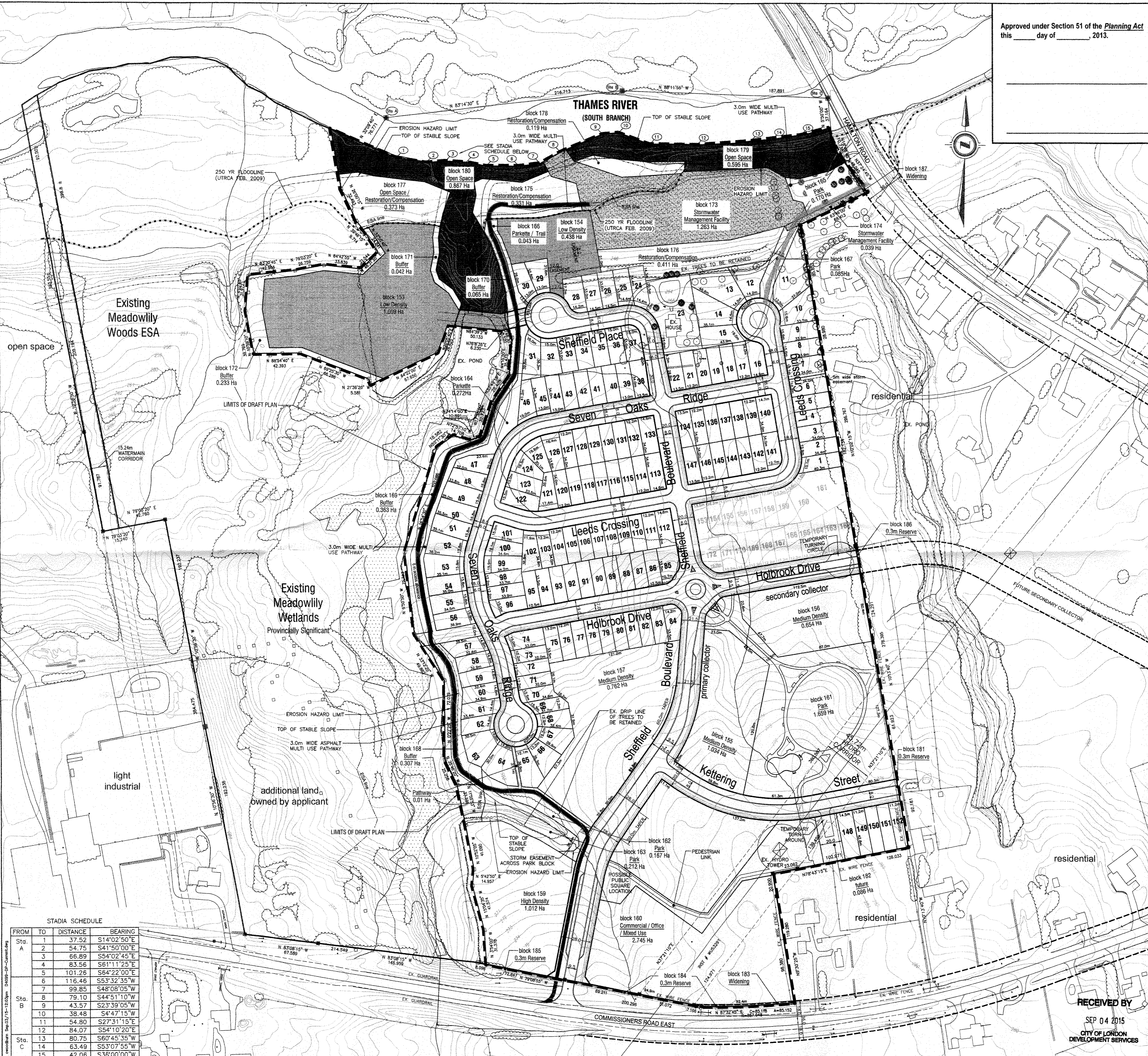
PROJECT NO.  
D4099

SHEET NO.  
DP

PLAN FILE NO.  
D4099-DP.dwg

STADIA SCHEDULE

FROM	TO	DISTANCE	BEARING
Sta. A	1	37.52	S14°02'50"E
	2	54.75	S41°50'00"E
	3	66.89	S54°02'45"E
	4	83.56	S61°11'25"E
	5	101.26	S64°22'00"E
	6	116.46	S53°32'35"W
	7	99.85	S48°08'05"W
Sta. B	8	79.10	S44°51'10"W
	9	43.57	S23°39'05"W
	10	38.48	S4°47'15"W
	11	54.80	S27°31'15"E
	12	84.07	S54°10'20"E
Sta. C	13	80.75	S60°45'35"W
	14	63.49	S53°07'55"W
	15	42.06	S36°00'00"W



RECEIVED BY  
SEP 04 2015  
CITY OF LONDON  
DEVELOPMENT SERVICES