



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

London
CANADA

39T-15504/Z-8539

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October 26, 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 an Official Plan Amendment/Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT: 2047790 Ontario Limited (Agent: Corri Marr – Stantec)

LOCATION: **Municipal Address:** portion of 530 Sunningdale Road East (north of Superior Drive and Canvas Way) (see attached map)

Planning District: Uplands

Watershed: Stoney Creek

Assessment Roll Number: 09045042660

PURPOSE AND EFFECT: The purpose and effect of this application is to permit the development of 91 single detached dwelling lots on the subject site.

PROPOSAL: Consideration of a residential Plan of Subdivision with 91 single detached lots and 1 open space block, served by 2 new local roads.

**For the lands under consideration, a Zoning By-law amendment application Z-8539 has also been received.*

Possible Amendment to Zoning By-law Z.-1 to change the zoning from a Holding Residential R6 Special Provision (h*h-39*R6-5(21)*D30) Zone to a Residential R1 (R1-3) Zone to permit single detached dwellings with a minimum lot area of 300 m² and a minimum lot frontage or 10 metres.

The City is also considering adding a special provision for habitable building setback from the centre of an oil pipeline, and holding provisions for adequate services, urban design, and water looping.

PLANNING POLICIES: The Official Plan designates these lands as "Low Density Residential", which permits low rise and low density forms of housing (such as single detached dwellings) as the main permitted uses.

The site is presently within a Holding Residential R6 Special Provision (h*h-39*R6-5(21)*D30) Zone, permitting cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings, apartment buildings, and cluster fourplex dwellings, at a maximum height of 12.0 metres and maximum density of 30 units per hectare. The special provision is for a habitable building setback of 20 metres from the centreline of the gas pipeline.

HOW TO COMMENT: Please call in, mail, fax or email your comments by **Wednesday December 9, 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 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 *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 ext. 4937.

*** Special Note to Environmental and Engineering Services Department:
Divisional Comments are to be submitted to Development Services by Tuesday, November 24, 2015.**

Your representative on City Council, Councillor Maureen Cassidy (City Hall Telephone Number: 519-661-2500 ext. 4005, or e-mail mcassidy@london.ca) 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.

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 Manager of Development Services 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 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.

PUBLIC MEETING:

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.

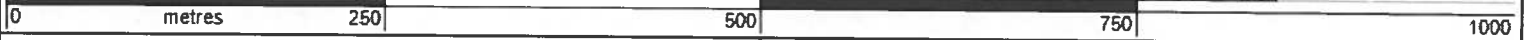
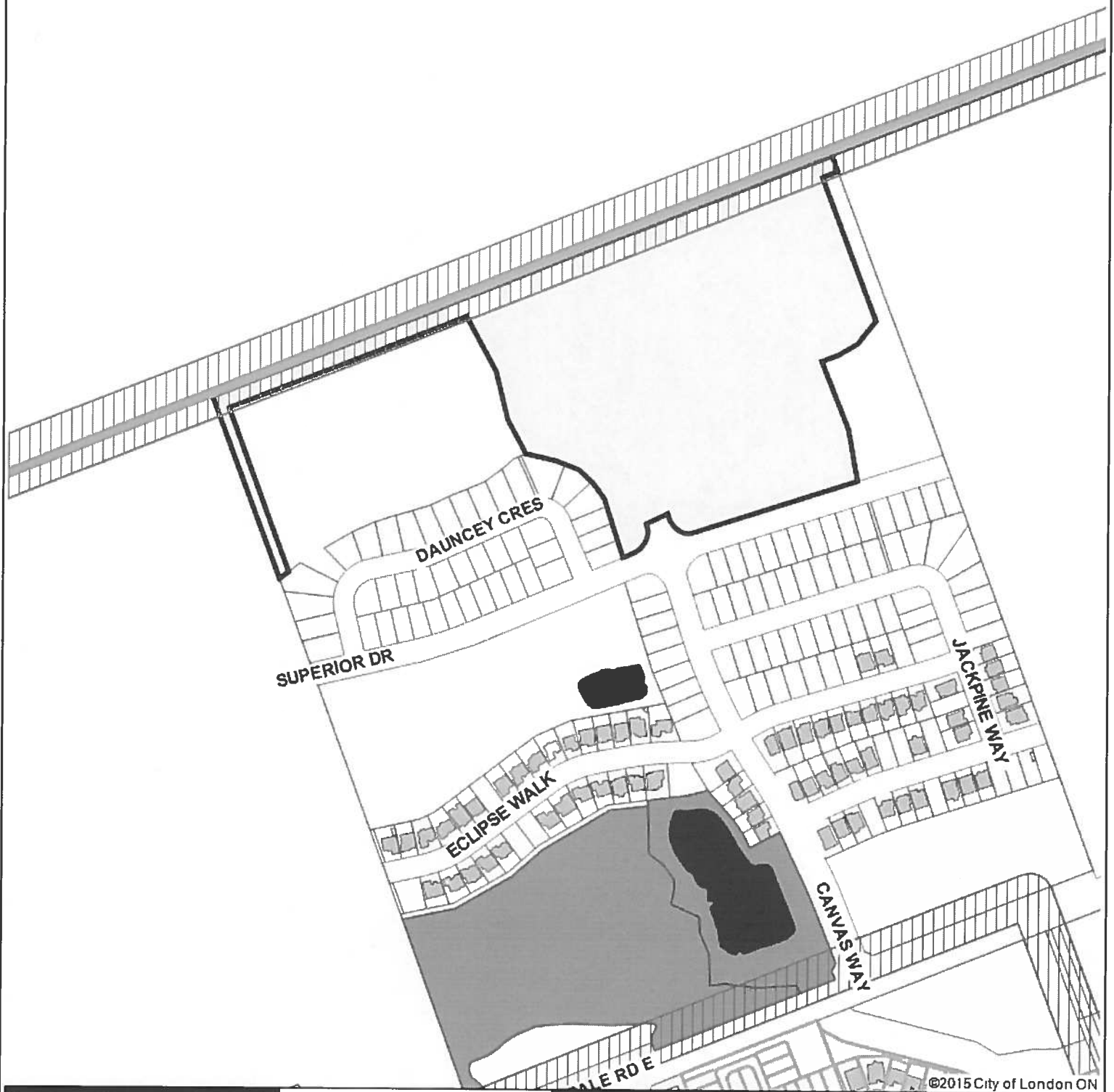
FOR MORE INFORMATION

For additional information, please contact Nancy Pasato at 519-661-2500 ext. 4586, referring to "File 39T-15504 – Powell Phase 3", or inquire at the 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 of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.

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.








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LOCATION MAP

Subject Site: **Portions of 530 Sunningdale Rd E**
 File Number: **39T-15504**
 Planner: **Nancy Pasato**
 Created By: **Nancy Pasato**
 Date: **2015-10-21**
 Scale: **1:5000**

LEGEND

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





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 London ON N6A 5J7
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 www.stantec.com

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DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 14
CONCESSION 6
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 IN THE
CITY OF LONDON
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- A: AS SHOWN ON DRAFT PLAN
- B: AS SHOWN ON DRAFT AND SET PLAN
- C: AS SHOWN ON DRAFT AND SET PLAN
- D: ACCORDING TO LAND USE SCHEDULE
- E: AS SHOWN ON DRAFT AND SET PLAN
- F: AS SHOWN ON DRAFT AND SET PLAN
- G: AS SHOWN ON DRAFT AND SET PLAN
- H: MUNICIPAL PIPED WATER TO BE INSTALLED
- I: CLAYEY SILT BROWNGRASS, TRACE FINE SAND & GRAVEL
- J: MUNICIPAL SANITARY AND STORM SEWERS TO BE INSTALLED
- K: AS SHOWN ON PLAN
- L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE

LOW DENSITY RESIDENTIAL PARK	LOT 14 91	(HO)
OPEN SPACE	Block 93	5,982
ROADS	Block 94	1,002
		1,792
	TOTAL	ESTIM.

OWNER'S AUTHORIZATION

THE UNDERSIGNED AUTHORIZES THE PREPARATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION

DATE	SIGNATURE

DORMER TOWNSHIP DIVISION

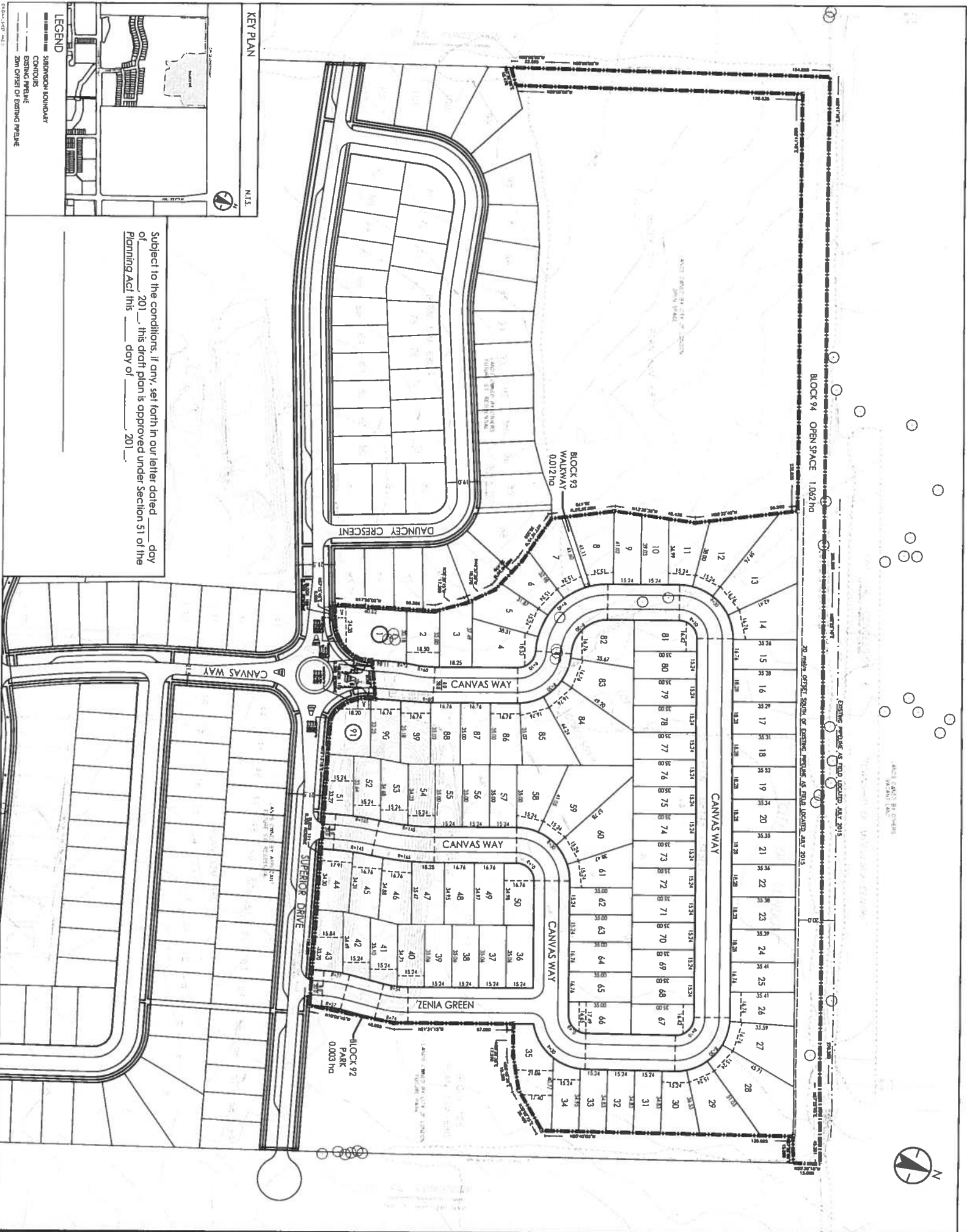
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THE TOLERANCES TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN

DATE	SIGNATURE

REAR OF LOTS 91 & 92
 ON THE EAST SIDE OF
 CANVAS WAY
 (MIDDLESEX COUNTY LAND DIVISION)

RECEIVED
 POWELL SUBDIVISION
 PHASE 3
 OCT 07 2015
 London, ON Canada
 Development Services

Project No.	Scale	Sheet	Revision
20447790 ON14	1:1000	1 of 1	0



subject to the conditions, if any, set forth in our letter dated _____ day of _____ 201____, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____ 201____.

KEY PLAN

N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- CONTOUR
- EXISTING PAVEMENT
- ZON. ORDER OF EXISTING PAVEMENT

1:161642238 8/15/15 G:\Power\plan\design\drawing\Power\plan\161642238 C.D.P. 2015
 1:161642238 8/15/15 G:\Power\plan\design\drawing\Power\plan\161642238 C.D.P. 2015



Stattec
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 WWW.STATTEC.COM

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DRAFT PLAN OF SUBDIVISION
 OF PART OF
LOT 14
CONCESSION 6
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- A: AS SHOWN ON DRAFT PLAN
- B: AS SHOWN ON DRAFT AND SET PLAN
- C: AS SHOWN ON DRAFT AND SET PLAN
- D: ACCORDING TO LAND USE SCHEDULE
- E: AS SHOWN ON DRAFT PLAN (COMMERCIAL)
- F: AS SHOWN ON DRAFT AND SET PLAN
- G: AS SHOWN ON DRAFT AND SET PLAN
- H: WINDICATED WATERS TO BE INSTALLED
- I: CENTRAL BROWDER, TRACE REINFORCEMENT AND GRAVEL
- J: WINDICATED SANDWATER AND STORM
- K: SEWERS TO BE INSTALLED
- L: AS SHOWN ON PLAN

SCHEDULE OF LAND USE

ROADS	(No)	(M ²)
LOW HEIGHT RESIDENTIAL	101-121	4,982
PARK	003	003
WALKWAY	002-33	002
OPEN SPACE	002	1,042
ROADS		1,792
TOTAL		8,821

OWNER'S AUTHORIZATION

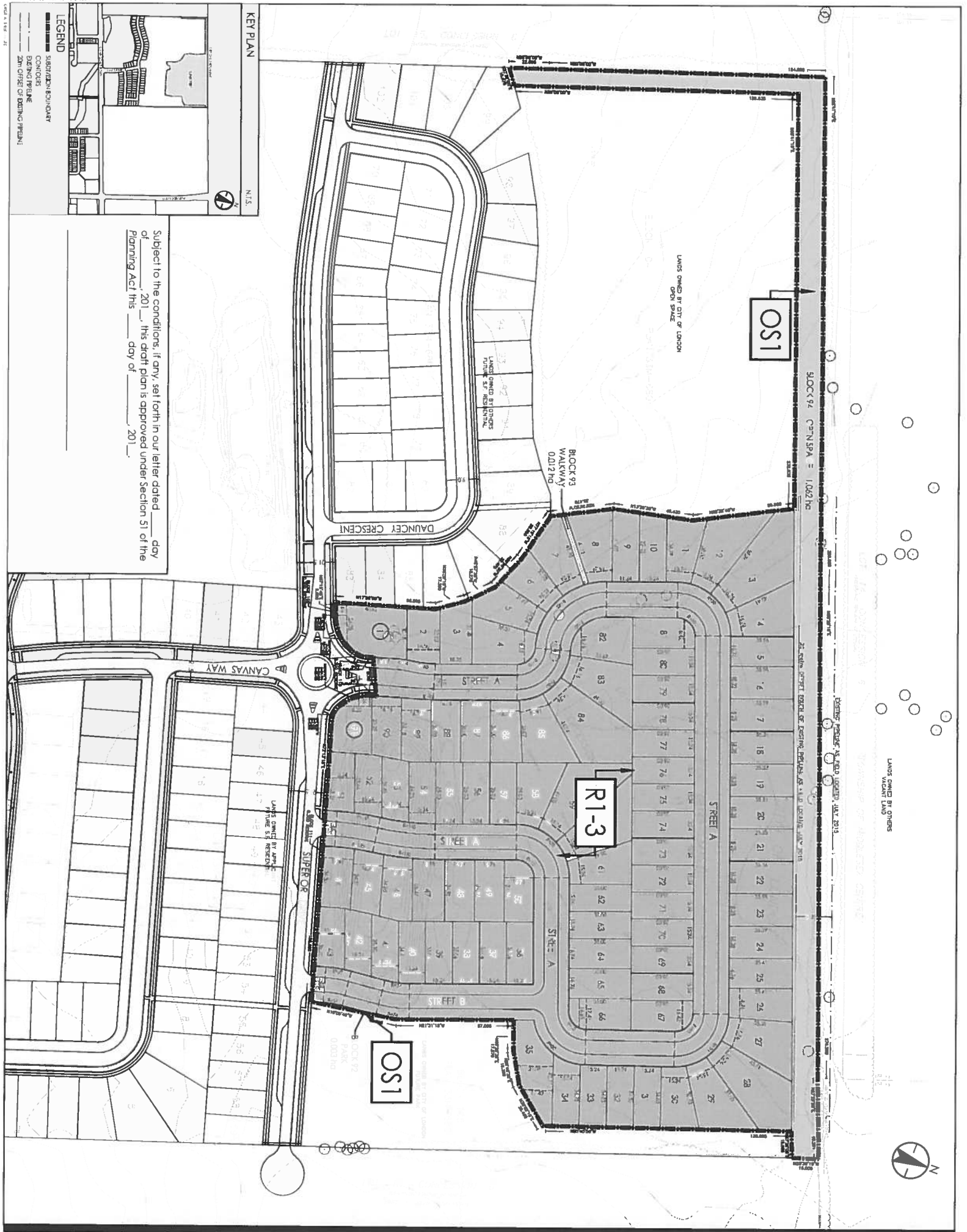
I, **REBECCA ALBERT**, REPRESENTATIVE OF THE CITY OF LONDON, HEREBY AUTHORIZE THE CITY OF LONDON TO REVIEW AND APPROVE THIS PLAN FOR THE CITY OF LONDON.

OWNER'S CERTIFICATE
 I, **DAVID M. BROWN**, REPRESENTATIVE OF THE CITY OF LONDON, HEREBY CERTIFY THAT I AM AN INDIVIDUAL WHOSE NAME IS ON THE REGISTERED OWNERSHIP RECORD FOR THIS LAND.

DATE _____
DATE _____

Client Project
 204**9 NPARIC INC.
Phase 3
 LANGE ON CANADA
DRAFT PLAN OF SUBDIVISION

Project No. 5 dia
Project No. 151420264
Drawing No. Sheet
 1 of 0



Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 201____, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 201____.

KEY PLAN

LEGEND

- SUBDIVISION BOUNDARY
- CONTOURS
- EXISTING FENCE
- 20M OFFSET OF EXISTING FENCE