



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
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.

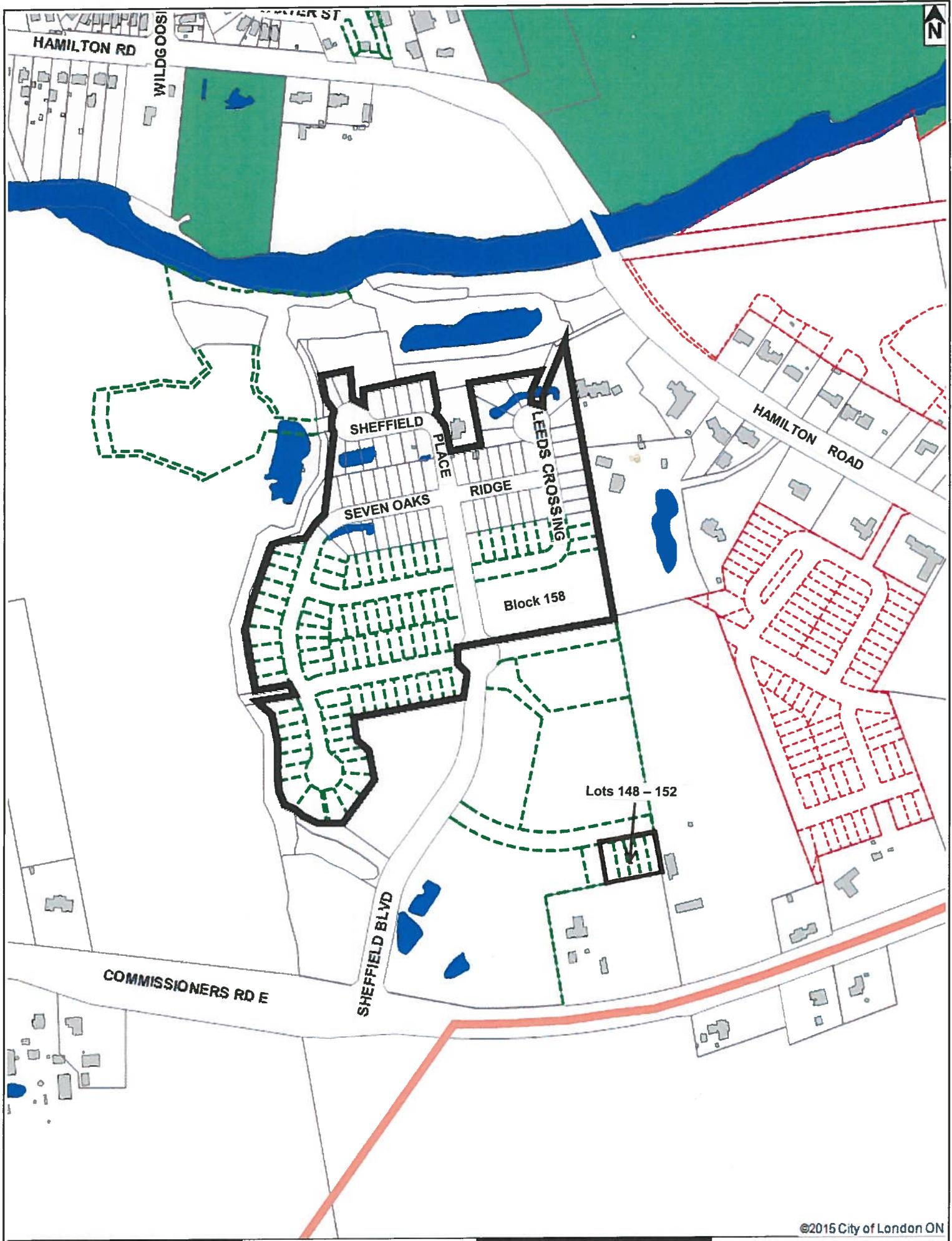
**FOR MORE
INFORMATION:**

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.

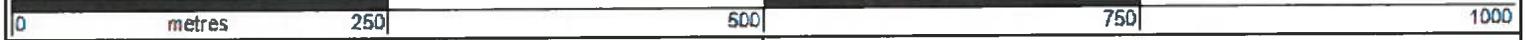
**TO BE
NOTIFIED:**

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



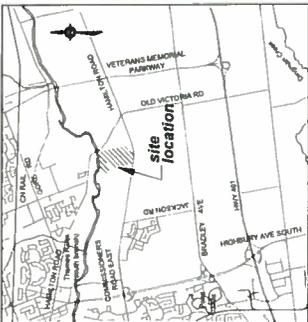
LOCATION MAP
 Subject Site: Victoria on the River
 File Number: 39T-09502 / Z-8528
 Created By: LM
 Date: 2015-10-06
 Scale: 1:5000

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

LEGEND

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





nts
key plan
DRAFT PLAN OF SUBDIVISION
PART OF LOTS 8, 9 AND 10 CONVESSION 1 AND PART OF LOTS 8 AND 9 BROKEN FRONT CONCESSION 20 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSION 1 AND BROKEN FRONT CONCESSION 20 (GEOGRAPHIC COORDINATES) IN THE CITY OF LONDON, COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION
WE, THE UNDERSIGNED, THE PROPRIETORS OF THE PROJECT, HEREBY AUTHORIZE THE SURVEYOR TO PREPARE THIS PLAN AND TO SIGN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT AND TO SIGN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT AND TO SIGN THE SAME IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING ACT.

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT
1. THE SURVEYOR SHALL BE A REGISTERED SURVEYOR IN THE PROVINCE OF ONTARIO.
2. THE SURVEYOR SHALL BE A MEMBER OF THE SURVEYORS' INSTITUTE OF ONTARIO.
3. THE SURVEYOR SHALL BE A MEMBER OF THE SURVEYORS' ASSOCIATION OF ONTARIO.
4. THE SURVEYOR SHALL BE A MEMBER OF THE SURVEYORS' ASSOCIATION OF ONTARIO.
5. THE SURVEYOR SHALL BE A MEMBER OF THE SURVEYORS' ASSOCIATION OF ONTARIO.
6. THE SURVEYOR SHALL BE A MEMBER OF THE SURVEYORS' ASSOCIATION OF ONTARIO.
7. THE SURVEYOR SHALL BE A MEMBER OF THE SURVEYORS' ASSOCIATION OF ONTARIO.

LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL (LOTS 1 THROUGH 172)	8.977	82.125
LOW DENSITY RESIDENTIAL (LOTS 173 THROUGH 184)	2.247	6.888
LOW DENSITY RESIDENTIAL (LOTS 185 THROUGH 198)	2.450	8.222
INDUSTRIAL (LOTS 199 THROUGH 200)	1.072	3.296
COMMERCIAL (LOTS 201 THROUGH 202)	2.445	8.212
RECREATION (LOTS 203 THROUGH 204)	2.818	8.784
RECREATION (LOTS 205 THROUGH 206)	1.810	5.288
RECREATION (LOTS 207 THROUGH 208)	1.802	5.288
RECREATION (LOTS 209 THROUGH 210)	1.234	4.142
RECREATION (LOTS 211 THROUGH 212)	1.842	5.426
RECREATION (LOTS 213 THROUGH 214)	0.331	0.842
RECREATION (LOTS 215 THROUGH 216)	4.815	14.158
TOTAL AREA	28.804	100.000

VICTORIA ON THE RIVER
1603 HAMILTON ROAD
SIFTON PROPERTIES LIMITED

PROJECT NO: D4099
SHEET NO: 0P

SCALE: 1:1500

DATE: 2013.08.02

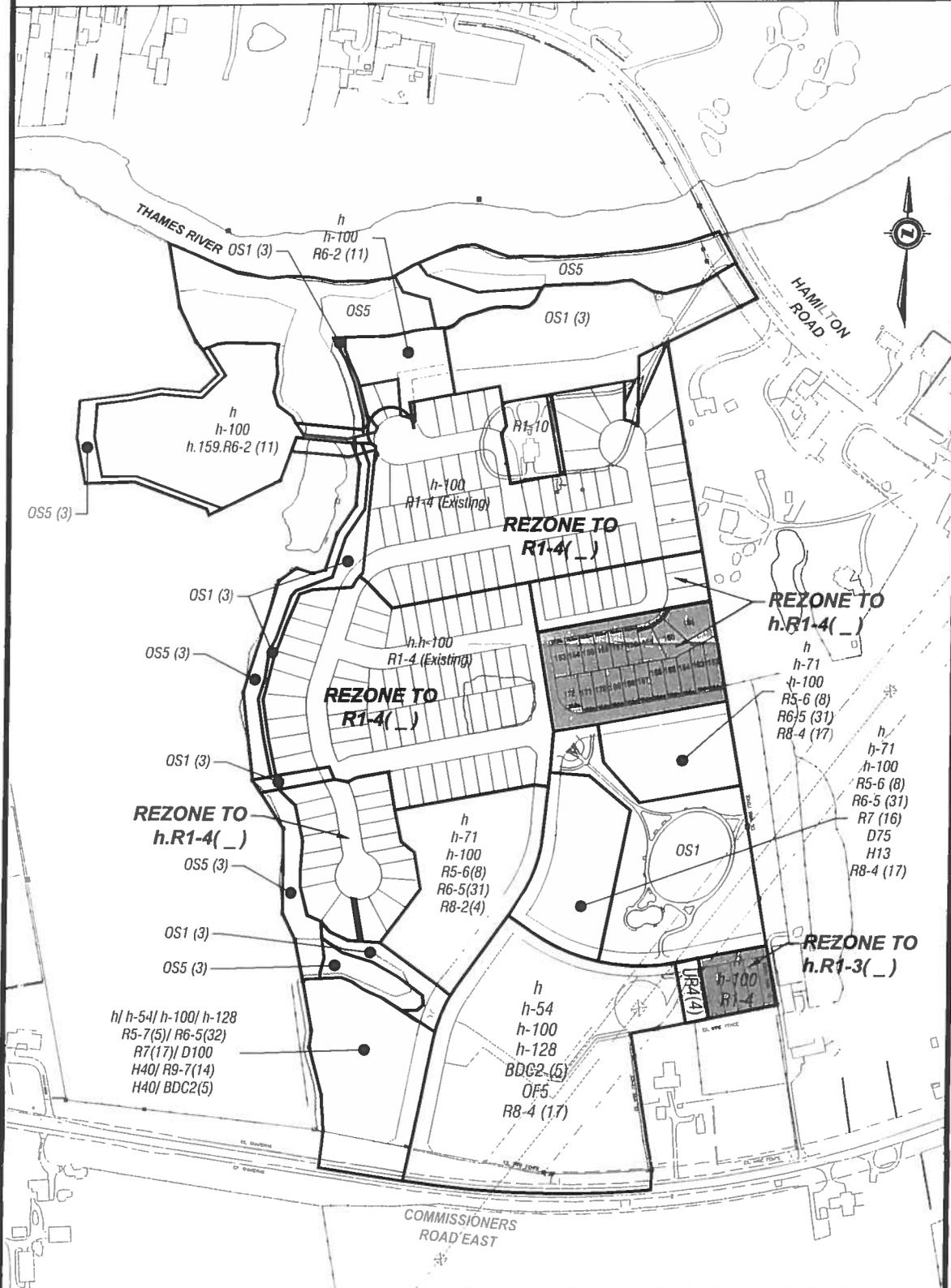
development engineering



Approved under Section 51 of the Planning Act
this day of _____, 2013.

**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