



London
CANADA

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

39T-08501/Z-8682
Planner: Alanna Riley
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fax: 519-661-5397
e-mail: ariley@london.ca

September 13, 2016

NOTICE OF APPLICATION for Approval of Revised Draft Plan of Subdivision & Zoning By-law Amendment

The City of London has received revisions to 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 for these lands. We are advising you of this revision and application to invite your comments and the comments of nearby property owners.

APPLICANT: York Developments

LOCATION: **Municipal Address:** 185 & 199 Commissioners Road East (*map attached*)
Planning District: Highland
Watershed: Central Area
Assessment No's: 060570105000000 and 060570103000000

PURPOSE AND EFFECT: This proposal is to revise an existing draft approved plan of subdivision. A Zoning Amendment application has also been submitted by the applicant to re-zone the subject site to address an oversight in the original subdivision draft approval and to permit site specific regulations for the proposed lots.

IT SHOULD BE NOTED THAT THE REVISION TO THE DRAFT PLAN OF SUBDIVISION IS FOR BOUNDARY ADJUSTMENTS AND THE ADDITION OF ONE LOT. (See attached revised plan of subdivision)

PROPOSAL: **Consideration of a Revised Draft Residential Plan of Subdivision (*map attached*)** showing 26 single detached lots served by two local street extensions (Edwin Drive and Carnegie Lane).

Possible Amendment to Zoning By-law Z.-1 (*map attached*) to change the zoning regulations as follows:

from:

- A Holding Residential R1 (h.R1-7) Zone;
- A Holding Residential R1 (h.R1-8) Zone; and
- A Holding Residential R1 Special Provision h.h-54.(R1-9(7)) Zone

to:

- A Residential R1 Special Provision (R1-8()) Zone to permit single detached dwellings with 8.0m front yard setbacks from an arterial road; and
- A Residential R1 Special Provision (R1-8()) Zone to permit single detached dwellings on lots with a reduced lot area of 580m², a reduced rear yard setback of 6.0m (except where lot depth is <20.0m, the rear yard shall be not less than 3.0m), and a reduced interior side yard setback of 1.0m(except where there is no attached garage, one side shall be 3.0m)

**PLANNING
POLICIES:**

The Official Plan designates these lands "Low Density Residential". This designation is applied to lands that are primarily developed for low-rise, low density housing forms including detached, semi-detached, and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted at densities similar to neighbouring detached units and subject to Official Plan Policies.

**HOW TO
COMMENT:**

Please call in, mail, fax or email your comments by October 3, 2016 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 Built and Natural Environment 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 Harold Usher (City Hall Telephone Number: 519-661-2500 ext. 4879), 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, Development Services and Planning Liaison in respect of the proposed Plan of Subdivision, and/or Zoning By-law amendment before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision;
- ii. 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 Planning 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.

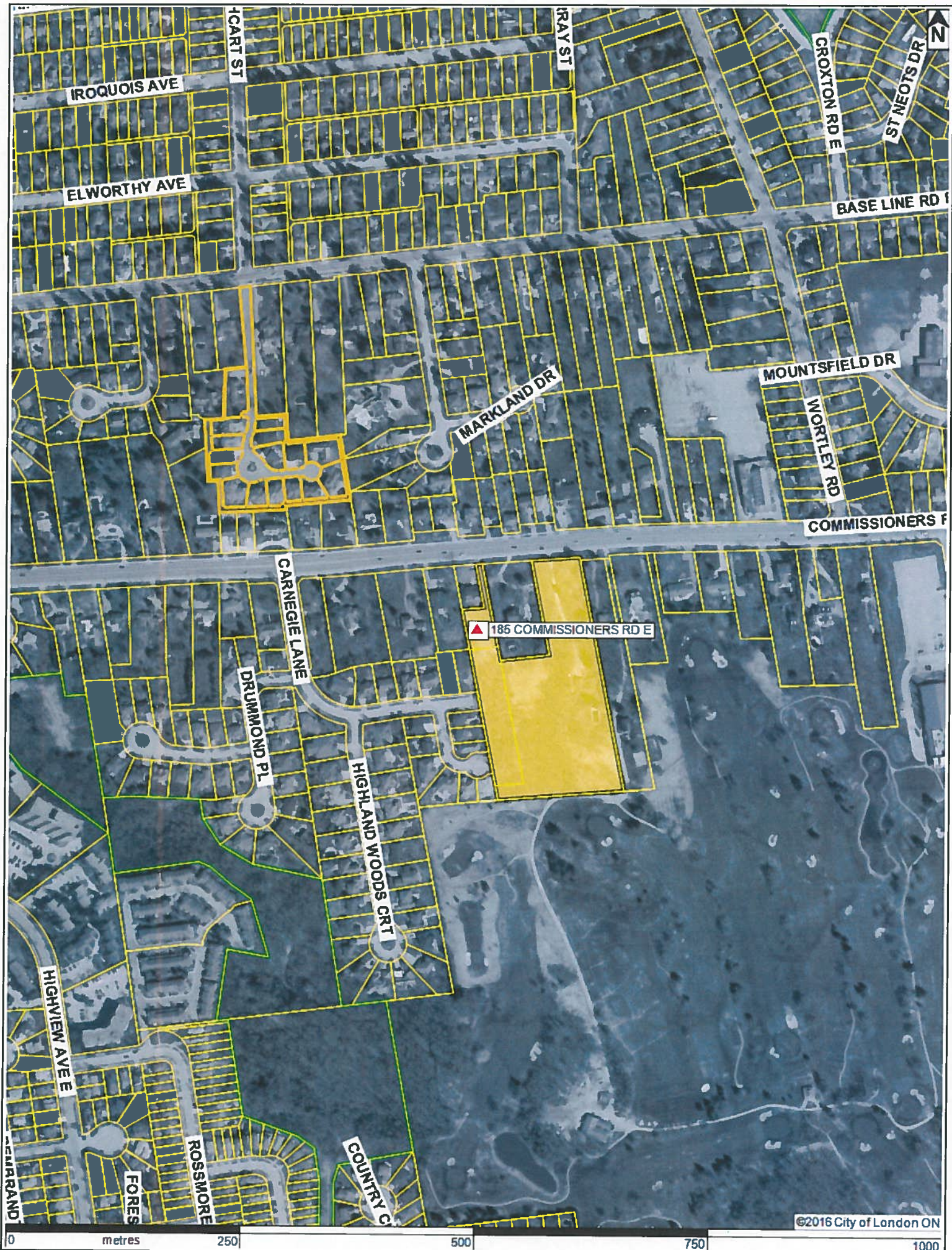
**FOR MORE
INFORMATION:**

For additional information, please contact Alanna Riley at 519-661-2500 ext. 4579, referring to "Files 39T-8501/+Z-8682", or inquire at the Development Services Division, 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 Planning, Development Services Division, 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 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.






AR/ar



LOCATION MAP

Subject Site: 185 and 199 Commissioners Road E
 Applicant: York Developments London Inc.
 File Number: Z-8682
 Planner: Alanna Riley
 Created By: Ania Serrano
 Date: 2016-09-02
 Scale: 1:5000

LEGEND

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

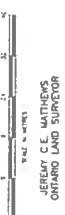


APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS
DAY OF _____, 20__

DEEP LAND REGISTRAR

THIS PLAN IS COMPOSED OF ALL OF P.I.'s 08441-01910(L), 08441-02020(L), 0841-02021(L) AND 0841-02022(L)	LEGAL DESCRIPTION	P.I.N.
SECTION 36, T12N, R10E, S12E, DEER CREEK SCHOOL DISTRICT		
ALL OF LOTS 3, 4, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	0841-01910(L)	
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PART OF CARCASS LAKE		
ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508,		

PLAN OF SUBDIVISION
OF PART OF
LOT 28, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX
SCALE 1:500 (METRIC)



LEGEND:

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS
 62891104.5 440 02894508.3, UTM ZONE 17, MAGN.03 (ORIGINAL).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
 THE CONVERSION SCALE FACTOR OF 0.999583342

SELECTED CONTROL POINTS (SOP) AND OBSERVED REFERENCE POINTS (OMP)	POINT NO	NORTHING	EASTING
UTM ZONE 17, MAGN (ORIGINAL)			
COORDINATES TO URBAN ACTUALLY PER SEC. 14 (2) OF REG. 218/10			
SOP 02384-10-45	4752421.60	481719.18	
SOP 02391-4-005	4753974.47	47787.87	
OMP 4	4753595.22	478640.10	
OMP 5	4753548.10	479740.69	

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

DO NOT WRITE IN THESE SPACES

- [illegible]

INUMENT NOTE:

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT

(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM

(2) THE SURVEY WAS COMPLETED ON THE

LOWMOON, CHIT4PRO

JORDAN C.E. MATTHEWS
ONTARIO LAND SURVEYOR

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Callon Dietz
INCORPORATED
ONTARIO LAND SURVEYORS

T (519) 673-0220 F (519) 673-5052 www.cafondietz.com
LONDON, ONTARIO

OWNER'S CERTIFICATE:

THIS IS TO CLARIFY THAT.

- 1) ALL OF LOTS 3 TO 18 (BOTH INCLUSIVE), 23, 24 AND 25, PART OF LOTS 2, 9, 20, 23 AND 28, THE STREETS, WHOLLY PART OF CARRIAGE LANE AND PART OF THE STREETS, AND OF LOTS 27 AND 28, THE STREETS, AND OF THE ROAD WEEDINGS, MAKE, BEING 29, HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS
- 2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF LONDON AS PUBLIC HIGHWAYS

LONDON, ONTARIO

ANN MARGARET BUCHER

I HAVE THE AUTHORITY TO
BIND THE CORPORATION

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT

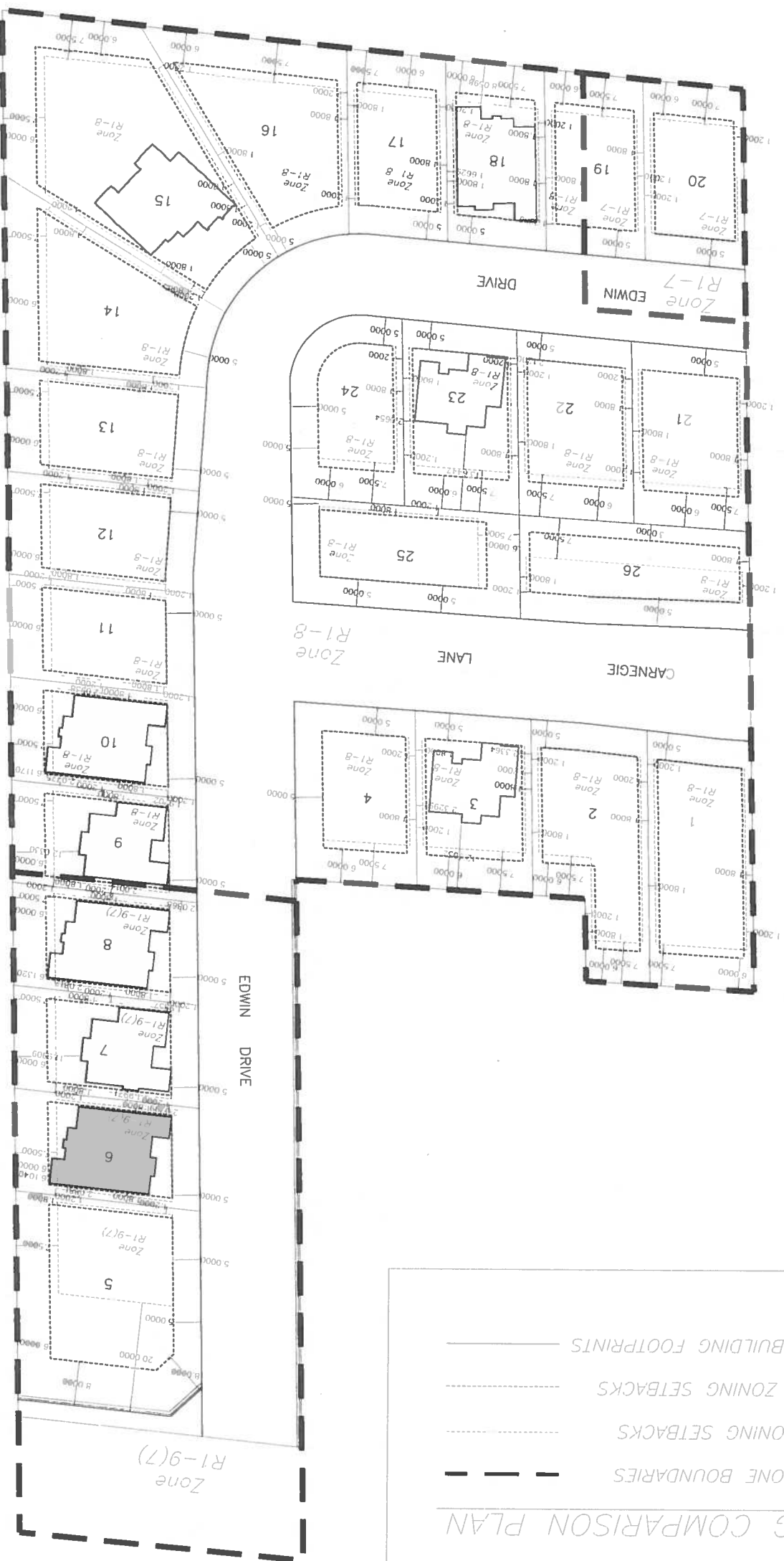
- 1) ALL OF LOTS 1 AND 21, PART OF LOTS 2, 18, 20, 22 AND 28, THE STREETS MAINTAIN PART OF CAMBERG LANE AND PART OF EDWIN DRIVE HAVE BEEN Laid OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- 2) THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF LONDON AS PUBLIC HIGHWAYS

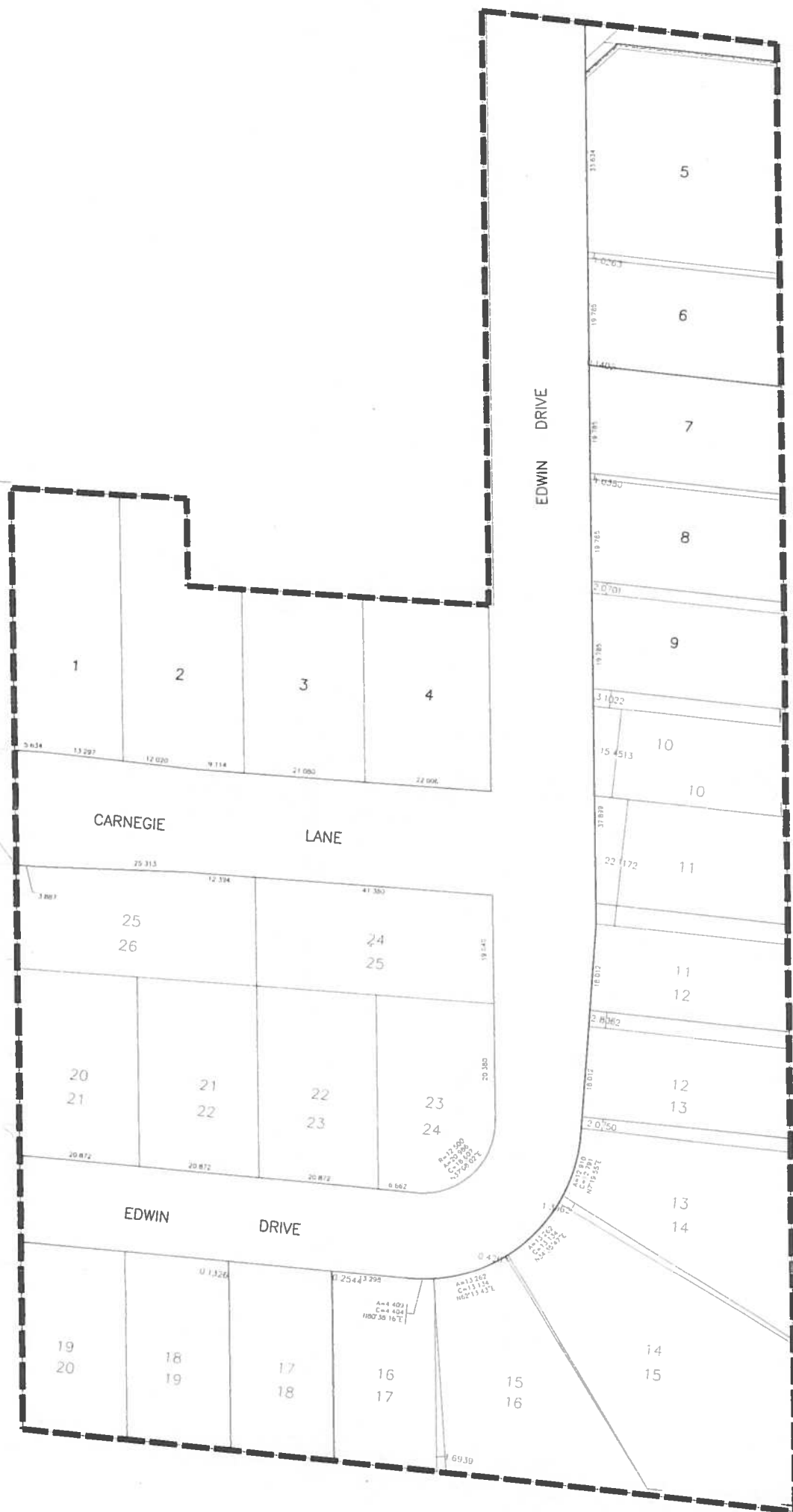
LONDON, ONTARIO

A. SOUFAN - PRESIDENT

ZONING COMPARISON PLAN

- EXISTING ZONE BOUNDARIES
- EXISTING ZONING SETBACKS
- PROPOSED ZONING SETBACKS
- EXPECTED BUILDING FOOTPRINTS





RED LINE -- DRAFT PLAN

REVISED LOT LINE	—————
REVISED LOT NUMBERS	19
ORIGINAL LOT NUMBERS	18
ORIGINAL LOT LINE	—————
DRAFT PLAN BOUNDARY	—————