



London  
CANADA

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

Files 39T-06507 / OZ-7176 / O-7178  
Larry Mottram  
tel: 519-661-2500 ext. 4866  
e-mail: [lmottram@london.ca](mailto:lmottram@london.ca)  
website: <http://www.london.ca>

December 8, 2016

## **UPDATED NOTICE OF APPLICATION** **for Approval of Draft Plan of Subdivision,** **Official Plan and Zoning By-law Amendments**

In a previous Notice of Application, dated April 20, 2015, you were advised of the proposed draft plan of subdivision and amendments to the Official Plan and Zoning By-law for lands located on the east side of Jackson Road, between Commissioners Road East and Bradley Avenue.

This updated notice includes changes to the draft plan of subdivision summarized below. We are advising you of these applications to invite your comments and the comments of nearby property owners.

**APPLICANT:** 748094 Ontario Ltd. and 2624 Jackson Road Inc. (Agent: Stantec Consulting Ltd.) (File 39T-06507 / OZ-7176) – Applicants for 1635 Commissioners Road East and 2624 Jackson Road.

City of London (File O-7178) - City-initiated Official Plan review for 1663 Commissioners Road East, 1685 Commissioners Road East and 2652 Jackson Road.

**LOCATION:** Lands located on the east side of Jackson Road between Commissioners Road East and Bradley Avenue, legally described as Part of Lots 11 & 12 Concession 1 (geographic Township of Westminster), now in the City of London; having an area of approximately 83 ha (205 ac) (see attached maps)  
**Planning District:** Jackson  
**Watershed:** Dingman Creek and South Thames

**PURPOSE AND EFFECT:** Consideration of a proposed residential subdivision consisting of low density single detached homes, multi-family, medium density townhomes and cluster housing, stormwater management pond, elementary school, neighbourhood parks and open space, with public road access via collector and local streets.

**PROPOSAL:** **Draft Plan of Subdivision**  
Consideration of a draft plan of subdivision consisting of a 38 low density residential blocks (Blocks 1-38), 17 medium density residential blocks (Blocks 39-55), 3 open space blocks (Blocks 56-58), 2 open space buffer blocks (Blocks 59-60), 6 park blocks (Blocks 61-66), 1 school block (Block 67), 1 stormwater management block (Block 68), 1 existing hydro corridor block (Block 69), 2 future development blocks (Blocks 70-71), and 4 road widening blocks (Blocks 72-75).

**NOTE: The proposed changes to the Draft Plan of Subdivision in this update are summarized as follows:**

- Updated road network and block layout
- Reconfigured collector roads (Street 'I' & Street 'J')
- Reconfigured School and Neighbourhood Park blocks (Blocks 66 & 67)
- Additional Park block (Block 65)
- Removal of Neighbourhood Commercial block previously shown at the corner of Jackson Road and Commissioners Road East

### **Official Plan Amendment**

Possible Amendment to Schedule 'A' – Land Use map to change the land use designations from "Urban Reserve - Community Growth" and "Environmental Review" to "Low Density Residential", "Multi-family, Medium Density Residential", and "Open Space"; and, an amendment to Schedule 'C' – Transportation Corridors map to add "Secondary Collectors".

**London Plan** – These lands are within the Neighbourhoods, Green Space, Environmental Review, and Farmland Place Types in *The London Plan* (Council-adopted but not in force and effect). An amendment is proposed to Map 3 – Street Classifications map to add Neighbourhood Connector streets.

### **Zoning By-law Amendment**

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone, an Environmental Review (ER) Zone, and an Agricultural (AG1) Zone to the following zones (*please refer to attached zone map*):

1. Residential R1 Special Provision (R1-13) to permit single detached dwellings on lots with a minimum lot frontage of 9.0 metres and minimum lot area of 270 square metres; together with a special provision for a minimum rear yard depth of 6.0 metres.
2. Residential R1 (R1-4) to permit single detached dwellings on lots with a minimum lot frontage of 12.0 metres and minimum lot area of 360 square metres.
3. Residential (R4-6 / R5-4 / R6-5) to permit street townhouse dwellings; townhouses and stacked townhouses up to a maximum density of 40 units per hectare and maximum height of 12 metres; and various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres.
4. Neighbourhood Facility (NF) to permit such uses as elementary schools, places of worship, and day care centres.
5. Open Space (OS1) to permit such uses as public parks, conservation lands, golf courses, and recreational buildings associated with conservation lands and public parks.
6. Urban Reserve (UR4) to permit such uses as existing dwellings, agricultural uses, conservation lands, passive recreation uses, kennels, and private outdoor recreation clubs.

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; and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads.

#### **PLANNING POLICIES:**

The City of London Official Plan designates these lands as “Urban Reserve – Community Growth”, “Environmental Review” and “Agriculture”.

#### **HOW TO COMMENT:**

Please call in, mail, fax or email your comments by **January 26, 2017** \*, 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:** 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.

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 January 19, 2017.

The Final Proposal Report is available in CityHub. Other reports submitted with this update (also available in CityHub) include:

Transportation Impact Assessment – Parker Jackson Lands, London ON August 2016
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**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, Official Plan 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.

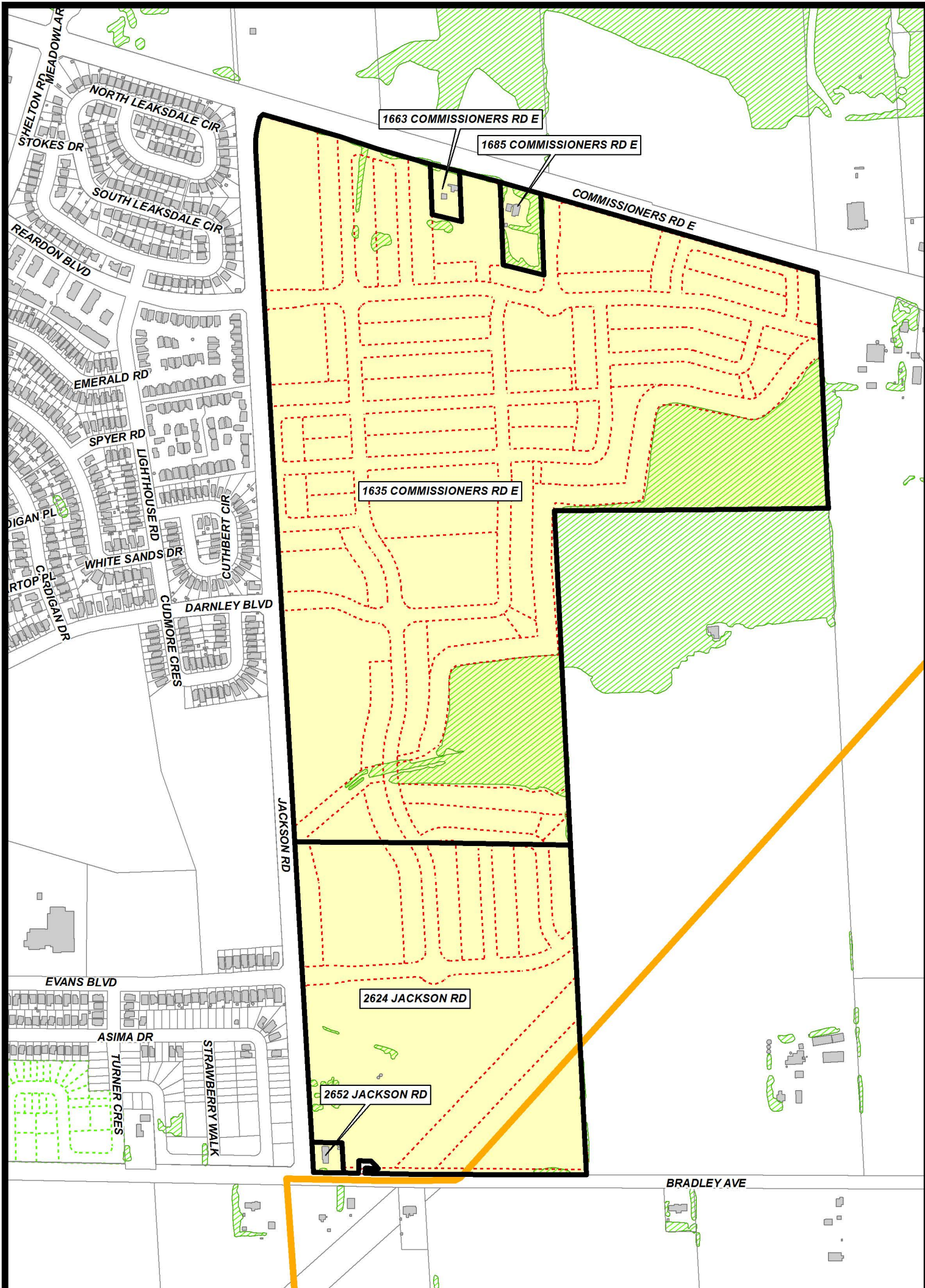
**FOR MORE INFORMATION:**

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "748094 Ontario Ltd. and 2624 Jackson Road Inc. (File 39T-06507 / OZ-7176)" and "City of London (File O-7178)", 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.



# LOCATION MAP

CITY OF LONDON

- Legend**
- SUBJECT SITE
  - URBAN GROWTH BOUNDARY
  - ASSESSMENT PARCELS
  - UNDER REVIEW SUBDIVISIONS
  - VEGETATION
  - BUILDINGS



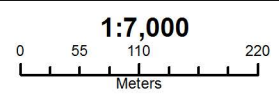
**SUBJECT SITE:**  
East Side Jackson Rd,  
between Commissioners Rd E  
and Bradley Ave

**FILE NO:** 39T-06507 / OZ-7176 / O-7178

**APPLICANT:** 748094 Ontario Ltd. &  
2624 Jackson Road Inc.

**PLANNER:** Larry Mottram

**MAP PREPARED:**  
December 7, 2016 DT



Topographic Information Date: April 2015  
PREPARED BY: Development Services

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**DRAFT PLAN OF SUBDIVISION  
 PARKER JACKSON PROPERTY  
 PART OF LOTS 11 & 12  
 CONCESSION 1  
 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 KEY PLAN
- C: AS SHOWN ON DRAFT AND KEY PLAN
- D: ACCORDING TO LAND USE SCHEDULE
- E: RESIDENTIAL, AGRICULTURAL, COMMERCIAL
- F: AS SHOWN ON DRAFT PLAN
- G: AS SHOWN ON DRAFT AND KEY PLAN
- H: MUNICIPAL PIPED WATER TO BE INSTALLED
- I: SILT CLAY OPERATING PUMP AND CLAY TILL
- J: STORM SANITARY AND STORM
- K: SEWERS TO BE INSTALLED
- L: AS SHOWN ON PLAN

**SCHEDULE OF LAND USE (Ha)**

LOW DENSITY RESIDENTIAL	Blocks 1-78	19,765
MEDIUM DENSITY RESIDENTIAL	Blocks 79-85	13,472
OPEN SPACE	Blocks 86-88	4,159
PARK	Blocks 89-91	4,179
PARK	Blocks 92-96	2,989
SCHOOL	Block 97	2,023
SWM FACILITY	Block 98	3,616
EXISTING HYDRO CORRIDOR	Block 99	1,640
FUTURE DEVELOPMENT	Blocks 70-71	10,430
ROAD WIDENING	Blocks 72-75	0,534
ROADS		13,315
<b>TOTAL</b>		<b>81,467 ha.</b>

**OWNER'S AUTHORIZATION**  
 THE UNDERSIGNED AUTHORIZES THE PREPARATION AND SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION.

DATE: 01/26/2016  
 DATE: 02/26/2016

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

DATE: Oct 20/16

TERRY P. DIETZ O.L.S.  
 CALLON DIETZ INCORPORATED  
 ONTARIO LAND SURVEYORS

**Client/Project**  
 COMRO DEVELOPMENTS  
 PARKER-JACKSON LANDS  
 1635 COMMISSIONERS ROAD EAST &  
 2624 JACKSON ROAD  
 London, ON Canada

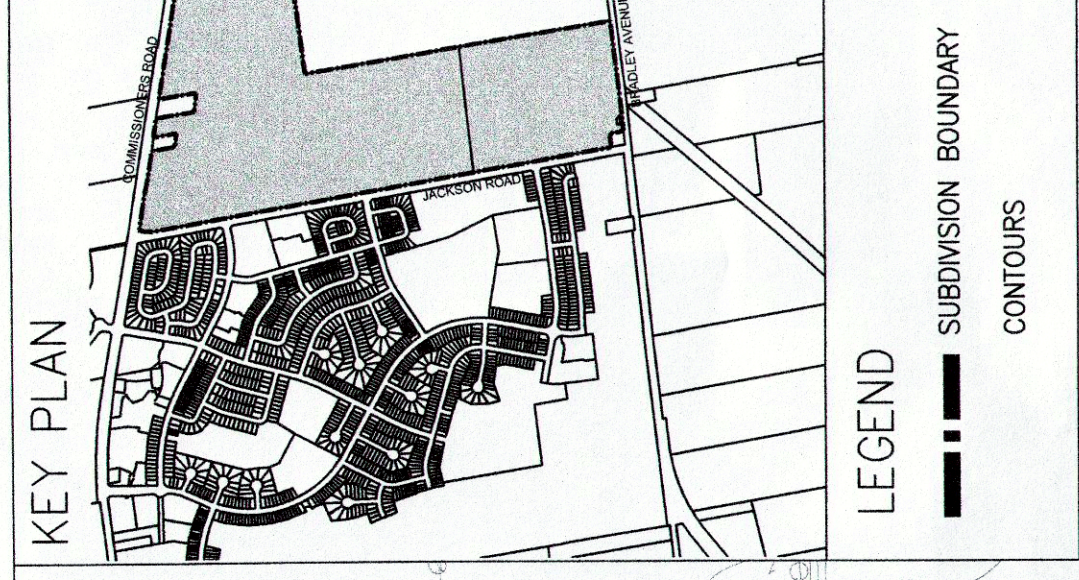
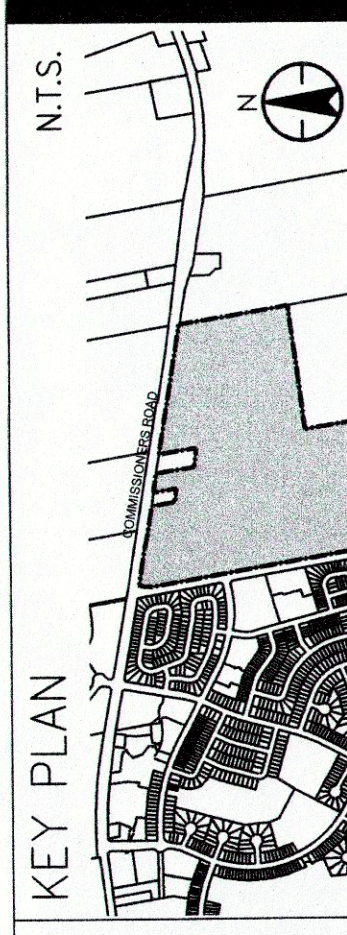
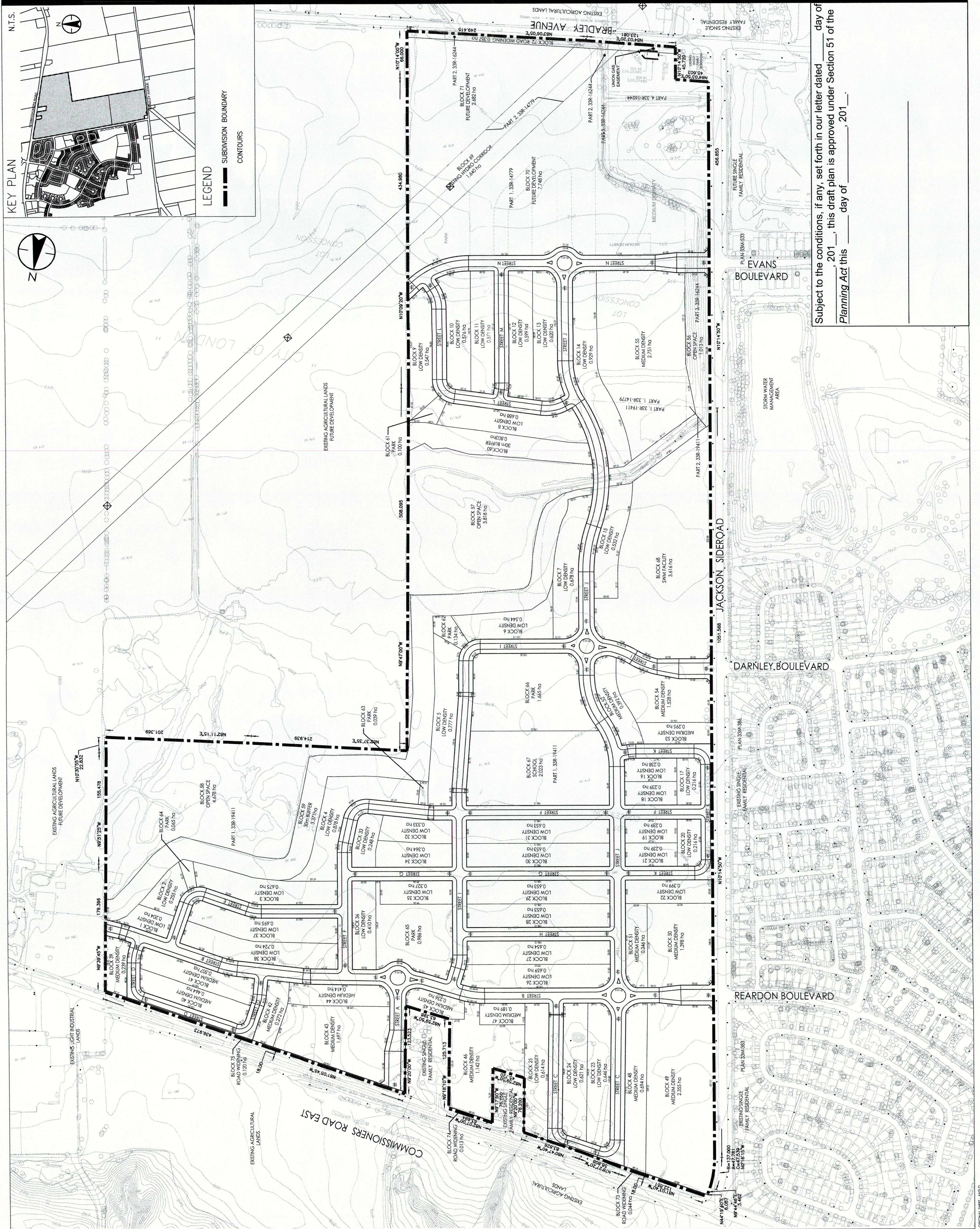
**Title**  
 DRAFT PLAN OF SUBDIVISION

**Project No.**  
 1614-03884

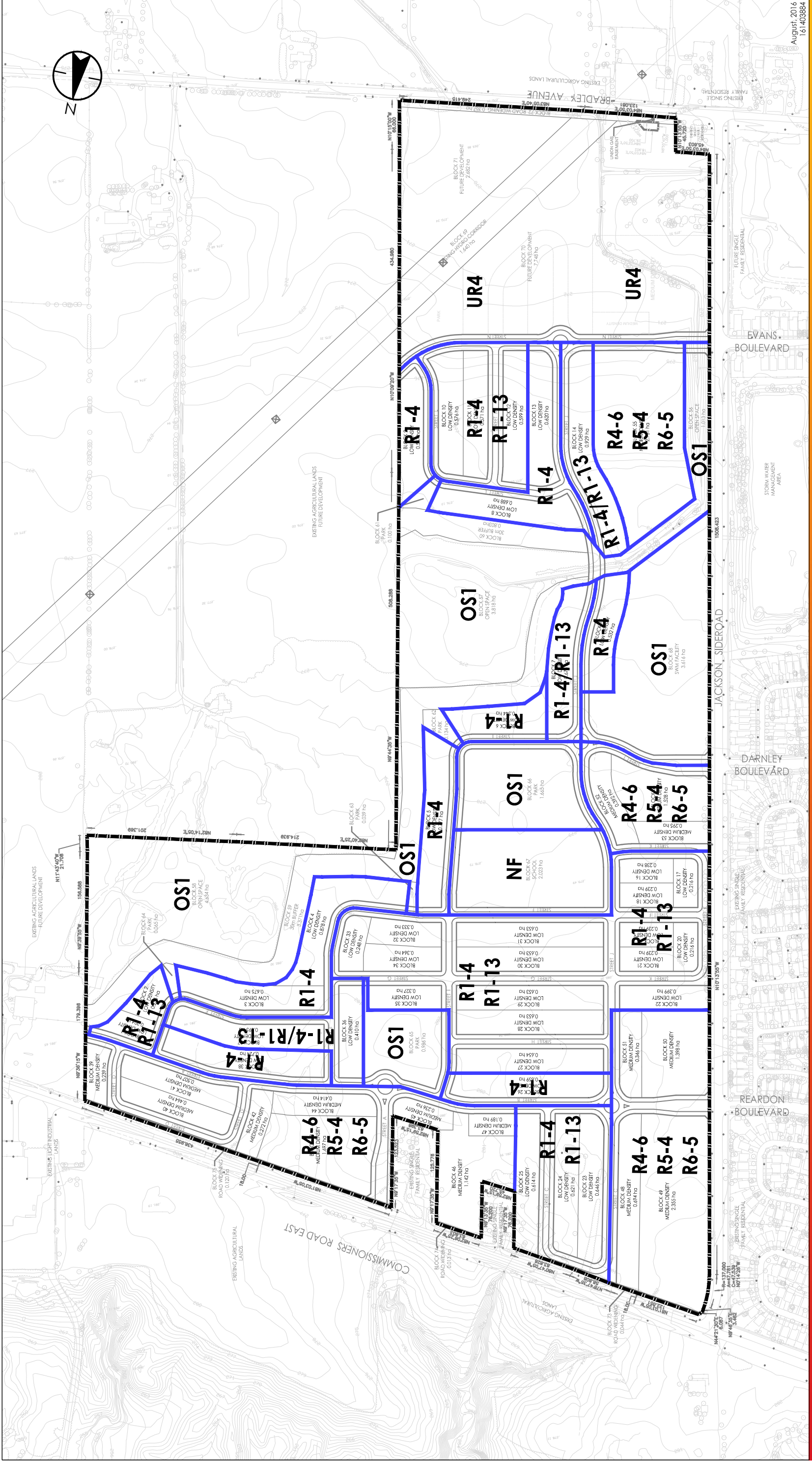
**Scale**  
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**Drawing No.**  
 Sheet

**Revision**  
 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\_\_\_\_.



600-171 Queens Avenue  
 London ON N6A 5J7  
 Tel. 519-645-2007  
 www.stantec.com

Legend

— PROPOSED ZONING

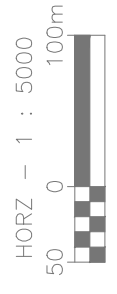
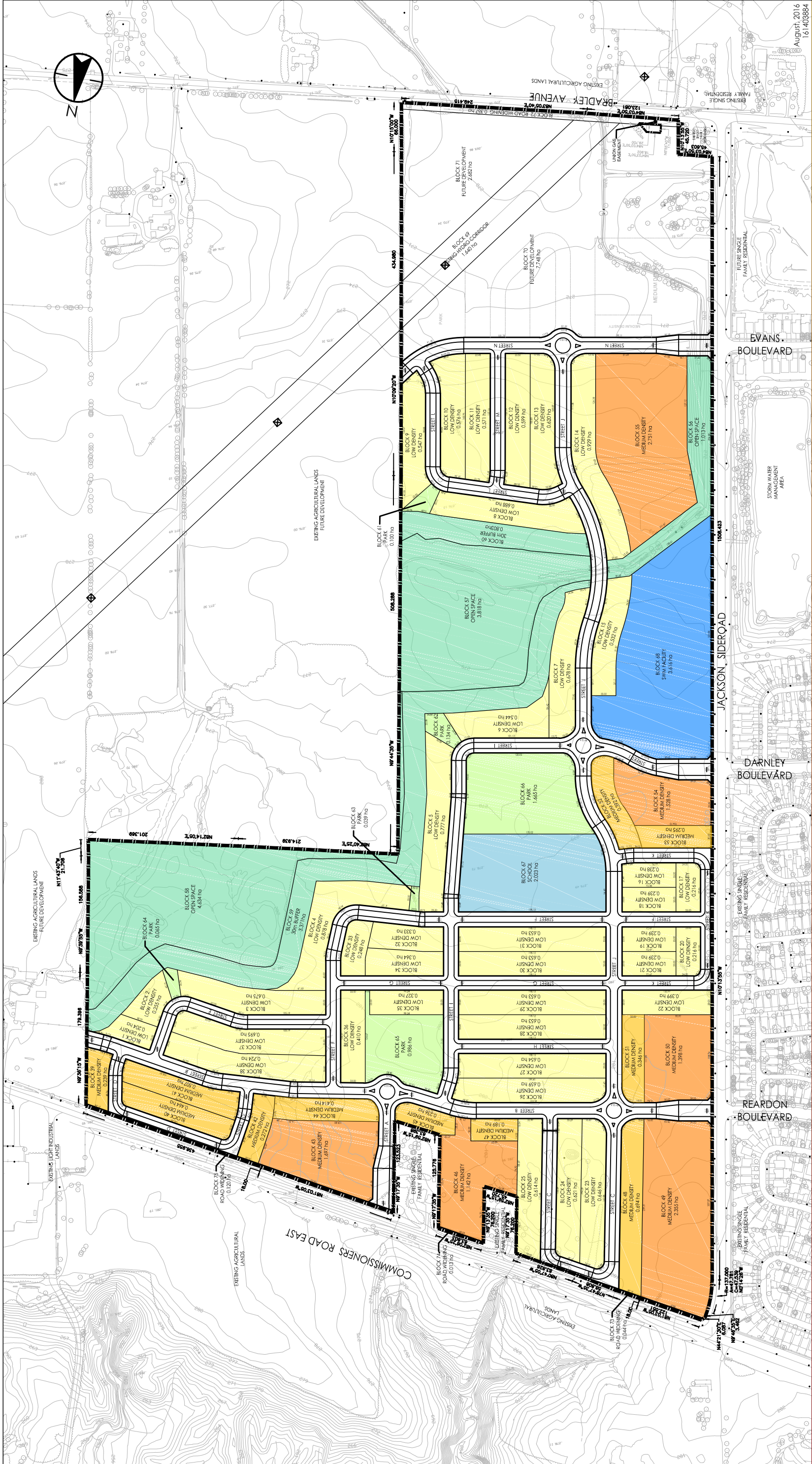


Figure No. 4.0

Title  
**PROPOSED ZONING  
 BY-LAW AMENDMENT**

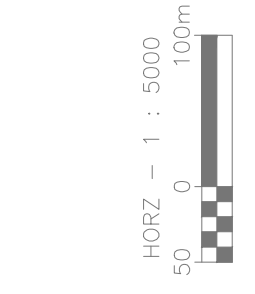
Client/Project  
**Z-GROUP  
 PARKER-JACKSON LANDS  
 London ON Canada**

August, 2016  
 16-403884



Client/Project  
**Z-GROUP**  
**PARKER-JACKSON LANDS**  
 London ON Canada

Figure No. **5.0**  
 Title **PROPOSED LAND USE PLAN**



- Legend**
- Low Density Residential
  - Multi-Family, Medium Density Residential
  - Multi-Family, Medium Density Residential Free Hold
  - Park
  - School
  - Open Space
  - Storm Water Management



**Stantec**

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