



London
CANADA

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

39T-16509/Z-8720

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January 11, 2017

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

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 a Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT: Sifton Properties Limited
LOCATION: **Municipal Address:** Portion of 3614, 3630 Colonel Talbot Road, and 6621 Pack Road
Planning District: Talbot
Watershed: Dingman Creek
Assessment Roll Number: 080070021000000, 080070015000000

PURPOSE AND EFFECT: The purpose and effect of these applications is to permit the development of a subdivision with 82 single detached lots, a range of cluster housing units (approx. 101-216 cluster housing units), 2 park blocks and several 0.3 m reserves, road widening and future access blocks, all served by three (3) new local roads.

PROPOSAL: Consideration of a Residential Plan of Subdivision with 82 single detached lots, two (2) medium density blocks, two (2) park blocks and several 0.3 m reserves, road widening and future access blocks, all served by three (3) new local roads.

Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR4) Zone to: A Residential R1 Special Provision (R1-4(30)) Zone, to permit single detached dwellings with a minimum lot frontage of 12 m and a minimum lot area of 360 m² with a special provision for a 4.5 m minimum and a 7.5 m maximum front yard setback to a dwelling (whereas no maximum is required), a 5.5 m minimum setback to a garage (whereas 6.0 m is required), and a maximum lot coverage of 45% (whereas 40% is required); A Residential R5/R6/R8 (R5-6/R6-5/R8-4) Zone, to permit: R5-6 - cluster townhouses dwellings and cluster stacked townhouse dwellings, at a maximum density of 50 units per hectare and a maximum height of 12.0 m; R6-5 - cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, cluster triplex dwellings, cluster townhouse dwellings, cluster apartment buildings and cluster fourplex dwellings, at a maximum density of 35 units per hectare, and a maximum height of 12 m; R8-4 - apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities, at a maximum density of 75 units per hectare and a maximum height of 13 m; and An Open Space (OS1) Zone, to permit conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational golf courses, recreational buildings associated with conservation lands and public parks, campground, and managed forest.

The above noted possible changes could permit a mix of residential uses, parks and pathways. Special provisions for reduced setbacks from the street, and reduced side yard setbacks are also being considered.

The City may also consider adding holding provisions for the following: urban design, water looping, municipal services, and phasing.

**SUBJECT
LAND
STATUS
REPORT:**

A Subject Land Status Report (SLSR), prepared by Natural Resource Solutions Inc., dated November 2016, was submitted with the application for draft plan of subdivision. The SLSR is available for public review during regular business hours at the City of London, Development Services, 6th Floor, City Hall.

**PLANNING
POLICIES:**

The Official Plan designates the subject site as "Low Density Residential" which allows single detached, semi-detached, duplex dwellings and cluster housing at a maximum density of 30 units per hectare as the main permitted uses; and "Multi-Family Medium Density Residential" which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses.

The subject lands are in the "Neighbourhoods" Place Type in *The London Plan* (Ministry-adopted but not in force and effect), permitting a range of housing including single detached, townhouses and low rise apartments.

The site is presently within an Urban Reserve (UR4) Zone which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities, conservation lands, managed woodlots, wayside pits, and passive recreation uses, kennels, private outdoor recreation clubs, and riding stables.

**HOW TO
COMMENT:**

Please call in, mail, fax or email your comments by **Monday, February 27, 2017***. 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 Friday, February 10, 2017**

Your representative on City Council, **Councillor Anna Hopkins (City Hall Telephone Number: 519-661-2500 ext. 4009; Cell Number: 226-927-0439, or email: ahopkins@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

**PUBLIC
MEETING:**

the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

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.

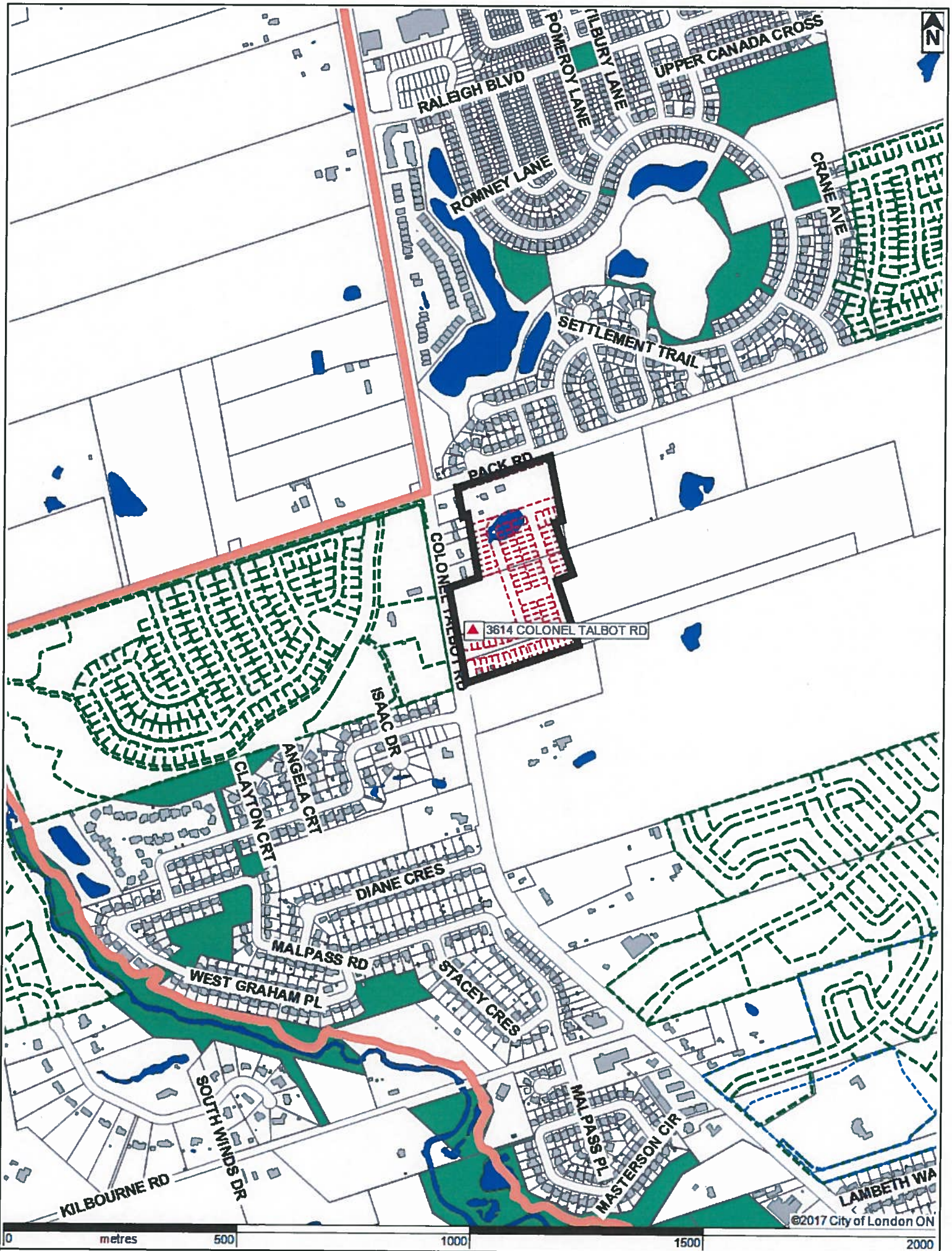
**FOR MORE
INFORMATION**

For additional information, please contact Nancy Pasato at 519-661-2500 ext. 4586, referring to "File 39T-16509/Z-8720", 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.



LOCATION MAP

Subject Site: portion of 3614 and 3630 Colonel Talbot Road, and 6621 Pack Road
 Applicant: Sifton Properties Limited
 File Number: 39T-16509/Z-8720
 Planner: Nancy Pasato
 Created By: Nancy Pasato
 Date: 2017-01-10
 Scale: 1:10100

LEGEND

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



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DRAFT PLAN OF SUBDIVISION
 CON ETR N PT LOT 78 AND
 PARS 1 & 2, RP 338-18702
 (RECONSIDERED UNDER TRANSFER)
 TOWN OF WINDHAM,
 COUNTY OF MIDDLESEX



OWNER'S CERTIFICATE
 I hereby certify that the Map of this Plan is a Draft Plan.

Prepared At: Windham
 Province: Ontario

Date: _____

SURVEYOR'S CERTIFICATE
 I hereby certify that the Map of this Plan is a Draft Plan and that the same has been prepared in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and that the same has been prepared in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5, and that the same has been prepared in accordance with the provisions of the Survey Act, R.S.O. 1990, Chapter S.5.

Date: _____

ADJUSTMENTS UNDER SECTION 31 (17) OF THE SURVEY ACT, 1990

1. All areas shown on this map are shown on the original plan.

2. All areas shown on this map are shown on the original plan.

3. All areas shown on this map are shown on the original plan.

4. All areas shown on this map are shown on the original plan.

5. All areas shown on this map are shown on the original plan.

LAND USE	AREA IN HA	PERCENTAGE
SINGLE DETACHED LOTS 1 to 82	3.37	36.2
MAXIMUM DENSITY LOTS 83 to 91	2.88	31.9
PARKLAND BLOCKS 85 & 86	0.23	2.5
POTENTIAL FUTURE ACCESS BLOCK 87	0.60	6.6
PROPOSED ROADS A to C, RESERVES & WHERRING BLOCKS 88 to 92	2.05	22.7
TOTAL SITE AREA	9.93	108.0

Scale: 1:1500
 0 20 40 60 80
 METERS



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3614 and 3630 COLONEL TALBOT ROAD, 8621 PACK ROAD

PROJECT No.:	12-805
CHECKED BY:	AC
DESIGNED BY:	DM
APPROVED BY:	ES
DATE:	Aug 31, 2019
SCALE:	1:1500
PAGE:	1

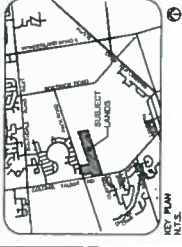


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____ 20____. THIS DRAFT PLAN IS APPROVED UNDER SECTION 81 OF THE PLANNING ACT THIS DAY OF _____ 20____.

DATE _____ SIGNATURE _____



DRAFT PLAN OF SUBDIVISION
 CON ETR N PT LOT 75 AND
 PARS 1 & 2, RP 33R-18702
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
 PART OF LOT 75 AND
 COUNTY OF MIDDLESEX

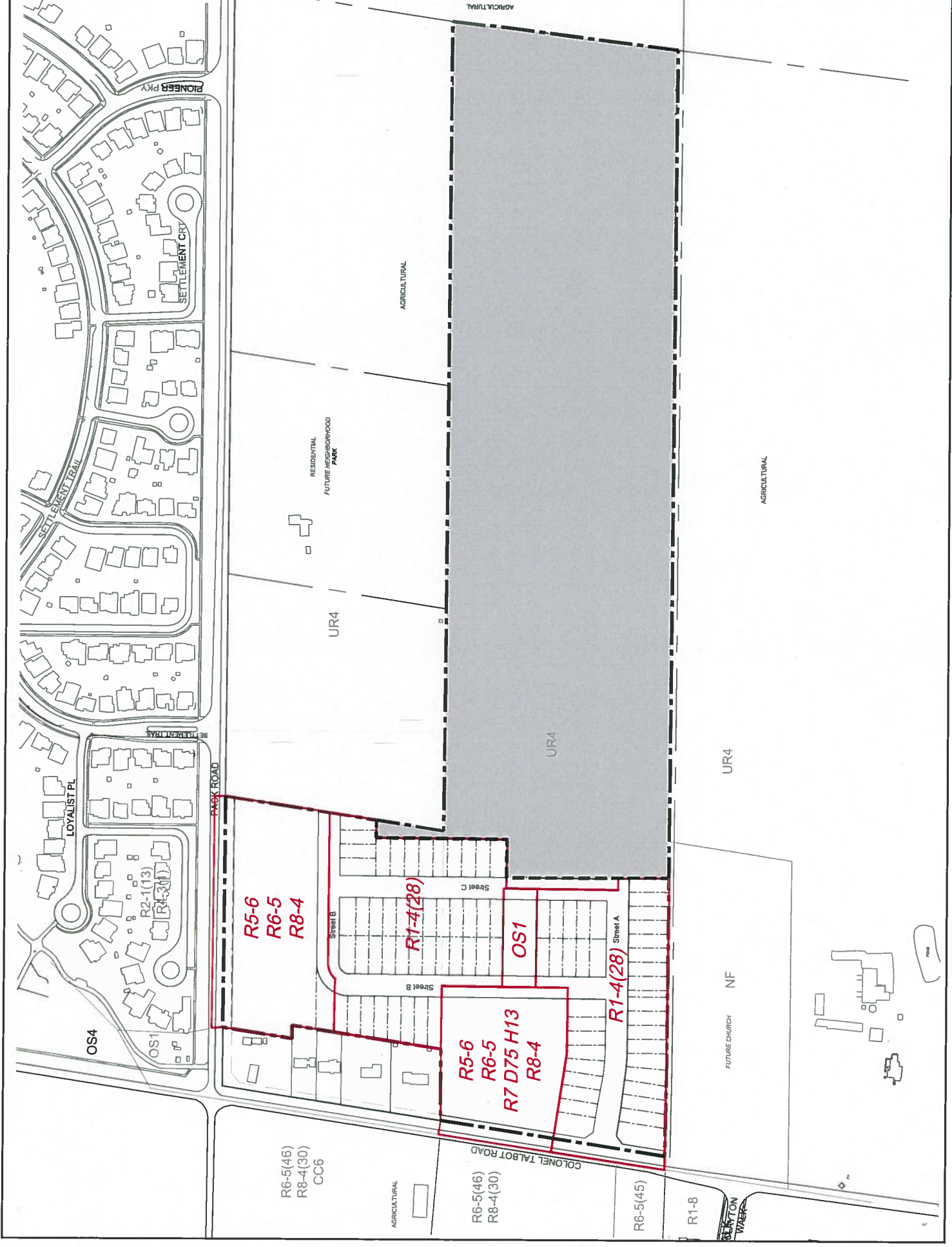


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3614 and 3630
 COLONEL TALBOT ROAD,
 6621 PACK ROAD
 PROPOSED ZONING

DESIGNED BY	DR	CHECKED BY	JAC	PROJECT NO.	12-805
DESIGNED BY	DR	APPROVED BY		DRAWING NO.	1
SCALE IN 2008	1:500	DATE			



SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____. THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE

SIGNATURE

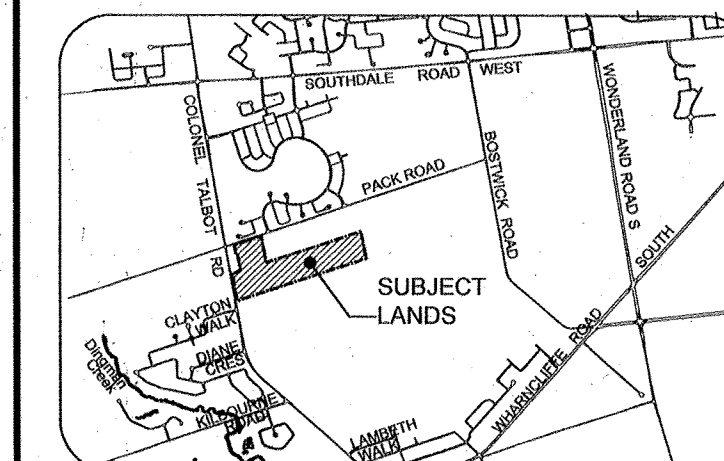


Monteith + Brown
planning consultants

610 PRINCING AVENUE, LONDON, ONTARIO, N6B 2B9
Tel: (519) 836-1300 E-mail: mbpc@mbpc.ca

DRAFT PLAN OF SUBDIVISION

CON ETR N PT LOT 75 AND
Parts 1 & 2, RP 33R-18702
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
in the CITY OF LONDON
COUNTY OF MIDDLESEX



KEY PLAN
N.T.S.

OWNER'S CERTIFICATE

I hereby consent to the filing of this Plan in Draft Form.

[Signature] Richard M. Sifton
President Date: Oct 3, 2016

[Signature] Wayne F. Reid
Vice President Date: Oct 7, 2016

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

[Signature] Bruce S. Baker, O.L.S.
AGM Plan, Survey, Engineer Date: August 31, 2016

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal water
- i) silt, sand and silt clay
- j) as shown on plan
- k) municipal sewers
- l) as shown on plan

LAND USE SCHEDULE		
LAND USE	AREA in Ha	PERCENTAGE
SINGLE DETACHED LOTS 1 to 82	3.27	36.2
MEDIUM DENSITY BLOCKS 83 & 84	2.88	31.9
PARKLAND BLOCKS 85 & 86	0.23	2.5
POTENTIAL FUTURE ACCESS BLOCK 87	0.60	6.6
PROPOSED ROADS 'A' to 'C', RESERVES & WIDENING BLOCKS 88 to 94	2.05	22.7
TOTAL SITE AREA	9.03	100.0

No.	Revision	Date	Initial

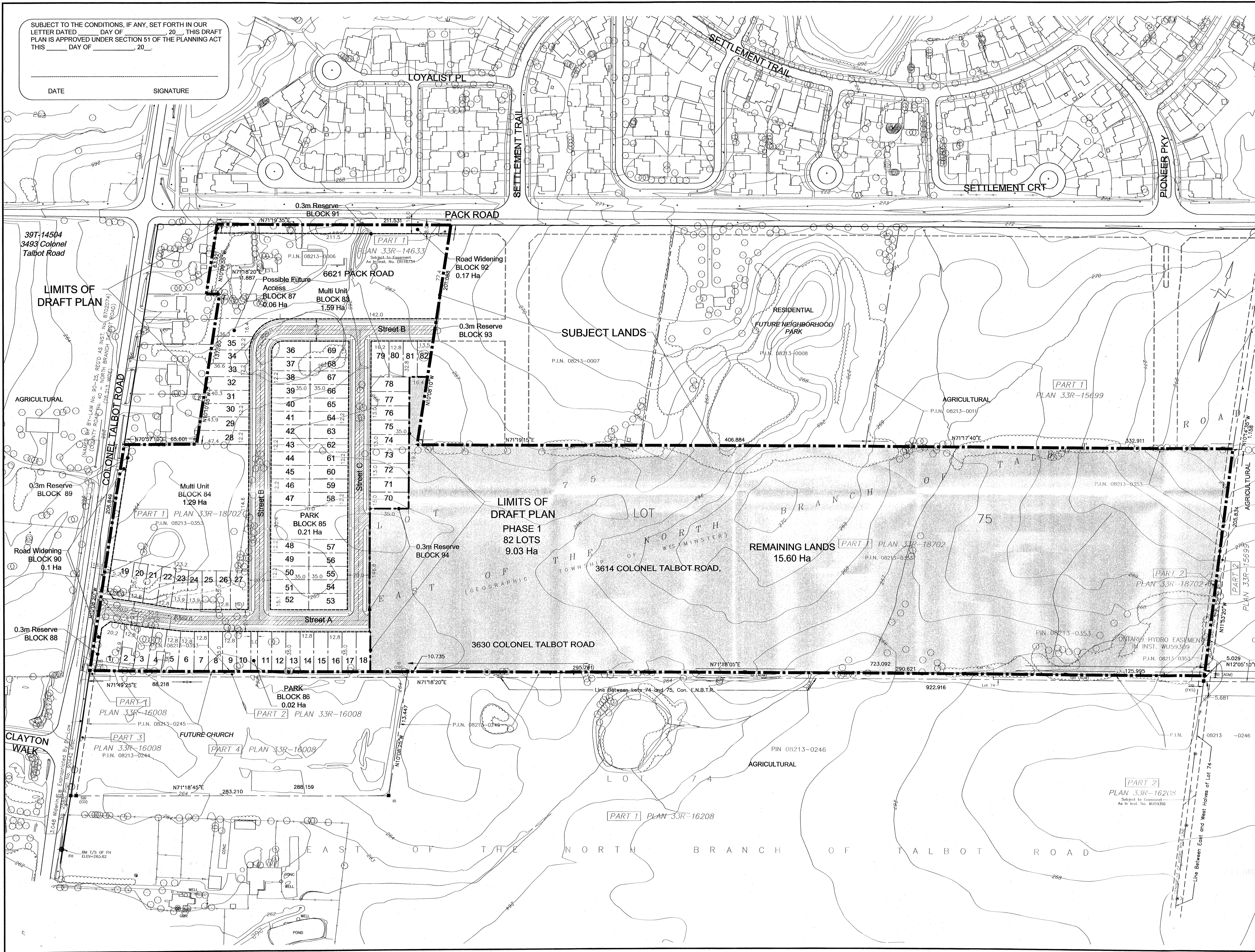
CLIENT

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BAR SCALE 1: 1,500

ADDRESS
3614 and 3630 COLONEL TALBOT ROAD,
6621 PACK ROAD
39T 16509

DRAWN BY: BS	CHECKED BY: JMC	PROJECT No.:
DESIGNED BY: BS	APPROVED BY:	DRAWING No.:
SCALE: 1:1500	DATE: Aug 31, 2016	1



39T-14504
3493 Colonel Talbot Road

LIMITS OF DRAFT PLAN

AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

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AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

0.3m Reserve BLOCK 91

PACK ROAD

6621 PACK ROAD

Road Widening BLOCK 92 0.17 Ha

Possible Future Access BLOCK 87 0.06 Ha

Multi Unit BLOCK 83 1.59 Ha

0.3m Reserve BLOCK 93

RESIDENTIAL FUTURE NEIGHBORHOOD PARK

AGRICULTURAL

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