



London
CANADA

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

File 39T-17501 / Z-8725
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February 6, 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 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:	Craig Linton, Developro Land Services Inc. on behalf of West Kains Land Corp. and Liahn Farms Ltd.
LOCATION:	Municipal Address: 810 Westdel Bourne, portion of 1055 Westdel Bourne, 1079 Westdel Bourne, 1959 and 1997 Oxford Street West; located on the west side of Westdel Bourne, north of Oxford Street West; approximately 12.9 hectares (31.9 acres) (see attached location map) Planning District: Riverbend Watershed: Thames River Downstream
PURPOSE AND EFFECT:	The creation of a residential subdivision consisting of 94 single detached lots, 1 medium density residential block, 3 park blocks, 1 open space block, and 7 future development blocks all served by the extension of Kains Road, and 2 local streets.
PROPOSAL:	<u>Draft Plan of Subdivision</u> Consideration of a draft plan of subdivision consisting of 94 single detached residential lots (Lots 1 - 94), one (1) medium density residential block (Block 1), three (3) park blocks (Blocks 3 - 5), one (1) open space block (Block 2), seven (7) future development blocks (Blocks 7 - 13), one (1) road widening block (Block 6), two (2) reserve blocks, one (1) secondary collector road (Kains Road), and two (2) local streets (The Linkway and Gatenby Street). <u>Zoning By-law Amendment</u> Possible Amendment to Zoning By-law Z.-1 to change the zoning from an Urban Reserve (UR1 and UR3) Zone, a Residential R1 (R1-14) Zone, and an Open Space OS4 Zone to the following zones (<i>please refer to attached zone map</i>): 1. <u>Residential R1 (R1-4)</u> to permit single detached dwellings on lots with a minimum lot frontage of 12 metres and minimum lot area of 360 square metres. 2. <u>Residential R1 (R1-8)</u> to permit single detached dwellings on lots with a minimum lot frontage of 15 metres and minimum lot area of 600 square metres. 3. <u>Residential R6 (R6-5)</u> to permit 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. <u>Open Space (OS1)</u> to permit such uses as conservation lands, conservation works, golf courses, public and private parks. 5. <u>Open Space (OS5)</u> to permit such uses as conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots.

The City may consider applying holding provisions in the zoning to ensure adequate provision of municipal services and that a subdivision agreement or development agreement is entered into; ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads; and to ensure consistent lotting pattern and that any part blocks are consolidated with adjacent lands.

The City is also considering a possible amendment to Zoning By-law Z.-1 to change the zoning of lands immediately adjacent the proposed draft plan, identified as future stormwater management facility (SWMF 'A'), from an Urban Reserve (UR1 and UR3) Zone, and an Open Space OS4 Zone, to an Open Space OS1 Zone.

PLANNING POLICIES:

London Plan – The subject lands are within the “Neighbourhoods” and “Green Space” Place Types in *The London Plan*. The Neighbourhoods Place Type permits a range of uses such as single detached, semi-detached, duplex, triplex, and townhouse dwellings, and small-scale community facilities. The Green Space Place Type permits such uses as district, city-wide, and regional parks; private green spaces such as cemeteries and golf courses; agriculture; woodlot management; conservation; essential public utilities and municipal services; stormwater management; recreational and community facilities.

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 **March 17, 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 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.

Your representative on City Council, Councillor Anna Hopkins (519-661-2500 Ext. 4009 or email: ahopkins@london.ca) Ward 9, 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 Development Services Division by March 8, 2017. The Final Proposal Report (FPR), including Final Engineering Report, Scoped Environmental Impact Study, and Geotechnical Report are available on CityHub.

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),

**PUBLIC
MEETING:**

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.

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.

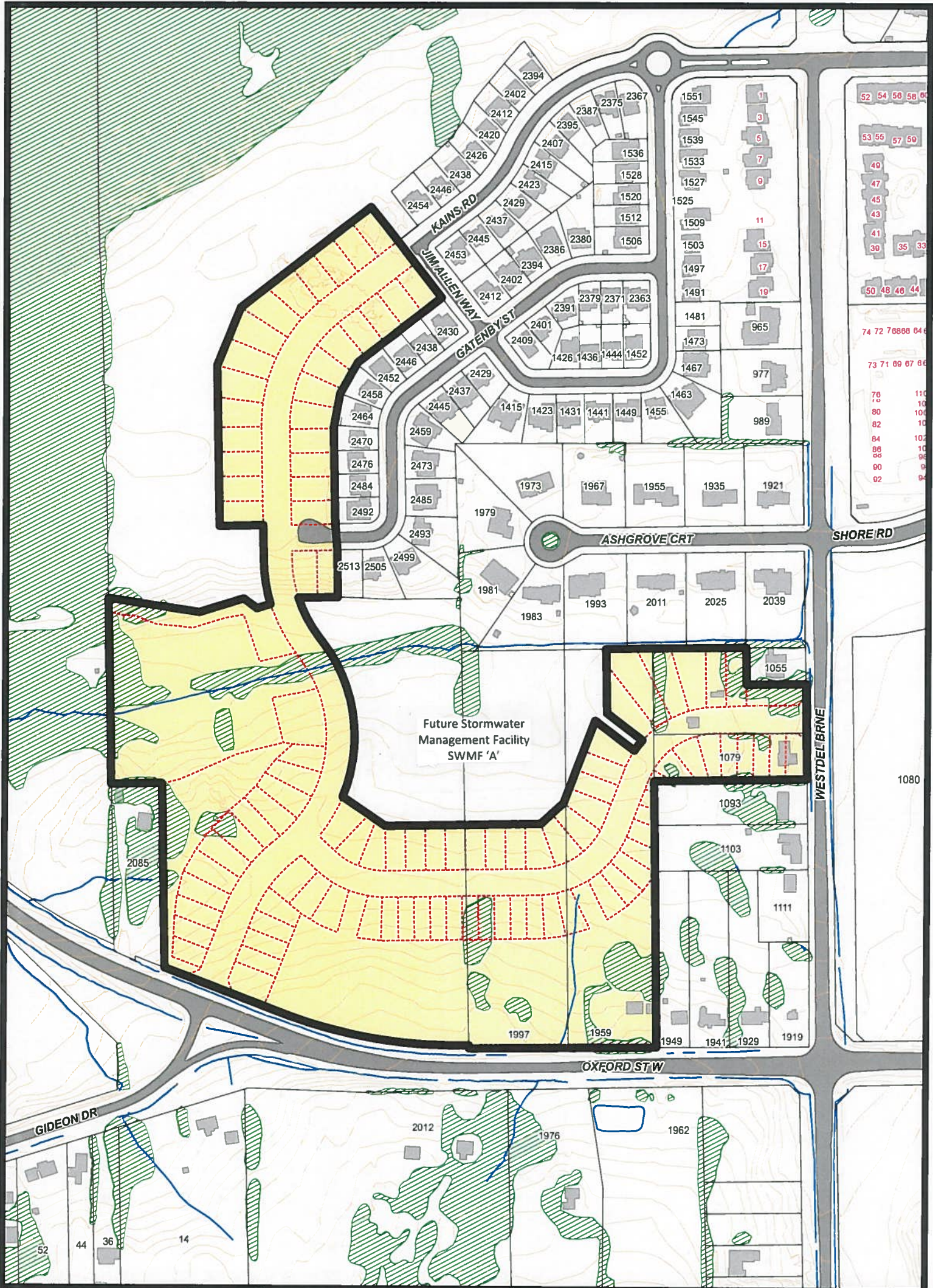
**FOR MORE
INFORMATION:**

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "Craig Linton, Developro Land Services Inc. on behalf of West Kains Land Corp. and Liahn Farms Ltd. / File Number 39T-17501 / Z-8725", or inquire at Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays (Tuesdays 8:30 a.m. to 6:00 p.m.).

**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
 - ASSESSMENT PARCELS
 - UNDER REVIEW SUBDIVISIONS
 - ROADS
 - WATER
 - VEGETATION
 - BUILDINGS



SUBJECT SITE:
810 Westdel Bourne,
portion of 1055 Westdel Bourne,
1959 and 1997 Oxford Street West

FILE NO: 39T-17501 / Z-8725
APPLICANT: Craig Linton,
Developro Land Services Inc.
on behalf of West Kains Land Corp.
and Liahn Farms Ltd.

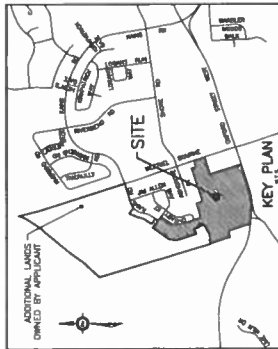
MAP PREPARED:
February 2, 2017 DT



Topographic Information Date: April 2015
PREPARED BY: Development Services

File No. _____
Subject to the conditions, if any, set forth in our letter dated _____ day of _____ 2015, this draft plan is approved under Section 51 of the Planning and Development Act 2008 on this _____ day of _____ 2016.

Subdivision and Special Projects Approved Authority
City of London



DRAFT PLAN OF SUBDIVISION
PART OF LOT 1
REGISTRAR'S COMPILED PLAN NO. 400
PART 2 OF LOT 3
ALLOTMENT 14
REGISTRAR'S COMPILED PLAN NO. 376
(FORMERLY DELAWARE TOWNSHIP)
IN THE CITY OF LONDON
COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE:
I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

MICHAEL HOWE
WEST KAINS LAND CORP.

I HAVE THE AUTHORITY TO BIND THE CORPORATION.

DR. NICK ALLEN
LAND SURVEYOR

I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS DRAFT PLAN OF SUBDIVISION HAVE BEEN MEASURED ACCURATELY AND CORRECTLY SHOWN.

DR. NICK ALLEN
LAND SURVEYOR

I HAVE THE AUTHORITY TO BIND THE CORPORATION.

LAND USE SCHEDULE

SINGLE FAMILY RESIDENTIAL - 84 LOTS	5.32 Ha
MEDIUM DENSITY - BLOCK 1	2.48 Ha
FUTURE DEVELOPMENT - BLOCKS 7-13	0.18 Ha
ROADS - KAINS ROAD, THE LINKWAY, BLOCK 6	2.41 Ha
OPEN SPACE - BLOCK 2	1.48 Ha
PARK - BLOCKS 3-5	0.84 Ha
TOTAL AREA	12.81 Ha

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

a. AS SHOWN ON PLAN	9. AS SHOWN ON PLAN
b. AS SHOWN ON PLAN	10. MANAGERIAL WATER
c. AS SHOWN ON PLAN	11. MANAGERIAL WATER
d. SINGLE FAMILY RESIDENTIAL	12. AS SHOWN ON PLAN
e. AS SHOWN ON PLAN	13. MANAGERIAL SERVICES
f. AS SHOWN ON PLAN	14. AS SHOWN ON PLAN

WEST KAINS LAND CORP.

EAGLE RIDGE SUBDIVISION
PHASE 2

RICOR
211 Adelaide Street South
London, Ontario N5Z 3C7
(519) 963-0871
Engineering Ltd. *incorporated in Ontario*

NAME: _____ POSITION: _____ DATE: _____
SCALE: 1:1000
DATE: JAN 28, 2016
PROJECT: 1047-1

