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N6A 4L9

39T-16508/Z-8697
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June 21, 2017

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

The City of London has received a revised application to subdivide a parcel of land as shown on the map attached. The revised proposed draft plan of subdivision is described below. The City of London has also received a revised Zoning By-law Amendment application. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT:	DNL Group Inc. on behalf of 2178254 Ontario Inc.
LOCATION:	Municipal Address: 3425 Emily Carr Lane (<i>map attached</i>) Planning District: Longwoods Watershed: Dingman Creek Assessment No's: 08005014000000
PURPOSE AND EFFECT:	The purpose and effect of this application is to permit the development of a Multi-Family Medium Density Residential plan of subdivision on a 2.8 hectare parcel of land located southeast of Wharncliffe Road South, west of White Oak Road.
PROPOSAL:	Consideration of a Plan of Subdivision consisting of two (2) medium density residential blocks (Blocks 1 and 2), one local public street (an extension of Lismer Way) to the west and north. <i>For the lands under consideration, a Zoning By-law amendment (Z-8697) have also been received (see detail below).</i> Possible change to Zoning By-law Z.-1 from an Urban Reserve (UR3) Zone and Urban Reserve (UR6) Zone to a Residential R6 Special Provision (R6-5() Zone to permit single detached dwellings with a maximum density of 40 units per hectare The City is also considering the following amendment: <ul style="list-style-type: none">• The application of a Holding (h) Provision across the subject lands. The holding provision is to ensure the orderly development of lands and the adequate provision of municipal services.
PLANNING POLICIES:	The Official Plan designates the subject property as "Multi-Family Medium Density Residential" which allows multiple attached dwellings at a maximum density of 75 units per hectare as the main permitted uses.
HOW TO COMMENT:	Please call in, mail, fax or email your comments by July 21, 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: 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 Anna Hopkins (City Hall Telephone Number: 519-661-2500 ext. 4009), 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 Planning in respect of the proposed Plan of Subdivision before the Approval Authority gives or refuses to give approval to the Draft Plan of Subdivision; 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:

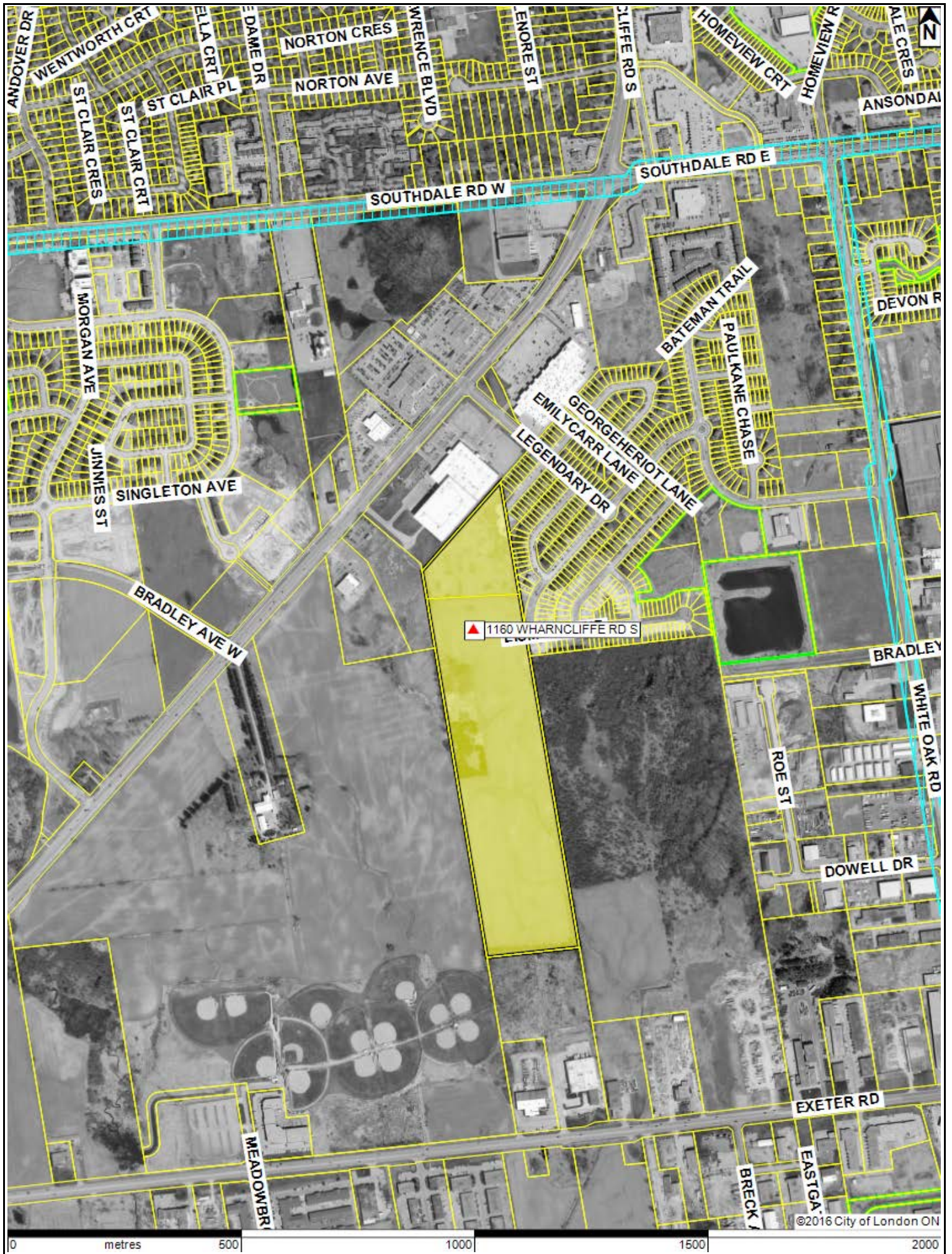
For additional information, please contact Alanna Riley at 519-661-2500 ext. 4579, referring to "File 39T-16508/Z-8697", or inquire at the Development Planning Division, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

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.

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


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LOCATION MAP

File Number: 39T-16508 / Z-8697
 Location: 3425 Emillycarr Lane and 1160 Wharncliffe Road South
 Created By: Ania Serrano
 Date: 2016-10-17
 Scale: 1:10100

LEGEND

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



