



# MEMO

To: Bruce Page, Environmental & Parks Planning  
James MacKay, Environmental & Parks Planning  
Jeff Hachey, Stormwater Engineering  
Christine Creighton, UTRCA  
Heather Lysynski, EEPAC

From: Nancy Pasato, Development Services

Date: May 15, 2018

Re: **39T-16509/Z-8720 - 3614, 3630 Colonel Talbot Road & 6621 Pack Road – revised EIS and Hydrogeological Study**

---

Please see the attached updated Environmental Impact Study and Hydrogeological Report for the above noted application.

A copy of the latest draft plan submission and circulation is attached for your reference. Please note no changes are proposed to the draft plan as a result of the EIS/Hydrogeological Study.

Please review and provide comments or conditions no later than **Tuesday, June 12, 2018**. Please let me know if you need additional time for review.

Cc: Lou Pompili, Development Services  
Blair Hammond, Development Services  
File 39T-16509



**London**  
CANADA

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

39T-16509/Z-8720  
Nancy Pasato  
tel: 519-930-3500  
fax: 519-930-3501  
e-mail: npasato@london.ca  
website: <http://www.london.ca>

October 19, 2017

## NOTICE OF REVISED 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 previous notice of application and accompanying location map for the proposed plan was circulated to you on January 11, 2017. The revised 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.

**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 84 single detached lots, a range of cluster housing units (approx. 99-212 cluster housing units), 1 park block and several 0.3 m reserves, road widening and future access blocks, all served by four (4) new local roads.

**PROPOSAL:** Consideration of a Residential Plan of Subdivision with 84 single detached lots, two (2) medium density blocks, one (1) park block and several 0.3 m reserves, road widening and future access blocks, all served by four (4) new local roads (see attached plan for more information).

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 m<sup>2</sup> 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 townhouse 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; a Residential R5/R6/R7/R8 (R5-6/R6-5/R7 D75\*H13/R8-4) Zone, to permit all the above uses, as well as: R7\*D75\*H13 - senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, and emergency care establishments at a maximum density of 75 units per hectare and a maximum height of 13.0 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 (see attached plan for more information).

**SUBJECT  
LAND  
STATUS  
REPORT:**

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.

A Subject Land Status Report (SLSR), prepared by Natural Resource Solutions Inc., dated November 2016 and revised September, 2017 was submitted with the revised 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, December 4, 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.

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](mailto: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),

**PUBLIC  
MEETING:**

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

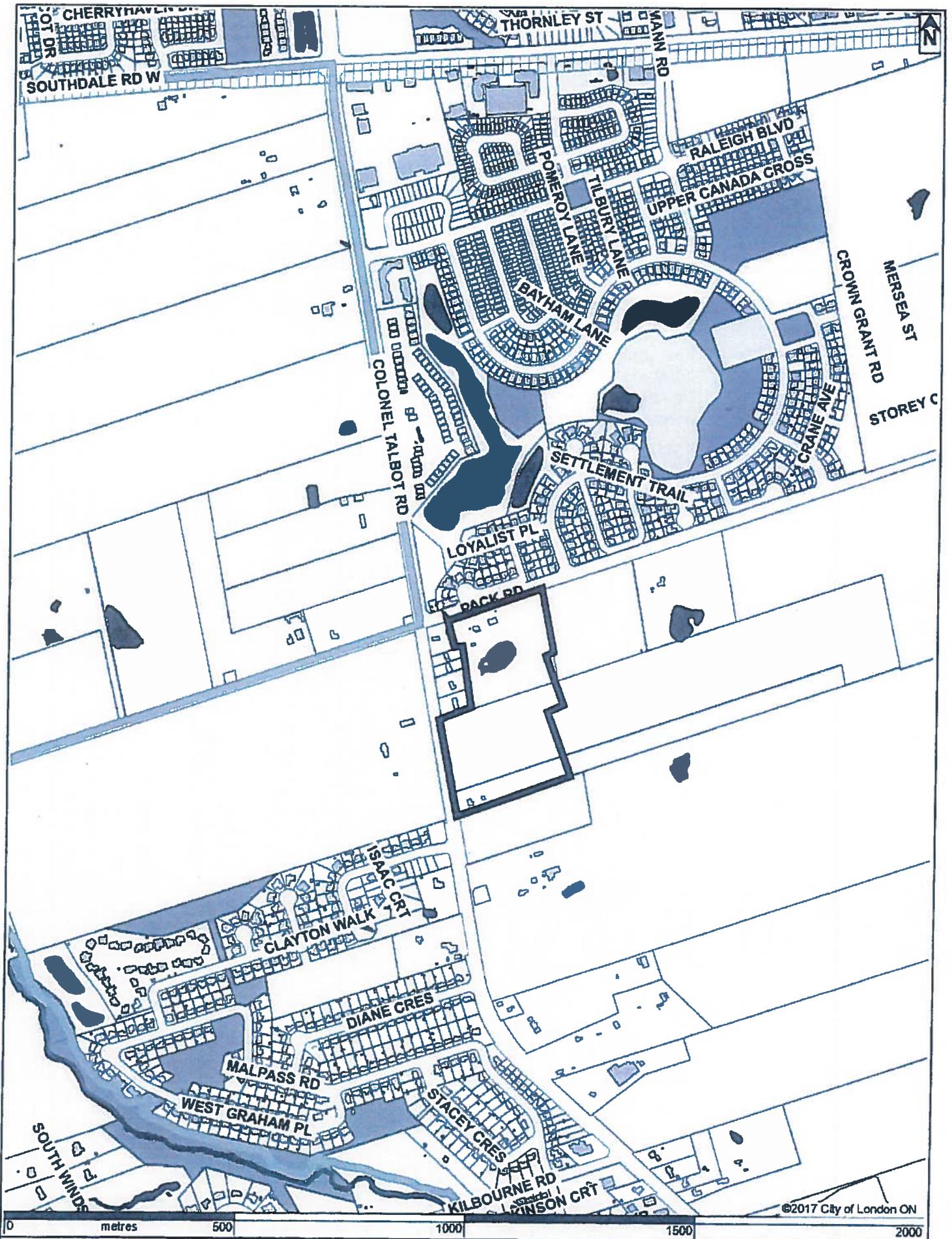
**FOR MORE  
INFORMATION**

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.

**TO BE  
NOTIFIED:**

**For additional information, please contact Nancy Pasato at 519-661-2489 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.**

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.



©2017 City of London ON

### LOCATION MAP

Subject Site: 3614 Colonel Talbot Road  
 Applicant: SIFTON PROPERTIES LIMITED  
 File Number: 39T-16509  
 Planner: Nancy Pasato  
 Created By: Nancy Pasato  
 Date: 2017-10-17  
 Scale: 1:10100

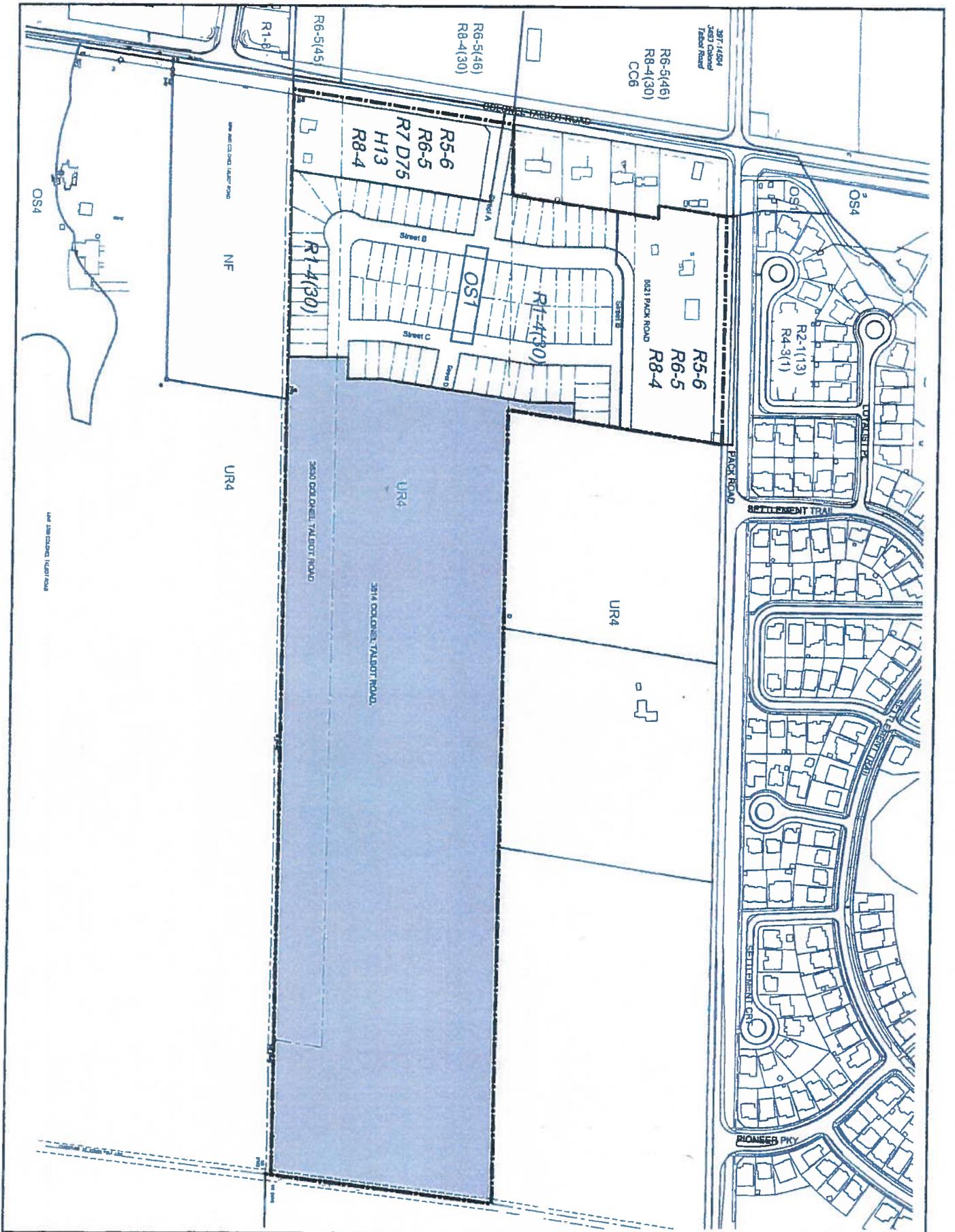
### LEGEND

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

Corporation of the City of London  
 Prepared By: Planning and Development







**mpc**  
 McPartland & Brown  
 Planning Consultants  
 1000 17th Street, Suite 100  
 Berkeley, CA 94703  
 Phone: (415) 841-1111

**DRAFT PLAN OF SUBDIVISION**  
 ONE EIGHT AND ONE NINE  
 COLONEL TALBOT ROAD  
 AND ONE SEVEN AND ONE EIGHT  
 PACK ROAD  
 IN THE CITY OF LONDON  
 COUNTY OF MIDDLESEX

**Sifton**  
 Experience. The Difference.™

DATE SCALE  
 11/15/00 1" = 500'

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

PROJECT NO.	12-905
DATE	11/15/00
BY	MP
CHECKED BY	MP
SCALE	1" = 500'
SHEET NO.	1