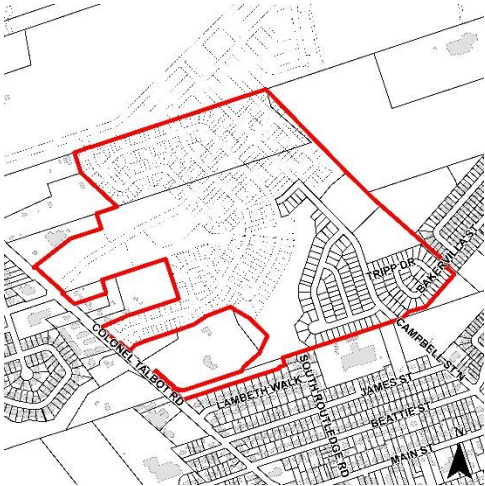


Zoning By-Law Amendment

3924 Colonel Talbot Road



File: Z-9240

Applicant: Auburn Developments

What is Proposed?

Zoning amendment to allow:

- Provide alternative forms of housing and potential within portions of the draft approved subdivision.
- Red-line revisions to draft plan 39T-12503

YOU ARE INVITED!

Further to the Notice of Application you received on July 29, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 1, 2021, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor (See insert)

For more information contact:

Sean Meksula
smeksula@london.ca
519-661-CITY (2489) ext5349
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: File Number(s)

london.ca/planapps

To speak to your Ward Councillor:

Anna Hopkins
ahopkins@london.ca
519-661-CITY (2489) ext. 4009

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Zoning By-law Amendment

Special Provision (h*OS5(9)) Zone **TO** an Open Space Special Provision (OS5(_)) Zone; **FROM** a Holding Residential R1 (h*R1-3) Zone **TO** a Holding Open Space (h*OS1) Zone; **FROM** a Holding Residential R1 (R1-3) Zone **TO** an Open Space (OS1/OS3) Zone; **FROM** a Holding Residential R1 (R1-13) Zone **TO** a Holding Residential R1(R1-3) Zone; **FROM** a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone **TO** a Holding Residential R4/R5/R6/R7 Special Provision (h*R4-6(_)/R5-3(_)/R6-5(_)/R7*H15*D30) Zone; **FROM** a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone **TO** a Holding Residential R4/R5/R6/R7 Special Provision (h*R4-6(_)/R5-3/R6-5/R7*H18*D30) Zone; **FROM** a Residential R1/R6 Special Provision (R1-3(7)/R6-5) Zone **TO** a Residential R1 Special Provision (R1-3(7) Zone; **FROM** a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone **TO** a Holding Residential R4/R5/R6 Special Provision (h*R4-6(_)/R5-3/R6-5) Zone; **FROM** a Holding Residential R1 (h*R1-3) Zone **TO** a Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; **FROM** a Holding Residential R1/R6 (h*R1-3/R6-5) Zone **TO** a Holding Residential R1/R4/R6 Special Provision (h*R1-3/R4-6(_)/R6-5) Zone; **FROM** a Holding Residential R1/R6 (h*R1-3/R6-5) Zone **TO** a Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; **FROM** a Holding Residential R5/R6/R7 (h*R5-3/R6-5/R7*H15*D30) Zone **TO** Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; **FROM** a Holding Residential R1/R4 (h*R1-13/R4-6) Zone **TO** a Holding Residential R1/R4 Special Provision (h*R1-1/R4-6(_)) Zone; **FROM** a Holding Residential R5/R6/R7/Office (h*h-54*R5-3/R6-5/7*H15*D30*OF) Zone **TO** a Holding Residential R4/R5/R6 Special Provision (R4-6(_)/R5-3/R6-5) Zone; **FROM** a Holding Residential R5/R6/R7/Office (h*h-54*R5-3/R6-5/R7*H15*D30*OF) Zone **TO** a Holding Residential R4/R5/R6/R7 Special Provision/Office (h*h-54*R4-6(_)/R5-3/R6-5/7*H24*D100*OF8(_)) Zone; **FROM** a Holding Residential R5/R6/R7/Office (h*h-54*R5-3/R6-5/R7*H15*D30*OF) Zone **TO** a Holding Open Space (OS1) Zone; **FROM** a Residential R1 (R1-16) Zone **TO** a Holding Residential R4/R5/R6/R7 Special Provision/Office (h*h-54*R4-6(_)/R5-3/R6-5/7*H24*D100*OF8(_)) Zone; **FROM** a Holding Residential R1/R6 (h*h-54*R1-3/R6-5) Zone **TO** a Holding Residential R1/R4/R6 Special Provision (h*h-54*R1-3/R4-6(_)/R6-5) Zone; **FROM** a Holding Residential R1 (h*R1-3) Zone **TO** a Holding Residential R1/R4 Special Provision (h*R1-3/R4-6(_)) Zone; **FROM** a Residential R1 (R1-5) Zone **TO** a Residential R1 (R1-4) Zone; Special provisions for the proposed R4-6(_) zone would include an exterior side yard setback to a collector of 4.5m where rear lots abut and 3.5m front and exterior side yard adjacent to a roundabout. The Zoning By-law is available at london.ca.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential and Multi-Family, Medium Density Residential in the Official Plan. The Low Density Residential permits single detached, semi-detached, duplex dwellings and multiple-attached dwellings, such as row houses or cluster houses as the main uses. The Multi-Family, Medium Density Residential permits multiple-attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Neighbourhood Place Type Place Type in The London Plan, permitting a range of uses which includes single detached dwellings up to stacked townhouses, apartments, mixed-used buildings and potential retail and office uses

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The

additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice;
- Viewing the application-specific page at london.ca/planapps; or,
- Please note that this application is being circulated during the State of Emergency issued by the Province of Ontario. Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Please refer to the enclosed Public Participation Meeting Process insert.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

Notice of Collection of Personal Information

Personal information collected and recorded at 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-CITY(2489) ext. 4937.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Proposed Changes



Stantec
 100 King Street West
 Toronto, ON M5X 1C7
 Tel: 416-593-9100
 www.stantec.com

LOC: 17/1/018
 The Corporation and its representatives warrant that the information contained herein is true and correct to the best of their knowledge and belief as of the date hereof.

- LEGEND:
- SUBDIVISION BOUNDARY
 - *- CURRENT ZONE BOUNDARY (TO BE DELETED)
 - PROPOSED ZONE BOUNDARY

Client/Project:
 COLONEL TALBOT DEVELOPMENTS INC.
 THE HEATHWOODS SUBDIVISION
 London, ON Canada

Title:
 ZONING SCHEDULE
 39F-12503

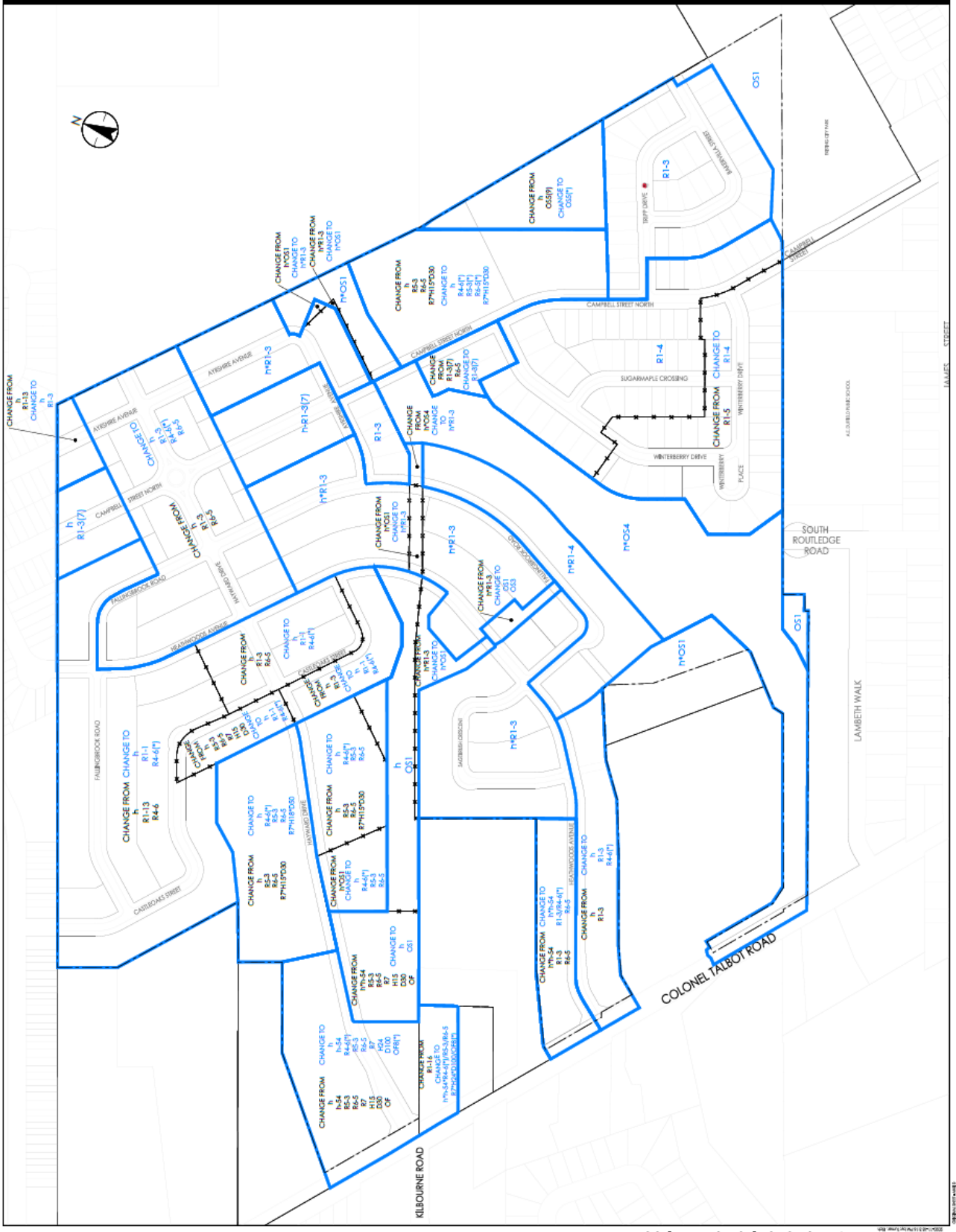
Project No.:
 18-40241

Drawing No.:
 1 of 1

Scale:
 1" = 100'

Sheet:
 1 of 1

Revision:
 1



The above image represents the applicant's proposal as submitted and may change.

Redline Revisions



SCOTTIC
650-771 Queens Avenue
London, ON N6H 2K7
Tel: (519) 546-6200
www.stantec.com

Location Map
The Consultant and its staff are responsible for all information contained in this drawing. It is the responsibility of the client to verify the accuracy of the information provided.

DRAFT PLAN OF SUBDIVISION THE HEATHWOODS

LAND OF THE NORTH BRANCH
COUNTY OF HULL
REGISTRAR GENERAL OF REGISTRATION
COUNTY OF HULL

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

- A: AS SHOWN ON DRAFT PLAN
- B: AS SHOWN ON DRAFT PLAN
- C: AS SHOWN ON DRAFT PLAN
- D: AS SHOWN ON DRAFT PLAN
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- L: AS SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE

PHASE 1 - 33M-762
AREA: 15.15 HA
MUNICIPAL DISTRICT: HULL
PARK: 0.551 HA
ROADS: 0.000 HA
TOTAL: 15.651 HA

| NO. | DESCRIPTION | AREA (HA) |
|-----|-------------|-----------|
| 1 | RESIDENTIAL | 21.877 |
| 2 | RESIDENTIAL | 4.777 |
| 3 | RESIDENTIAL | 6.831 |
| 4 | RESIDENTIAL | 3.391 |
| 5 | RESIDENTIAL | 6.831 |
| 6 | RESIDENTIAL | 6.831 |
| 7 | RESIDENTIAL | 6.831 |
| 8 | RESIDENTIAL | 6.831 |
| 9 | RESIDENTIAL | 6.831 |
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| 100 | RESIDENTIAL | 6.831 |

OWNER: COLONEL TALBOT DEVELOPMENTS INC.
THE HEATHWOODS SUBDIVISION

DATE: 10/15/2023

SCALE: AS SHOWN

PROJECT NO: 3991-12503

DRAWING NO: 161603401

REVISION: 1

Client/Project:
COLONEL TALBOT DEVELOPMENTS INC.
THE HEATHWOODS SUBDIVISION

London, ON Canada
HEATHWOODS

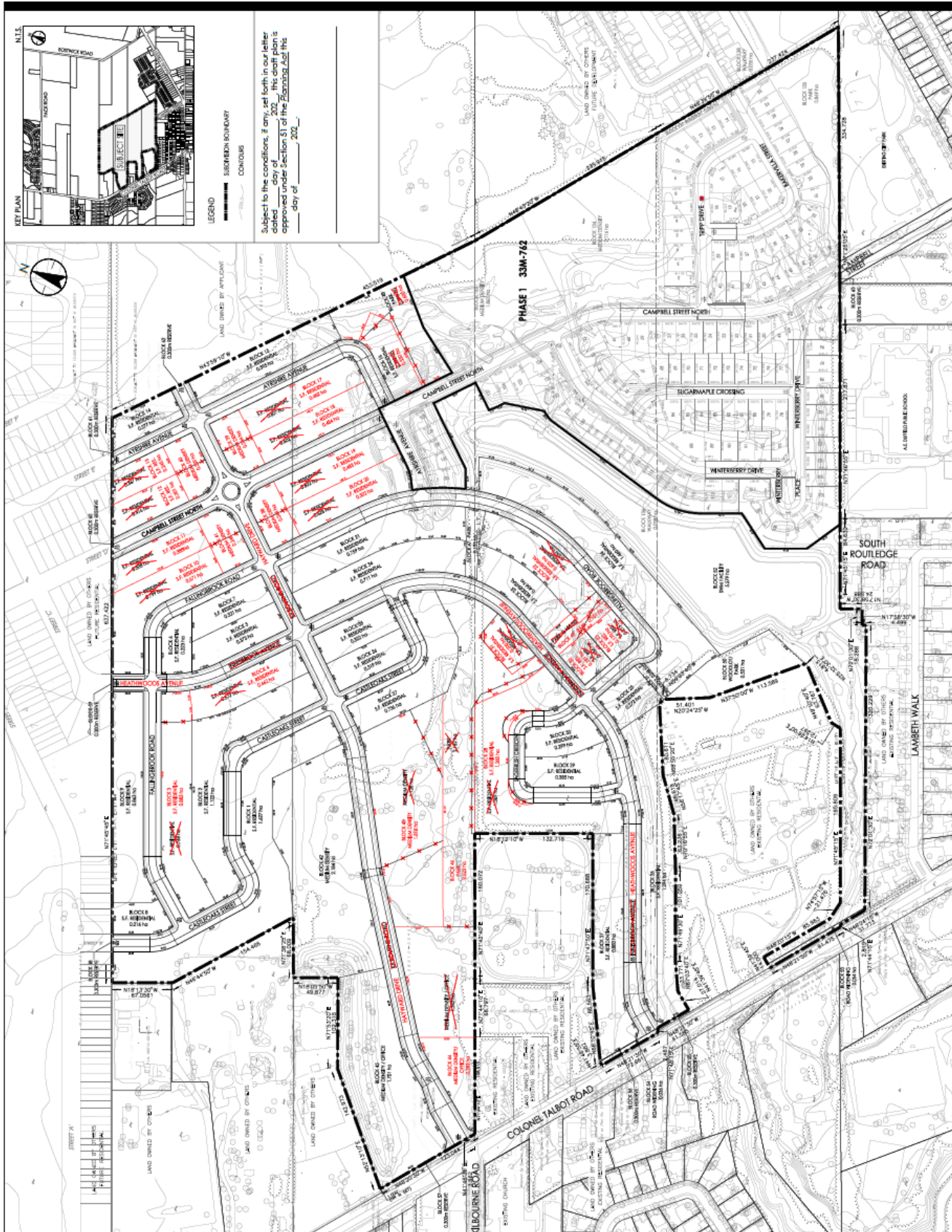
DRAFT PLAN OF SUBDIVISION
REDLINE PLAN
3991-12503

Project No: 161603401

Drawing No: 161603401

Sheet: 1 of 1

Revision: 1



The above images represent the applicant's proposal as submitted and may change.