



1521 Sunningdale Road West and 2631 Hyde Park Road



**Proposed Draft Plan of Subdivision, Official Plan Amendments and
Zoning By-law Amendments**

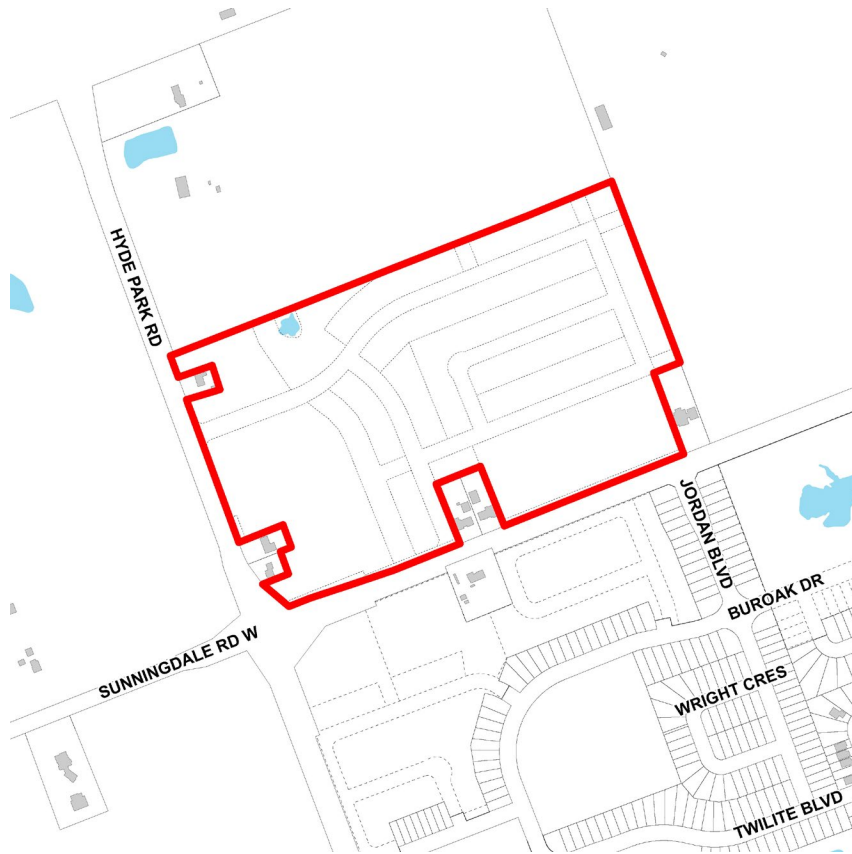
Applicant: Auburn Developments Inc.

File No: 39T-21506 and Z-9440

Property Description



Site Context



Surrounding Properties:

North: Agricultural/farm dwelling

East: Agricultural

South: Future residential

West: Agricultural

Current Planning Information

The London Plan: Green Space

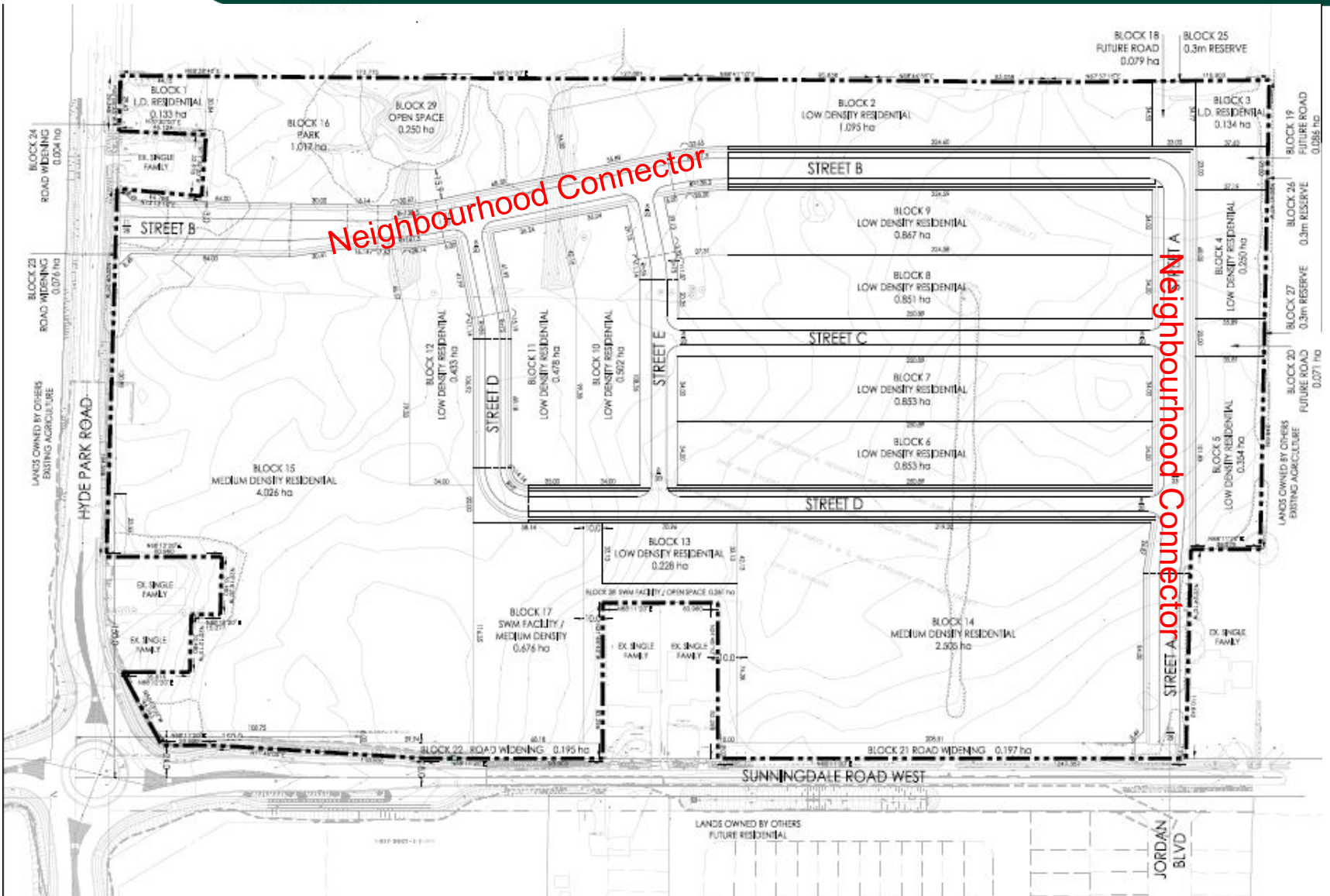
(1989) Official Plan – Open Space

Z.-1 Zoning By-law - Holding Open Space (h-5*h-21*OS3)



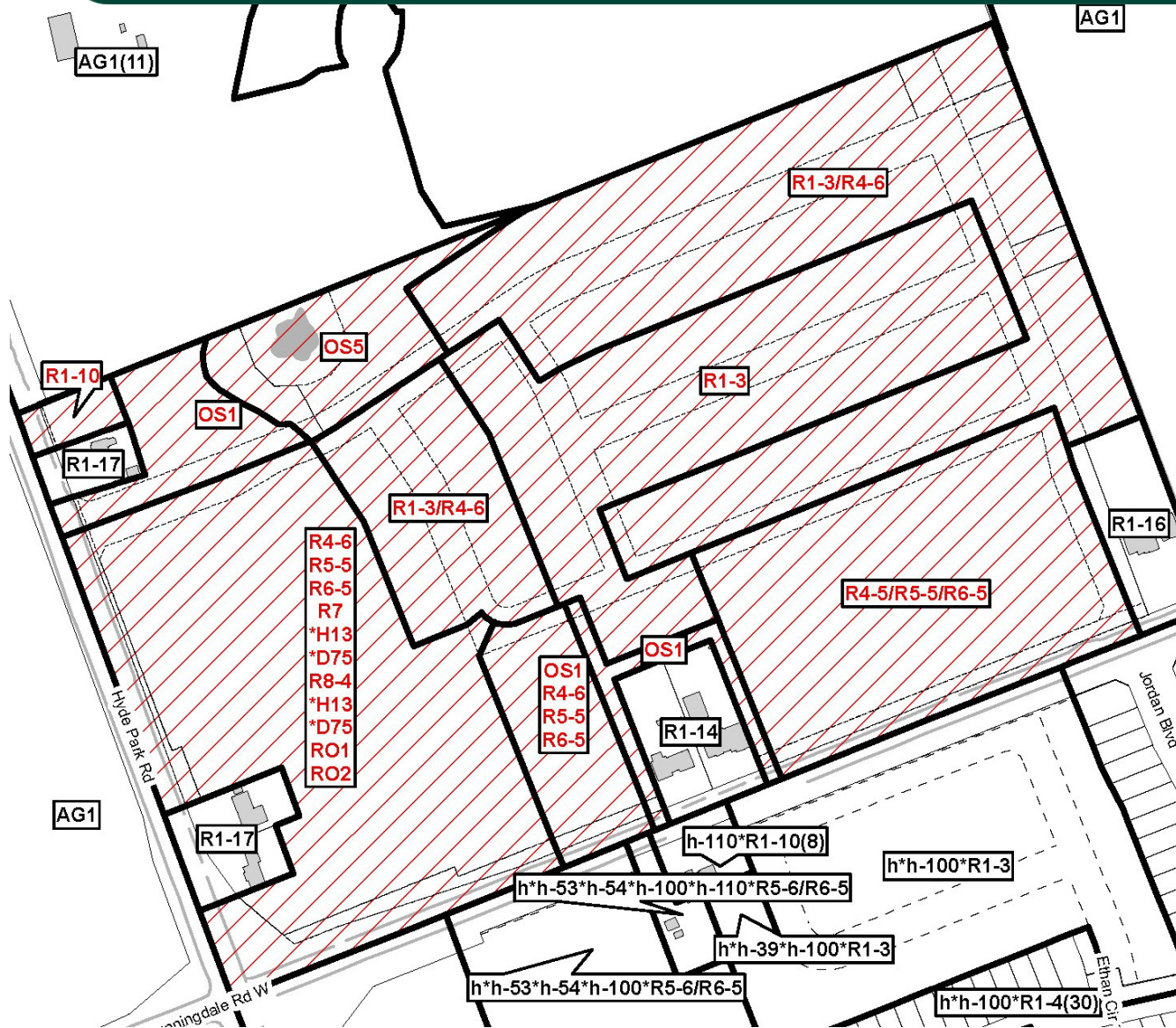
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Development Proposal





Recommended Zoning





Public Response

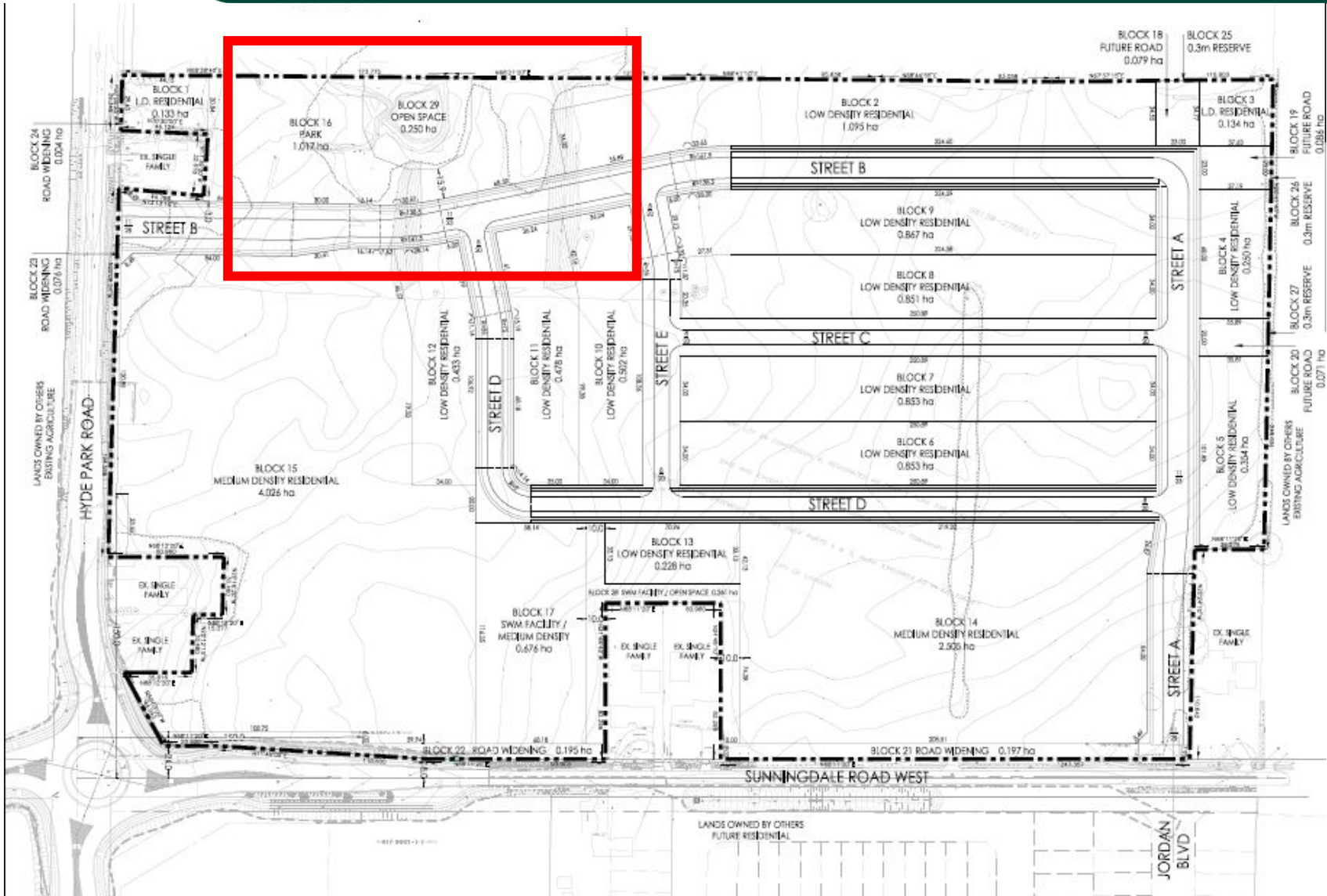
Summary of comments and concerns from the community:

- Access to subdivision, increased traffic and noise levels;
- Grading of development and existing land uses;
- Compatibility of proposed development with existing land uses;
- Alignment of proposed development with *Provincial Policy Statement (PPS)*, *(1989) Official Plan*, and *The London Plan*



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Natural Heritage





Servicing

- The subject lands had not been considered or studied as part of the Development Charge Background Studies
- The City and Applicant have agreed to conditions that will allow for a mix of temporary and permanent servicing solutions for these lands.
- The Applicant will be responsible for all costs related to temporary works



Recommendation

Further to the Direction of Municipal Council on October 15, 2021, it is on the recommendation of the Director of Planning and Development:

- That the directed Official Plan Amendments and recommended Zoning By-law Amendments be introduced at the Municipal Council meeting on May 3, 2022,
- That Municipal Council be advised of any issues raised at the public meeting with respect to the application for Draft Plan of Subdivision; and,
- That the Approval Authority be advised that Municipal Council supports issuing draft approval of the proposed Draft Plan of Subdivision, subject to the prescribed conditions and redline revisions.