



PUBLIC MEETING NOTICE

Zoning By-Law Amendment

537 Crestwood Drive



File: Z-9333

Applicant: Middlesex Condominium Corporation 816

What is Proposed?

Zoning amendment to allow:

- one additional single detached dwelling within Condo Corporation No. 816.

YOU ARE INVITED!

Further to the Notice of Application you received on April 1, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 30, 2022, no earlier than 4:00p.m.

Meeting Location: During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Development Services, City of London,
300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: Z-9333

london.ca/planapps

To speak to your Ward Councillor:

Councillor Paul VanMeerbergen
pvanmeerbergen@london.ca
519-661-CITY (2489) ext. 4010

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.

Date of Notice: May 12, 2022

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential Special Provision R6 (R6-2(13)) Zone and an Urban Reserve (UR1) Zone to a Residential Special Provision (R6-2(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential Special Provision R6 (R6-2(13)) Zone and an Urban Reserve (UR1) Zone

Permitted Uses: Single-detached (cluster housing) and existing dwellings, agricultural uses with exceptions, conservation lands, managed woodlot, wayside pit, passive recreation use.

Special Provision(s): Minimum Lot Frontage – 10.0 metres; Minimum East Interior Side Yard – 1.2 metres

Residential Density: 20 units per hectare

Height: 10.5 metres

Requested Zoning

Zone: Residential Special Provision R6 (R6-2(_)) Zone

Permitted Uses: Single-detached dwellings (cluster housing)

Special Provision(s): recognize existing special provisions and add new special provisions to accommodate the new dwelling, to include minor variances previously permitted, and to recognize the existing rear yard depth for the existing accessory structure. New special provisions requested include: a reduced rear yard depth for the new dwelling of 3.73m in place of 4.0m; and a minimum rear yard depth for the existing accessory structure of 1.2m in place of 3.6m. Existing permissions proposed to be carried forward to the new zone include: a minimum lot frontage on Crestwood Drive of 10.0m; a reduced minimum east interior side yard depth of 1.2m; a maximum accessory building height of 7.0m; and a minimum south interior side yard depth of 1.2m for an accessory building. insert requested special provision(s) ie lot area, yard setbacks or no change requested.

Residential Density: 20 units per hectare

Height: 10.5 metres

The City may also consider a reduced maximum building height for the new dwelling, and the modification of the existing Residential R6 Special Provision (R6-2(13)) Zone in place of deleting and replacing it with a new Residential R6 Special Provision (R6-2(_)) Zone.

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 in the 1989 Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting single-detached, semi-detached and duplex dwellings, converted dwellings, townhouses, secondary suites, home occupations and group homes.

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 notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The 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; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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.

Attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

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 official plan amendment and 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 Ontario Land 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 Ontario Land 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 Ontario Land 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/appeals-process/forms/>.

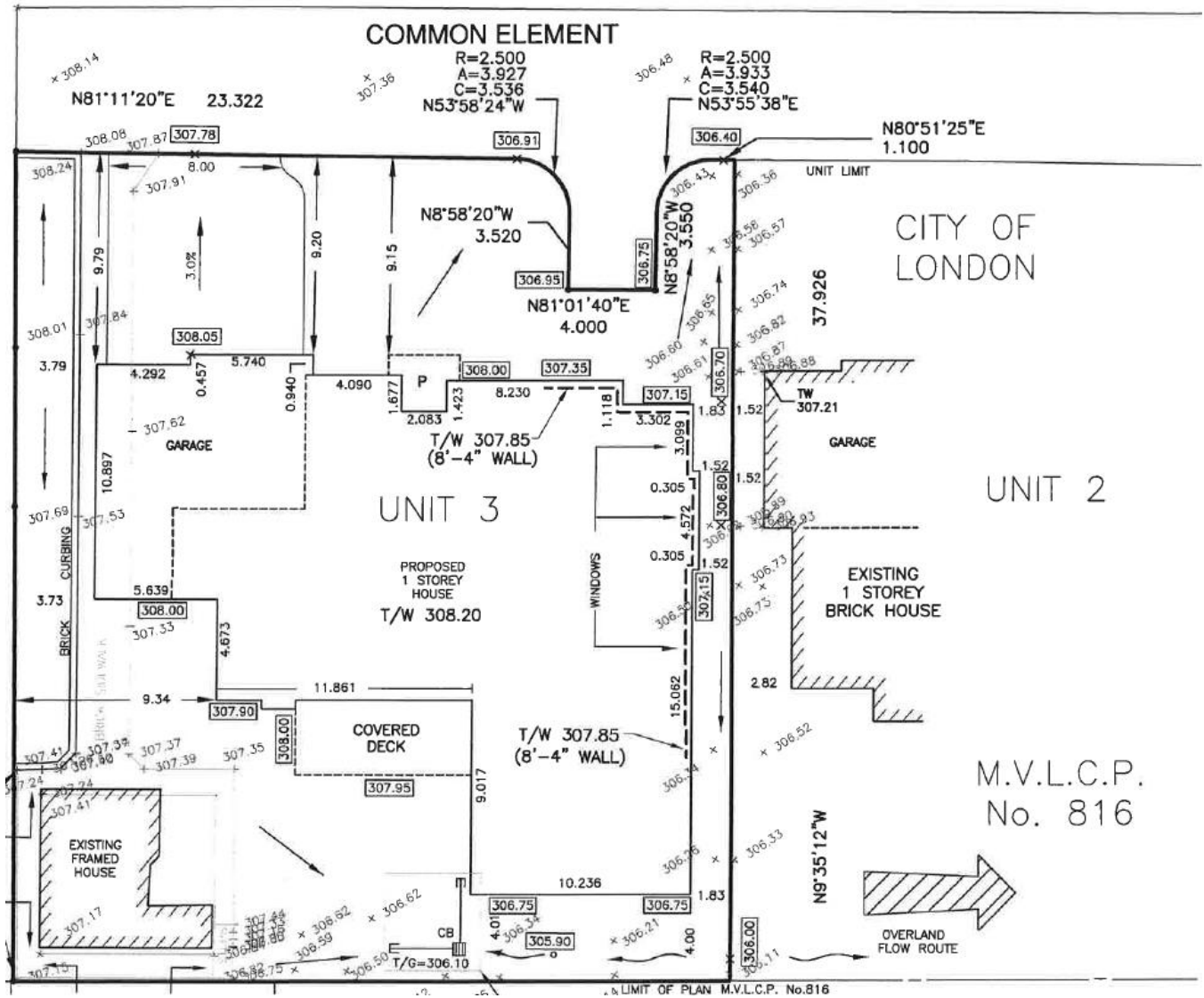
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

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

Site Concept



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