

NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision and Zoning By-law Amendment

1350 Wharncliffe Road South



File: 39T-23501 & Z-9611
Applicant: Royal Premier Homes

What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- Twenty-Eight (28) Single-Detached Lots;
- Eleven (11) Townhouse Units;
- One (1) Medium Density Block;
- One (1) Reserve Block; and,
- Two (2) Streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 16, 2023**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-23501/OZ-9611

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Elizabeth Pelosa

epelosa@london.ca

519-661-CITY (2489) ext. 4012

**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 Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of twenty-eight (28) single detached lots, eleven (11) lots for townhouse units and one (1) medium density block, and one (1) reserve block serviced by two (2) streets (Southbridge Avenue and Street A).

Requested Zoning By-law Amendment

To change the zoning from a Holding Urban Reserve (h-17*h-42*UR6(1)) Zone to a Residential R1 Special Provision (R1-13(7)) Zone for Lots 1 through 28; Residential R4 Special Provision (R4-6(_)) Zone for lots 29 through 39; and, Residential R6 Special Provision (R6-5(_)) Zone for Block 40. Changes to the currently permitted land uses and development regulations are summarized below.

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

Requested Zoning (Please refer to attached map)

Zone: Residential R1 Special Provision (R1-13(7)) Zone

Permitted Uses: The Residential R1 Zone provides for and regulates single detached dwellings and the R1-13 Zone Variation deals specifically with small lot single detached dwellings in suburban areas.

Residential Density: n/a

Height: 9 metres

Special Provisions: Rear Yard Setback of 6.0 metres (19.7 feet) and Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-172550).

Zone: Residential R4 Special Provision (R4-6(_)) Zone

Permitted Uses: The Residential R4 Zone permits medium density residential development in the form of street townhousing.

Residential Density: n/a

Height: 12 metres

Special Provisions: Minimum lot frontage of 6.7 metres, a maximum lot coverage of 50 per cent, and a height of 12 metres.

Zone: Residential R6 Special Provision (R6-5(_))

Permitted Uses: The Residential R6 Zone provides for and regulates medium density development in the form of cluster single-detached dwellings, cluster townhouses and cluster apartment buildings.

Residential Density: 35 units per hectare

Height: 12 meters

Bonus Zone: Minimum front and exterior side yard setback of 1.5 metres, and a minimum density of 30 units per hectare and a maximum density of 75 units per hectare.

The City may also consider the use of Holding Provisions in the Zoning.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in the Neighbourhoods Place Type Place Type in The London Plan, permitting single-detached, semi-detached, townhouses, triplexes, stacked townhouses, and low-rise apartments.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and to change 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.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also 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](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

What Are Your Legal Rights?

Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the 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 Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

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 City of London 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 Director, Planning & Development to the Ontario Land Tribunal.

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 City of London 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 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 do so.

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 by-law is passed, 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 by-law is passed, 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 plandev@london.ca for more information.

Requested Draft Plan of Subdivision



Stantec
600 171 Queens Avenue
London, ON N6A 1P7
www.stantec.com

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DRAFT PLAN OF SUBDIVISION

OFFICE OF
CONSERVATION
LANDS AND FORESTRY
COUNTY OF WINDSOR

INFORMATION REQUIRED UNDER SECTION 11

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT AND SET PLAN
- C. AS SHOWN ON DRAFT AND SET PLAN
- D. ACCORDING TO LAND USE SCHEDULE
- E. AS SHOWN ON DRAFT AND SET PLAN
- F. AS SHOWN ON DRAFT AND SET PLAN
- G. AS SHOWN ON DRAFT AND SET PLAN
- H. AS SHOWN ON DRAFT AND SET PLAN
- I. AS SHOWN ON DRAFT AND SET PLAN
- J. AS SHOWN ON DRAFT AND SET PLAN
- K. AS SHOWN ON DRAFT AND SET PLAN
- L. AS SHOWN ON PLAN

SCHEDULE OF LAND USE

LOW DENSITY RESIDENTIAL	1,326 ha
MEDIUM DENSITY RESIDENTIAL	2,000 ha
0.3m ² RESERVE	0.000 ha
ROADS	0.000 ha
TOTAL	3,326 ha

CONVEYANCE AND SET PLAN
THE UNDERSIGNED HEREBY CERTIFIES AND WARRANTS THAT THIS DRAFT PLAN OF SUBDIVISION

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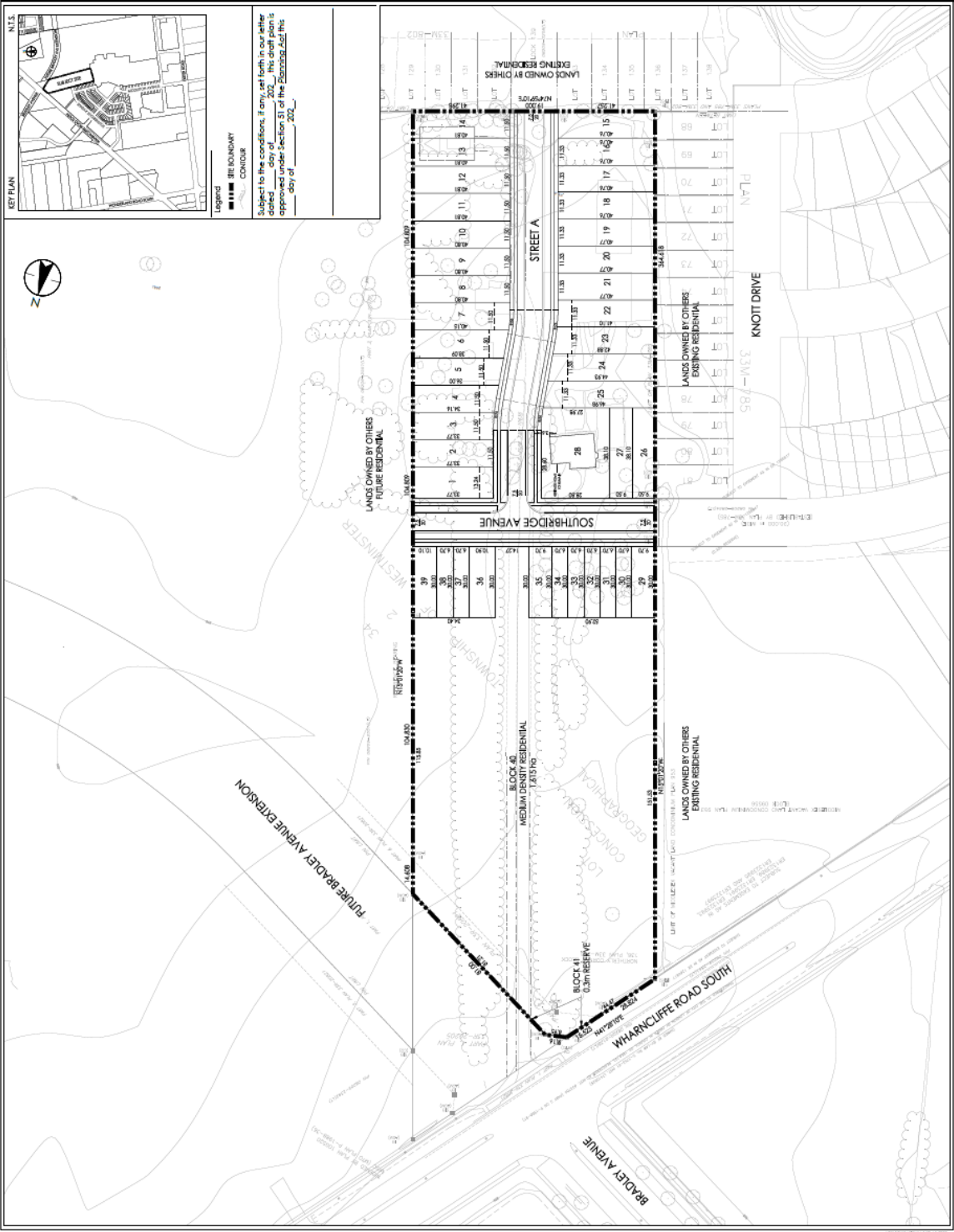
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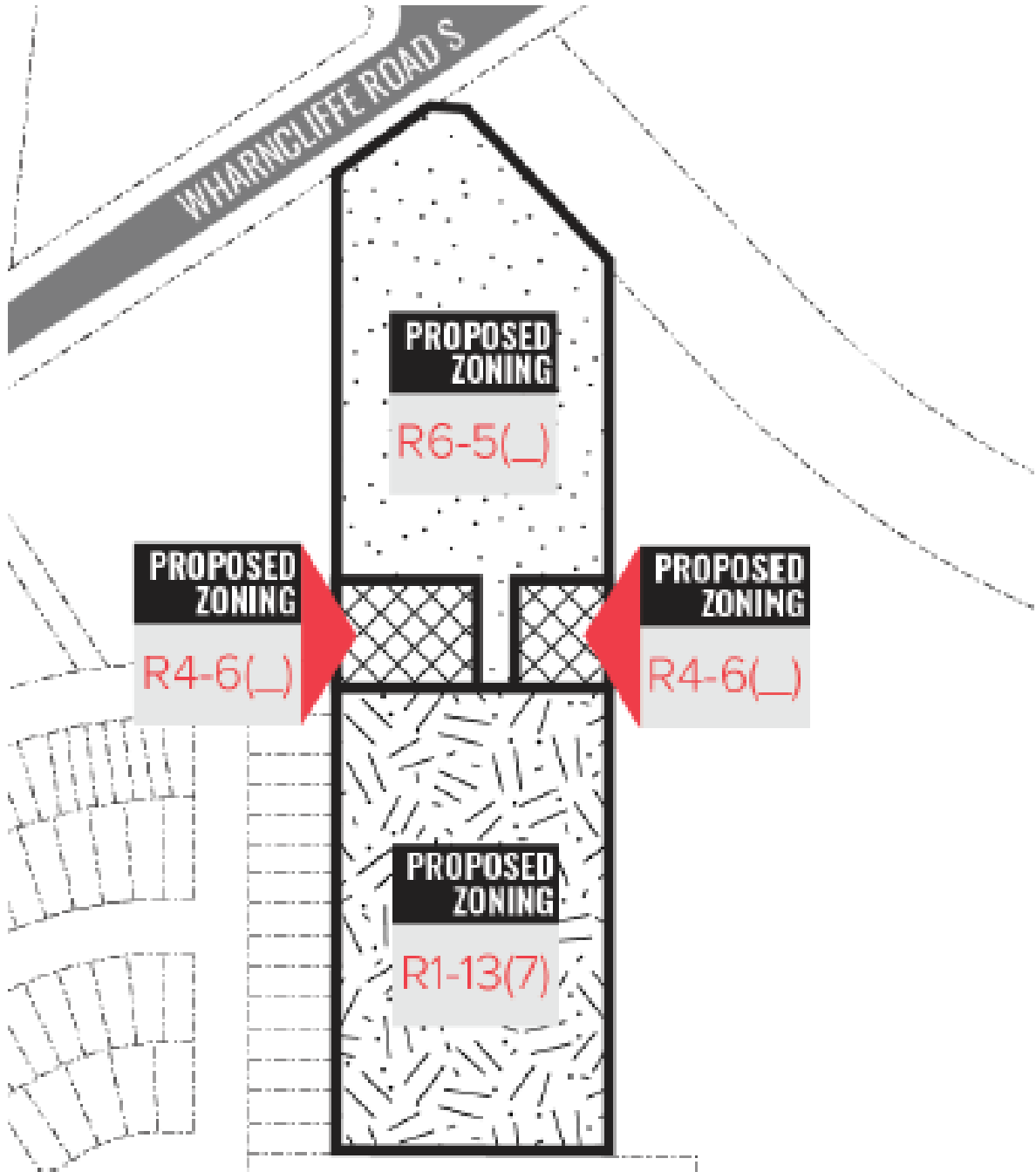
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The above image represents the applicant's proposal as submitted and may change.

Requested Zoning



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