



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

London
CANADA

RECEIVED BY

SEP 19 2014

CITY OF LONDON
DEVELOPMENT SERVICES

September 17, 2014

1705825 Ontario Limited
c/o M. Doornbosch
Zelinka Priamo
318 Wellington Road
London, ON N6C 4P4

I hereby certify that the Municipal Council, at its session held on September 16, 2014 resolved:

17. That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications by 1705825 Ontario Limited, relating to the property located at 2054 Adelaide Street North:

- a) the attached revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to amend the Official Plan to change the designation on Schedule "A" – Land Use FROM Low Density Residential, Multi-Family, Medium Density Residential and Environmental Review TO Low Density Residential, Multi-Family, Medium Density Residential, and Open Space and to add a secondary collector to Schedule C;
- b) the proposed by-law, as appended to the staff report dated September 9, 2014, BE INTRODUCED at the Municipal Council meeting to be held on September 16, 2014, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning of the subject lands FROM an Environmental Review (ER) Zone, and an Urban Reserve (UR3) Zone TO a:
 - i) Holding Residential R1 Special Provision (h. h-100•R1-4(*)) Zone, to permit single detached dwellings with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road and a reduced interior side yard setback of 1.2 metres (3.0 metres without a garage);
 - ii) Holding Residential R1 Special Provision (h. h-100•R1-4(**)) Zone, to permit single detached dwellings with a minimum lot area of 360 square metres and minimum lot frontage of 12 metres, with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road, a reduced interior side yard setback of 1.2 metres (3.0 metres without a garage), and a 20 metre setback from the oil pipeline;
 - iii) Holding Residential R5 Special Provision/R6 Special Provision (h. h-100.h-__•R5-2(*)/R6-1(*) Zone, to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 30 units per hectare (R5) and to permit cluster single detached dwellings at a height of 10.5 metres and a maximum density of 15 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road;
 - iv) Holding Residential R5 Special Provision/R6 Special Provision h. h-100.h-__•R5-2(**)/R6-1(**) Zone, to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 30 units per hectare (R5) and to permit cluster single detached dwellings at a height of 10.5 metres and a maximum density of 15 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road, and a 20 metre setback from the oil pipeline;
 - v) Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(*)/R6-5(*) Zone to permit cluster townhouses and stacked townhouses at a maximum height of 12 m and a maximum density of 40 units per hectare (R5) and to permit cluster single detached,

- semi-detached or duplex dwellings at a height of 12 m and a maximum density of 35 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metre to the house and 5.5 metre to the garage from a collector or local road;
- vi) Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(**)/R6-5(**)) Zone, to permit cluster townhouses and stacked townhouses at a maximum height of 12 metres and a maximum density of 30 units per hectare (R5) and to permit cluster single detached, semi-detached or duplex dwellings at a height of 10.5 metres and a maximum density of 30 units per hectare (R6), with a special provision for a reduced front yard setback of 3.0 metres to the house and 5.5 metres to the garage from a collector or local road and a 20 metre setback from the oil pipeline;
 - vii) an Open Space (OS1) Zone to permit conservation lands and works, public and private parks and public and private golf courses; and,
 - viii) an Open Space (OS5) Zone to permit conservation land and works;

it being pointed out that the following holding provisions have also been applied:

- (h) - to ensure that there is orderly development through the execution of a subdivision agreement;
 - (h-100) - to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available; and,
 - (h-___) – to ensure that development will not affect the adjacent significant natural heritage features, the h-___ shall not be deleted until the recommendations from the final Environmental Impact Study, water balance report, final Stormwater Management Report, hydrogeological study and a geotechnical study have been accepted and implemented into the development agreements for the site, to the satisfaction of the City of London;
- c) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the application for draft plan of subdivision of 1705825 Ontario Limited, relating to the property located at 2054 Adelaide Street North;
 - d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by 1705825 Ontario Limited, (File No. 39T-11502), prepared by Zelinka Priamo Ltd., drawing No. SRG/LON/11-01, as red-line amended, which shows 15 low density blocks, 2 medium density blocks, 3 open space blocks, and several 0.3 metre reserves and road widenings, all served by 1 new secondary collector and 4 new local streets, SUBJECT TO the conditions as appended to the staff report dated September 9, 2014, as Appendix "C" and the adopted Official Plan amendment coming into effect; and,
 - e) the financing for this project BE APPROVED in accordance with the "Related Costs and Revenues" appended to the staff report, dated September 9, 2014 as Appendix "D";

it being pointed out that there were no oral submissions made at the public participation meeting associated with these matters. (2014-D12/D14) (AS AMENDED) (17/16/PEC)



C. Saunders
City Clerk
/jb

- cc: B.R. Card, 200-252 Pall Mall Street, London, ON N6A 5P6
G. Kotsifas, Managing Director, Development and Compliance Services & Chief Building Official
P. Christiaans, Director, Development Finance
J. Ramsay, Manager, Development Services and Engineering Liaison
B. Henry, Manager, Development Planning
N. Pasato, Senior Planner
F. Gerrits, Subdivision and Condominium Documentation Coordinator
J. Nethercott, Documentation Services Representative

REVISED

Bill No. 435
2014

By-law No. C.P.-1284()-__

A by-law to amend the Official Plan for the City of London, 1989 relating to 2054 Adelaide Street North.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. _____ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13.*

PASSED in Open Council on September 16, 2014.

J. Baechler
Mayor

Catharine Saunders
City Clerk

First Reading – September 16, 2014
Second Reading – September 16, 2014
Third Reading – September 16, 2014

AMENDMENT NO. _____

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is:

1. To change the designation of certain lands described herein from Low Density Residential, Multi-Family, Medium Density Residential and Environmental Review to Low Density Residential, Multi-Family, Medium Density Residential, and Open Space on Schedule "A", Land Use, to the Official Plan for the City of London.
2. To add Street A as a Secondary Collector road on Schedule "C", Transportation Corridors, of the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

1. This Amendment applies to lands located at 2054 Adelaide Street North in the City of London.

C. BASIS OF THE AMENDMENT

Schedule "A" -

The subject site is a 21 ha parcel of land located east of Adelaide Street, north of Sunningdale Road and adjacent to the municipal boundary (Township of Middlesex Centre). It currently houses an estate home with an access to Adelaide Street North. The majority of the property is currently being farmed. The lands generally roll from east to west and north to south. The site also contains a Potential Environmentally Significant Area, and a Provincially Significant Wetland. The subject site is surrounded by a recently approved draft plan of subdivision (known as the Applewood Subdivision, also owned by the Applicant, file 39T-09501) located on the west side of Adelaide Street. The lands to the north within the Township of Middlesex Centre are designated as agricultural and open space. The land directly abutting the north limit of the plan is being used for cash crops. The existing Sun Canadian Oil Pipeline runs along the entire north limit of this site.

The Stoney Creek North Community Plan was never adopted by Municipal Council or the Ontario Municipal Board. It has no status therefore it was not used in the evaluation of this plan of subdivision. The existing Official Plan designations were however applied through the Ontario Municipal Board hearings related to the Stoney Creek North Area Plan (2001). The subject site is currently designated for Low Density Residential throughout most of the site, Multi-Family, Medium Density Residential along Adelaide Street, and Environmental Review for the Potential ESA and Provincially Significant Wetland.

The requested change to extend the Multi-Family, Medium Density Residential north along the Adelaide Street frontage is in keeping with the policies of the Official Plan. These lands abut an arterial road, but can be accessed off of the local road (Street E) so will not have any direct traffic impact on Adelaide Street. The proposed height (12m) and scale (townhouse dwellings) is low rise in nature and will not have a significant impact on surrounding low density residential uses. The proposed medium density use is compatible with surrounding proposed land uses, can accommodate the proposed use, is in close proximity to public open space and recreational facilities (such as the Stoney Creek Community Centre) and future transit. The requested change from Multi-Family Medium Density Residential to Low Density Residential is also appropriate, as it will help to facilitate single detached dwellings adjacent to other single detached dwellings. The proposed change to the Open Space designation is also appropriate in order to recognize the extent of the natural heritage features.

Schedule "C" -

The Stoney Creek Area Plan was never formally adopted by Council and as such, no secondary collector roads were added to Schedule C. Through the subdivision process, the

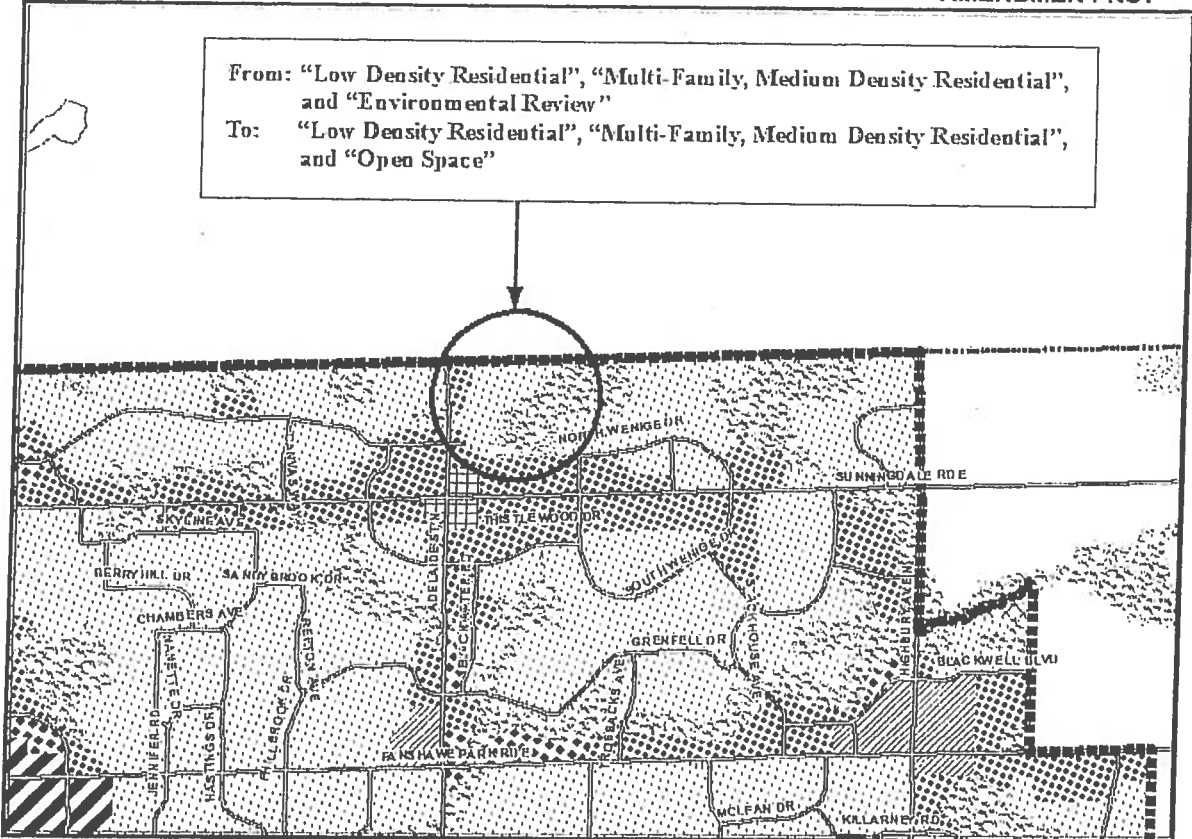
Transportation Division requested that Street A be designated as a secondary collector road.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located 2054 Adelaide Street North in the City of London, as indicated on "Schedule A" attached hereto from Low Density Residential, Multi-Family, Medium Density Residential and Environmental Review to Low Density Residential, Multi-Family, Medium Density Residential, and Open Space.
2. Schedule "C", Transportation Corridors to the Official Plan for the City of London Plan is amended by designating Street A from Adelaide Street North to Street B as a Secondary Collector as indicated on "Schedule C" attached hereto.

From: "Low Density Residential", "Multi-Family, Medium Density Residential", and "Environmental Review"
 To: "Low Density Residential", "Multi-Family, Medium Density Residential", and "Open Space"

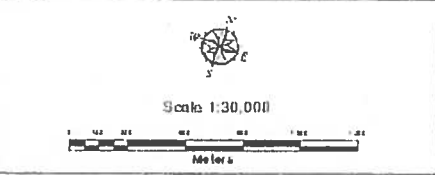


Legend

- | | |
|---|-----------------------------------|
| Downtown | Office/Residential |
| Wonderland Road Community Enterprise Corridor | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| | Urban Growth Boundary |

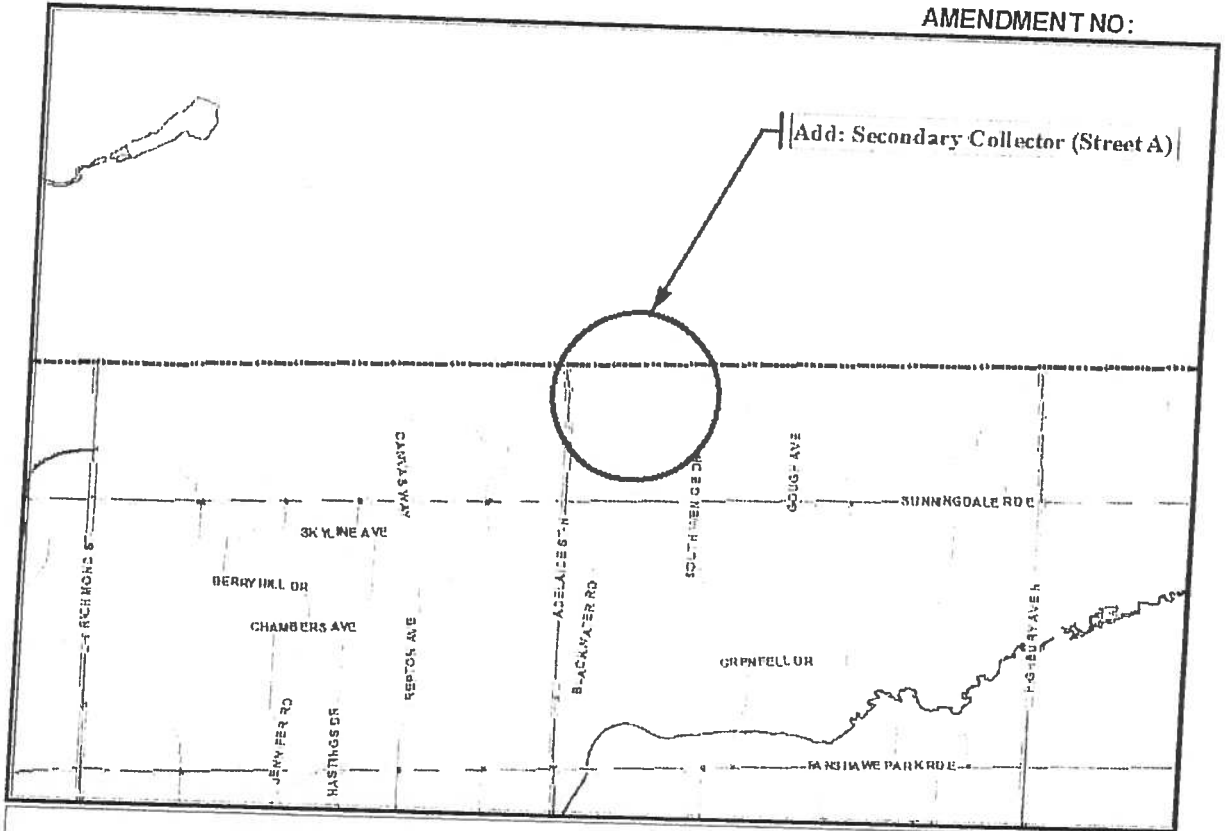
This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan with 2006 notations

**SCHEDULE A
 TO
 OFFICIAL PLAN**
 AMENDMENT NO. _____
 PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-11502 / OZ-7921
 PLANNER: NP
 TECHNICIAN: JTS
 DATE: August 27, 2014

AMENDMENT NO:



Legend

ROAD CLASSIFICATION

- Secondary Collector
- Primary Collector
- Arterial
- Freeway
- Expressway

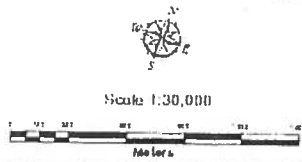
PROPOSED ROAD CORRIDOR

- Proposed Secondary Collector
- Proposed Primary Collector
- Proposed Arterial
- Proposed Freeway
- Proposed Expressway
- Proposed Interchange

THIS IS AN EXCERPT FROM THE PLANNING DIVISION'S WORKING CONSOLIDATION OF SCHEDULE C TO THE CITY OF LONDON OFFICIAL PLAN, WITH ADDED NOTATIONS

SCHEDULE C TO OFFICIAL PLAN AMENDMENT NO. _____

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39T-11502 / OZ-7921

PLANNER: NP

TECHNICIAN: JIS

DATE: August 27, 2014

Bill No. 454
2014

By-law No. Z.-1-142343

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2054 Adelaide Street North.

WHEREAS **1705825 Ontario Limited** has applied to rezone an area of land located at 2054 Adelaide Street North, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number 596 this rezoning will conform to the Official Plan;

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2054 Adelaide Street North, from an Urban Reserve (UR3) Zone and an Environmental Review (ER) Zone to a Holding Residential R1 Special Provision (h. h-100•R1-4(28)) Zone, a Holding Residential R1 Special Provision (h. h-100•R1-4(29)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100.h-180•R5-2(17)/R6-1(14)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100.h-180•R5-2(18)/R6-1(15)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(18)/R6-5(38)) Zone, a Holding Residential R5 Special Provision/R6 Special Provision (h. h-100•R5-4(19)/R6-5(39)) Zone, an Open Space (OS1) Zone and an Open Space (OS5) Zone as shown on the attached map.

2. Section 3.8 of the Holding (h) Zones to By-law No. Z.-1 is amended by adding the following Holding Provision:

h-180

Purpose: To ensure that development will not affect the adjacent significant natural heritage features, the h-180 shall not be deleted until the recommendations from the final Environmental Impact Study, water balance report, final Stormwater Management Report, hydrogeological study and a geotechnical study have been accepted and implemented into the development agreements for the site, to the satisfaction of the City of London.

Permitted Interim Uses: Existing Uses

3. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-4(28)

(a) Regulations

- | | | |
|------|---|---|
| i) | Front Yard Setback,
Main Dwelling (Minimum): | 3 metres (9.8 feet) |
| ii) | Front Yard Depth
for Garages
(Minimum.): | 5.5 metres (18.0 feet) |
| iii) | Interior Side Yard
Depth (Minimum): | 1.2 metres (3.9 feet), except
where there is no attached
garage, then 3.0 metres (9.8
feet) is required on one side. |

4. Section 5.4 of the Residential R1 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R1-4(29)

(a) Regulations

- | | | |
|----|---|---------------------|
| i) | Front Yard Setback,
Main Dwelling (Minimum): | 3 metres (9.8 feet) |
|----|---|---------------------|

- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
- iii) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 feet), except where there is no attached garage, then 3.0 metres (9.8 feet) is required on one side.
- iv) Dwelling Setback From High Pressure Pipeline (Minimum): 20.0 metres (66 feet)

5. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-2(17)

(a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)

6. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-2(18)

(a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
- iii) Dwelling Setback From High Pressure Pipeline (Minimum): 20.0 metres (66 feet)

7. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-4(18)

(a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)

8. Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R5-4(19)

(a) Regulations

- | | | |
|------|---|------------------------|
| i) | Front Yard Setback,
Main Dwellings (Minimum): | 3 metres (9.8 feet) |
| ii) | Front Yard Depth
for Garages
(Minimum.): | 5.5 metres (18.0 feet) |
| iii) | Dwelling Setback
From High Pressure
Pipeline (Minimum): | 20.0 metres (66 feet) |

9. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-1(14)

(a) Regulations

- | | | |
|-----|--|------------------------|
| i) | Front Yard Setback,
Main Dwellings (Minimum): | 3 metres (9.8 feet) |
| ii) | Front Yard Depth
for Garages
(Minimum.): | 5.5 metres (18.0 feet) |

10. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-1(15)

(a) Regulations

- | | | |
|------|---|------------------------|
| i) | Front Yard Setback,
Main Dwellings (Minimum): | 3 metres (9.8 feet) |
| ii) | Front Yard Depth
for Garages
(Minimum.): | 5.5 metres (18.0 feet) |
| iii) | Dwelling Setback
From High Pressure
Pipeline (Minimum): | 20.0 metres (66 feet) |

11. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

R6-5(38)

(a) Regulations

- | | | |
|-----|--|------------------------|
| i) | Front Yard Setback,
Main Dwellings (Minimum): | 3 metres (9.8 feet) |
| ii) | Front Yard Depth
for Garages (Minimum.): | 5.5 metres (18.0 feet) |

12. Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:

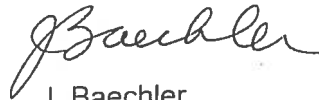
R6-5(39)

(a)	Regulations	
i)	Front Yard Setback, Main Dwellings (Minimum):	3 metres (9.8 feet)
ii)	Front Yard Depth for Garages (Minimum.):	5.5 metres (18.0 feet)
iii)	Dwelling Setback From High Pressure Pipeline (Minimum):	20.0 metres (66 feet)

13. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

14. This By-law shall come into force and be deemed to come into force in accordance with subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on September 16, 2014.



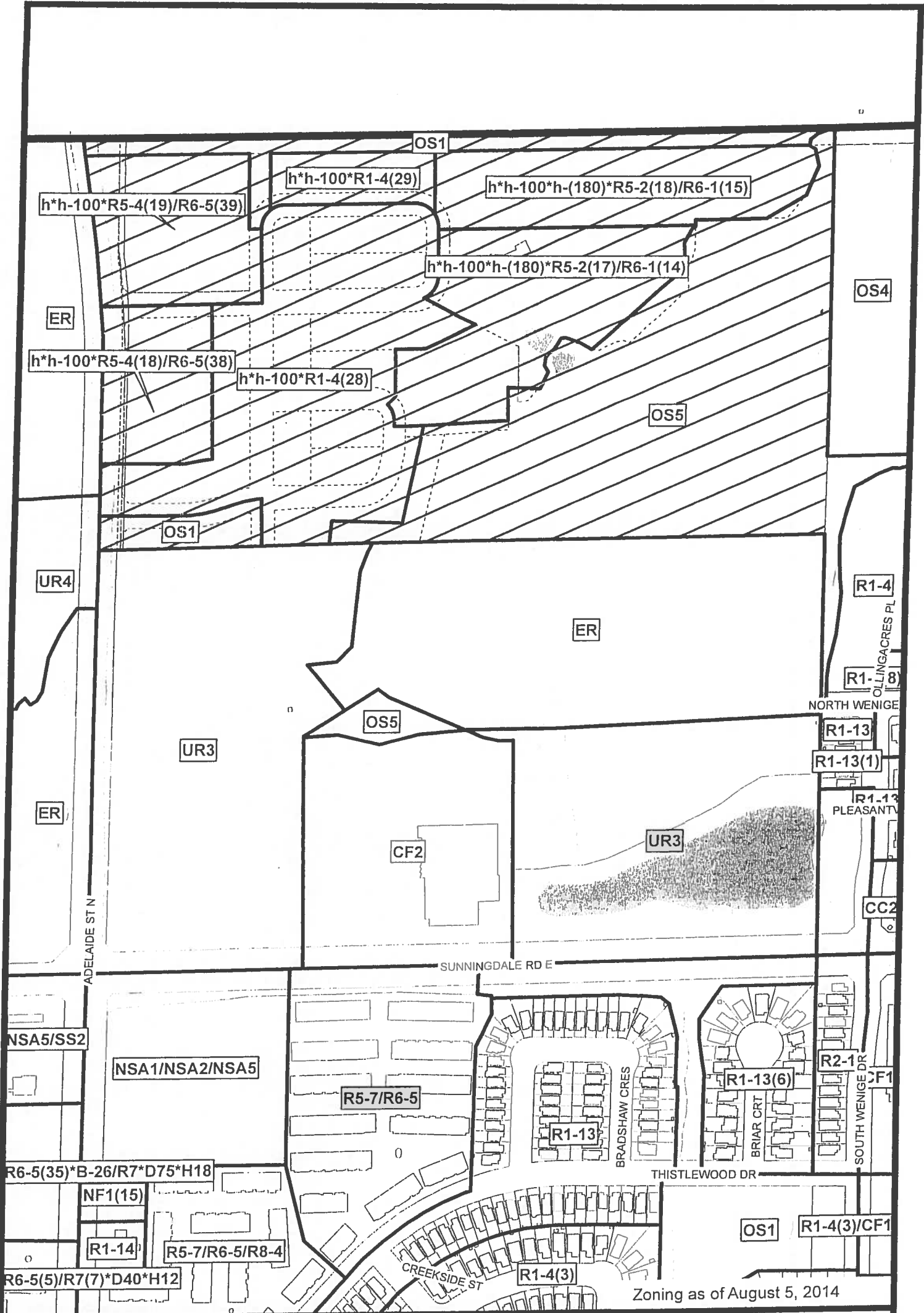
J. Baechler
Mayor



Catharine Saunders
City Clerk

First Reading - September 16, 2014.
Second Reading - September 16, 2014
Third Reading - September 16, 2014

AMENDMENT TO SCHEDULE "U" (BY-LAW NO. Z.-1)



Zoning as of August 5, 2014

File Number: 39T-11502 / OZ-7921

Planner: NP


Date Prepared: August 27, 2014

Technician: JTS

By-Law No: Z.-1-142343

SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters 



Agenda Item #	Page #

File No.: OZ-7921
Planner: Nancy Pasato

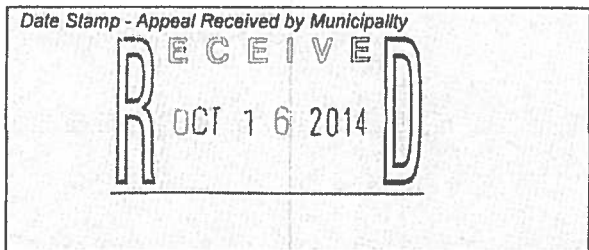
Appendix D
Letters of Appeal



Environment and Land Tribunals Ontario
Ontario Municipal Board
 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5
 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248
 FAX: (416) 326-5370
 www.elto.gov.on.ca

**APPELLANT FORM (A1)
 PLANNING ACT**

**SUBMIT COMPLETED FORM
 TO MUNICIPALITY/APPROVAL AUTHORITY**



Receipt Number (OMB Office Use Only)

Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input type="checkbox"/> Appeal a decision	45(12)
Consent/Severance	<input type="checkbox"/> Appeal a decision	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	53(14)
Zoning By-law or Zoning By-law Amendment	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input checked="" type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

Part 2: Location Information

205th ADELAIDE ST N. (PART LOT 12, N 1/2 CONC 6)
 Address and/or Legal Description of property subject to the appeal:

Municipality/Upper tier: CITY OF LONDON

Part 3: Appellant Information

First Name: PETER Last Name: SERGIANTS

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)
SHERWAY LIMITED

Professional Title (if applicable): _____

E-mail Address: _____
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: BOX 143 ARVA
Street Address Apt/Suite/Unit# City/Town

ONT. NOMICO
Province Country (if not Canada) Postal Code

Signature of Appellant: [Signature] Date: OCT 15/14
(Signature not required if the appeal is submitted by a law office.)

Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

Part 4: Representative Information (if applicable)

I hereby authorize the named company and/or individual(s) to represent me:

First Name: _____ Last Name: _____

Company Name: _____

Professional Title: _____

E-mail Address: _____
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: _____
Street Address Apt/Suite/Unit# City/Town

Province Country (if not Canada) Postal Code

Signature of Appellant: _____ Date: _____

Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Part 5: Language and Accessibility

Please choose preferred language: English French

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.

Part 6: Appeal Specific Information

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

(Please print)

O-P- AMENDMENT 596

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). **If more space is required, please continue in Part 9 or attach a separate page.

(Please print)

CITY + PLAN DOES NOT PERMIT CONNECTION TO EXISTING MUNICIPAL SERVICES DOWNSTREAM.
LIMITS OF OPEN SPACE DESIGNATIONS SHOULD MATCH ZONE LINES
SUCH FURTHER AND OTHER REASONS AS COUNCIL MAY ADVISE

THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE *PLANNING ACT*.

a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: AFTER JAN 1 2007
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal:
**If more space is required, please continue in Part 9 or attach a separate page.

Part 7: Related Matters (if known)

Are there other appeals not yet filed with the Municipality? YES NO

Are there other planning matters related to this appeal? YES NO
(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

(Please print)

Empty box for OMB Reference Number(s) and/or Municipal File Number(s).

Part 8: Scheduling Information

How many days do you estimate are needed for hearing this appeal? half day 1 day 2 days 3 days
 4 days 1 week More than 1 week – please specify number of days: _____

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?

Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.):

Do you believe this matter would benefit from mediation? YES NO
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES NO
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? HOPEFULLY CITY WILL ACT REASONABLY

Part 9: Other Applicable Information **Attach a separate page if more space is required.

Part 10: Required Fee

Total Fee Submitted: \$ 125⁰⁰

Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque

- The payment must be in Canadian funds, payable to the Minister of Finance.
- Do not send cash.
- PLEASE ATTACH THE CERTIFIED CHEQUE/MONEY ORDER TO THE FRONT OF THIS FORM.



Environment and Land Tribunals Ontario
Ontario Municipal Board
 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5
 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248
 FAX: (416) 326-5370
 www.elto.gov.on.ca

**APPELLANT FORM (A1)
 PLANNING ACT**

**SUBMIT COMPLETED FORM
 TO MUNICIPALITY/APPROVAL AUTHORITY**

Date Stamp - Appeal Received by Municipality

R E C E I V E D
 OCT 16 2014

Receipt Number (OMB Office Use Only)

Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input type="checkbox"/> Appeal a decision	45(12)
Consent/Severance	<input type="checkbox"/> Appeal a decision	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	53(14)
Zoning By-law or Zoning By-law Amendment	<input checked="" type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

Part 2: Location Information

2054 ADELAIDE ST N. (PART LOT 12, N 1/2 CONC. G.)

Address and/or Legal Description of property subject to the appeal:

Municipality/Upper tier: CITY OF LONDON

Part 3: Appellant Information

First Name: PETER Last Name: SERGAUTIS

Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)
SHERWAY LIMITED

Professional Title (if applicable): _____

E-mail Address: _____
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ nate Teleph: _____

Fax #: _____

Mailing Address: Box 143 ARVA
Street Address Apt/Suite/Unit# City/Town

ONTARIO NOMICO
Province Country (if not Canada) Postal Code

Signature of Appellant: [Signature] Date: OCT 15/14
(Signature not required if the appeal is submitted by a law office.)

Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

Part 4: Representative Information (if applicable)

I hereby authorize the named company and/or individual(s) to represent me:

First Name: _____ Last Name: _____

Company Name: _____

Professional Title: _____

E-mail Address: _____
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: _____
Street Address Apt/Suite/Unit# City/Town

Province Country (if not Canada) Postal Code

Signature of Appellant: _____ Date: _____

Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Part 5: Language and Accessibility

Please choose preferred language: English French

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.

Part 6: Appeal Specific Information

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

(Please print) 2-1-142343
CITY OF LONDON FILE NO. 11502

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). **If more space is required, please continue in Part 9 or attach a separate page.

(Please print) ENVIRONMENTAL SET BACKS AND MAPPING INCORRECT
CONDITIONS OF DRAFT PLAN APPROVAL ARE UNREASONABLE
AND WILL INTERFERE WITH ORDERLY AND ECONOMIC DEVELOPMENT
OF SUBJECT LANDS. SUCH FURTHER REASONS AS COUNSEL APPELLANTS ADVISE.
ACCESS TO PUBLICLY FUNDED AND AVAILABLE MUNICIPAL
SERVICES ON MUNICIPAL ROAD ALLOWANCES RESTRICTED

THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE PLANNING ACT.

a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: SEPT 16TH 2014
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal:
**If more space is required, please continue in Part 9 or attach a separate page.

ACCESS TO EXISTING MUNICIPAL SERVICES DOWNSTREAM
REQUIRED.
ADJUSTMENT IN LIMIT OF DEVELOPMENT BOUNDARY REQUIRED

Part 7: Related Matters (if known)

Are there other appeals not yet filed with the Municipality? YES NO

Are there other planning matters related to this appeal? YES NO
(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

(Please print)

Part 8: Scheduling Information

How many days do you estimate are needed for hearing this appeal? half day 1 day 2 days 3 days
 4 days 1 week More than 1 week – please specify number of days: _____

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?
3 OR 4

Describe expert witness(es)' area of expertise (For example: land use planner, architect, engineer, etc.):
PLANNER, ENGINEER, BIOLOGIST

Do you believe this matter would benefit from mediation? YES NO
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES NO
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? CITY STAFF MAY BE WILLING TO COMPROMISE / ACT REASONABLY

Part 9: Other Applicable Information **Attach a separate page if more space is required.

Part 10: Required Fee

Total Fee Submitted: \$ 125⁰⁰

Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque

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