



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

London
CANADA

April 23, 2015

39CD-15505
Nancy Pasato
tel: 519 661-2500 ext. 4586
fax: 519 930-3501
e-mail: npasato@london.ca
website: <http://www.london.ca>

NOTICE OF APPLICATION for Approval of Draft Plan of Vacant Land Condominium

The City of London has received an application for approval of a draft plan of Vacant Land condominium as shown on the map attached. The proposed draft plan of condominium is described below. The City of London has also received an application for Site Plan Approval. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT: Sifton Properties Limited

LOCATION: **Municipal Address:** 555 Sunningdale Road East, east of Canvas Way

Planning District: Uplands

Watershed: Stoney Creek

Assessment Roll Number: 090450353050000

PURPOSE AND EFFECT: The purpose and effect of this application is to permit the development of 30 townhouse units within a plan of condominium.

PROPOSAL: Consideration of a Vacant Land Plan of Condominium with 30 townhouse cluster units, all served by a common element road.

The registration of a Vacant Land Condominium means that each unit will be sold to a future homeowner either before or after the home is constructed on the unit. Planning and Environment Committee will be considering the implications of dividing the land into units and common elements as shown on the attached draft plan. The Site Plan application (File SP-15005543) to determine the physical form of development is currently under review for approval.

PLANNING POLICIES:

The Official Plan designates these lands "Multi-Family, Medium Density Residential" allowing various forms of cluster housing such as single detached units, townhouses and stacked townhouses as the main permitted uses.

The site is presently within a Residential R5 Special Provision/Residential R6 Special Provision (R5-3(9)/R6-4(8)) Zone, which currently permits townhouses, stacked townhouses, and single detached, semi-detached and apartment dwellings at a maximum density of 35 units per hectare, with a special provision requiring a minimum main building setback of 20 metres (65 feet) from the centre of the existing Imperial Oil Pipeline.

HOW TO COMMENT:

Please call in, mail, fax or email your comments by **Wednesday, May 13, 2015** if possible. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. **Please Note:** Personal information collected and recorded through 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, 519-661-2500 ext. 4937.

Your representative on City Council, Councillor Maureen Cassidy (City Hall Telephone Number: 519-661-2500 ext. 4005) would be pleased to discuss

any concerns you may have with this application.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

APPEALS:

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 Manager of Development Services in respect of the proposed Plan of Condominium, Official Plan or Zoning By-law amendment (if applicable) before:

- i. the Approval Authority gives or refuses to give approval to the Draft Plan of Condominium;
- ii. the Council of the City of London adopts the proposed Official Plan amendment (if applicable); or,
- iii. the Zoning By-law amendment is passed (if applicable),

the person or public body is not entitled to appeal the decision of the Approval Authority, or the Council of the City of London to the Ontario Municipal Board and the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

PUBLIC MEETING:

The appropriateness of the proposed plan of condominium will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

FOR MORE INFORMATION:

For additional information, please contact Nancy Pasato at 519-661-2500 ext. 4586, referring to "File 39CD-15505 – 555 Sunningdale Road East", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.

TO BE NOTIFIED:

If you wish to be notified of the decision of the Approval Authority in respect of this proposed plan of condominium, you must make a written request to the Manager of Development Services, City of London, P.O. Box 5035, London ON N6A 4L9.






If you wish to be notified of the adoption of the proposed Official Plan amendment (if applicable) or of the refusal of a request to amend the Official Plan, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON. N6A 4L9.



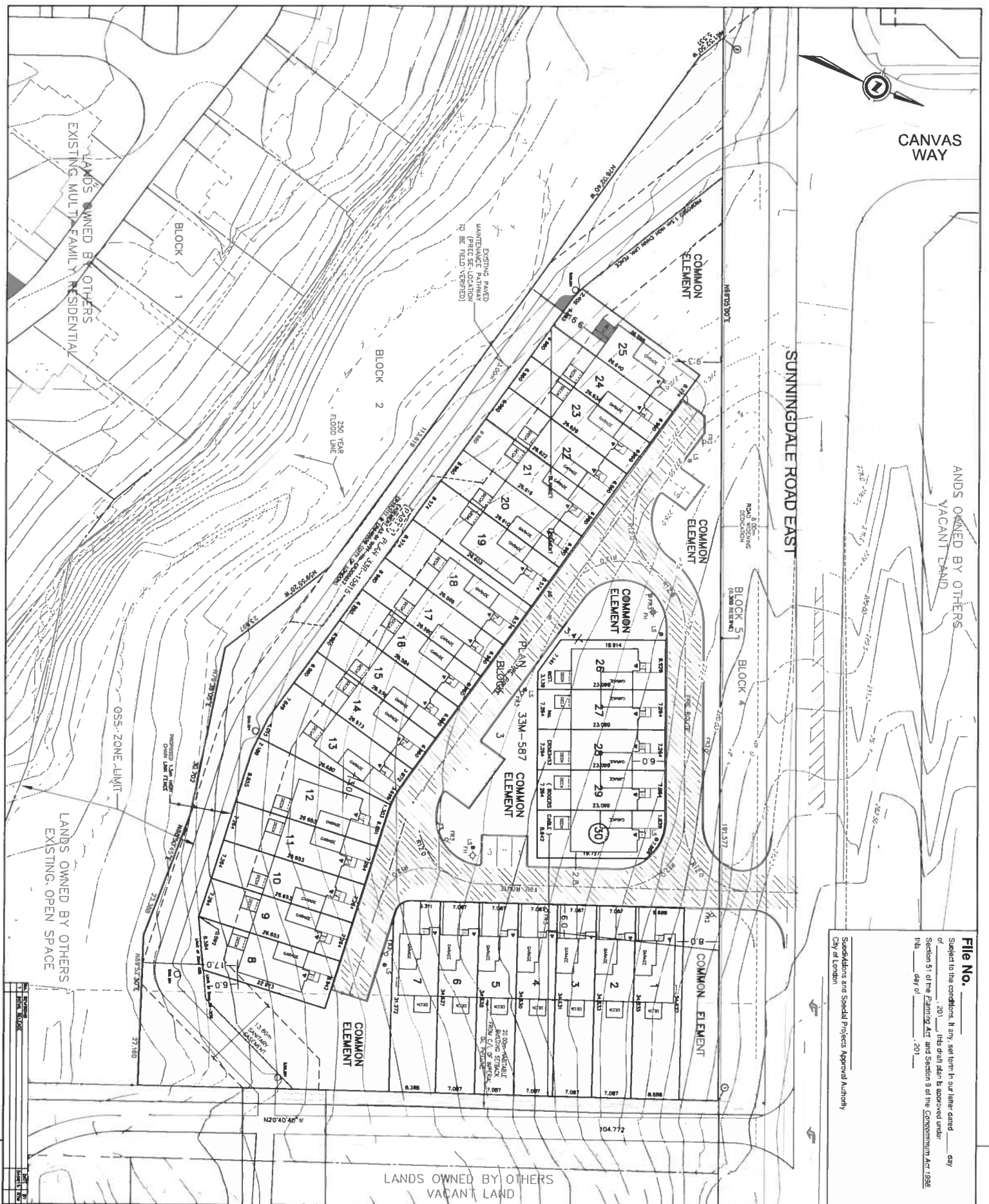
LOCATION MAP

Subject Site: 555 Sunningdale Rd E
 Applicant: Sifton Properties Limited
 File Number: 39CD-15505
 Planner: Nancy Pasato
 Created By: Nancy Pasato
 Date: 2015-04-22
 Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



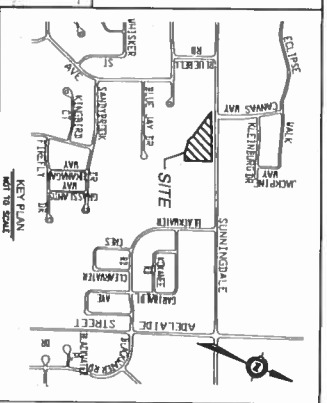


CANVAS WAY

SUNNINGDALE ROAD EAST

File No. _____
 Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 20____, this draft plan is approved under Section 51 of the Planning Act and Section 9 of the Condominium Act, 1998.
 This _____ day of _____, 20____

Surveyors and Special Projects Approval Authority
 City of London



DRAFT PLAN OF VACANT LAND CONDOMINIUM

BLOCK 3
 OF BLOCK 3
PLAN 33M-587

CITY OF LONDON
 COUNTY OF MIDDLESEX

SCALE 1:200
 DATE 11/13/2008

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE DIMENSIONS OF THE LOTS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THE REFERENCES TO ADJACENT LANDS ARE ACCURATELY AND TRULY SET FORTH HEREON.

OWNER'S CERTIFICATE:
 I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN SUPPORT OF THE SIFTON PROPERTIES LIMITED
 SIFTON PROPERTIES LIMITED
 PRESIDENT
 DATE _____
 DATE _____
 NAME AND ADDRESS OF THE REGISTERED PROPRIETOR

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

(a) AS SHOWN ON PLAN	(d) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(e) AS SHOWN ON PLAN
(c) AS SHOWN ON PLAN	(f) AS SHOWN ON PLAN
(g) AS SHOWN ON PLAN	(h) AS SHOWN ON PLAN
(i) AS SHOWN ON PLAN	(j) AS SHOWN ON PLAN
(k) AS SHOWN ON PLAN	(l) AS SHOWN ON PLAN
(m) AS SHOWN ON PLAN	(n) AS SHOWN ON PLAN
(o) AS SHOWN ON PLAN	(p) AS SHOWN ON PLAN
(q) AS SHOWN ON PLAN	(r) AS SHOWN ON PLAN
(s) AS SHOWN ON PLAN	(t) AS SHOWN ON PLAN
(u) AS SHOWN ON PLAN	(v) AS SHOWN ON PLAN
(w) AS SHOWN ON PLAN	(x) AS SHOWN ON PLAN
(y) AS SHOWN ON PLAN	(z) AS SHOWN ON PLAN

SITE DATA - H6-3(9) ZONING (TOWNTON/0593)

REQUIREMENTS	AS SHOWN ON PLAN
LOT COVERAGE	100%
MINIMUM LOT AREA	11.0
MINIMUM LOT FRONTAGE	11.0
MINIMUM LOT WIDTH	11.0
MINIMUM SETBACK	1.5
MINIMUM FRONT SETBACK	1.5
MINIMUM SIDE AND REAR SETBACK	1.5
MINIMUM FRONT SETBACK (ELECTRIC SERVICE)	1.5
MINIMUM FRONT SETBACK (TELEPHONE SERVICE)	1.5
MINIMUM FRONT SETBACK (WATER SERVICE)	1.5
MINIMUM FRONT SETBACK (SEWER SERVICE)	1.5
MINIMUM FRONT SETBACK (GAS SERVICE)	1.5
MINIMUM FRONT SETBACK (CABLE SERVICE)	1.5
MINIMUM FRONT SETBACK (FIBRE OPTIC SERVICE)	1.5
MINIMUM FRONT SETBACK (UNDEFINED SERVICE)	1.5
MINIMUM FRONT SETBACK (OTHER SERVICE)	1.5

UTM GRID NOTE:
 REFERENCE TO THE UTM GRID FOR THE PURPOSES OF THIS PLAN SHALL BE TO THE UTM GRID COORDINATES OF THE CORNERS AND NOT TO THE UTM GRID COORDINATES OF THE INTERIOR POINTS OF THE LOTS.

METRIC:
 DIMENSIONS ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AGM
 ARCHITECTURAL GROUP LIMITED
 1111 BRIMLEY ROAD
 TORONTO, ONTARIO M6H 2T3
 TEL: (416) 333-1111
 FAX: (416) 333-1112
 WEB: www.agm.ca
 PLAN NO. G-L-4651