



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

London  
CANADA

File No.'s 39T-92020 / 39T-92020-E  
Larry Mottram  
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website: <http://www.london.ca>

February 22, 2016

## NOTICE OF APPLICATION Revisions to Draft Plan of Subdivision

The City has received a request by Drewlo Holdings Inc. to revise a draft-approved plan of subdivision affecting lands on the north side of Bradley Avenue, east of Highbury Avenue, as shown on the attached location map. We are advising you of this application to invite your comments and the comments of nearby property owners.

|                            |   |
|----------------------------|---|
| <b>APPLICANT:</b>          | Drewlo Holdings Inc.  |
| <b>LOCATION:</b>           | <b>Legal Description:</b> Part of Lots 14, 15, & 16 Concession 1 (Geographic Township of Westminster) in the City of London; approx. 37 hectares (92 ac.) (please refer to attached map)  |
| <b>PURPOSE AND EFFECT:</b> | The purpose and effect is to adjust the proposed lotting in and around Chelton Court, Irish Moss Road and Chelton Road. This would have the effect of increasing the number of single family lots by 22 lots.   |
| <b>PROPOSAL:</b>           | <p>Consideration of a request for red-line revisions to the draft-approved subdivision plans (reference file numbers 39T-92020 and 39T-92020-E) to reduce widths of lots fronting Chelton Court, Irish Moss Road and Chelton Road from approximately 16 metres to approximately 11 metres, resulting in a net increase in the number of single detached dwellings by 22 dwelling units. The road widths and alignments have not changed.</p> <p>The proposed red-line revisions will also result in a portion of draft plan 39T-92020 merging with draft plan 39T-92020-E as one draft plan of subdivision consisting of 213 single detached dwelling lots, 3 medium density residential blocks, 2 commercial blocks, 3 open space blocks, 2 residential reserve blocks, 2 walkway blocks and several 0.3 m reserve blocks served by 2 new local streets, and the extension of Evans Boulevard, Chelton Road, and Meadowgate Boulevard.</p> |
| <b>PLANNING POLICIES:</b>  | The City of London Official Plan designates these lands as "Low Density Residential", "Multi-family, Medium Density Residential", "Multi-family, High Density Residential", "Community Commercial Node" and "Open Space".   |
| <b>HOW TO COMMENT:</b>     | <p>Please call in, mail, fax or email your comments by <b>April 7, 2016*</b>, 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 Committee of City Council for consideration.</p> <p><b>Please Note:</b> Your comments and opinions submitted to the City on this matter, including your name and address, will become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda.</p> <p>Your representative on City Council, Councillor Jared Zaifman (City Hall Telephone Number: 519-661-2500 ext. 4014), would be pleased to discuss any concerns you may have with this application.</p>  |

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.

**\*Special Note to City Departments:** Divisional Comments are to be submitted to the Development Services Division by March 29, 2016.

**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 City of London in respect of the proposed Plan of Subdivision, 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 Subdivision;
- 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 subdivision will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

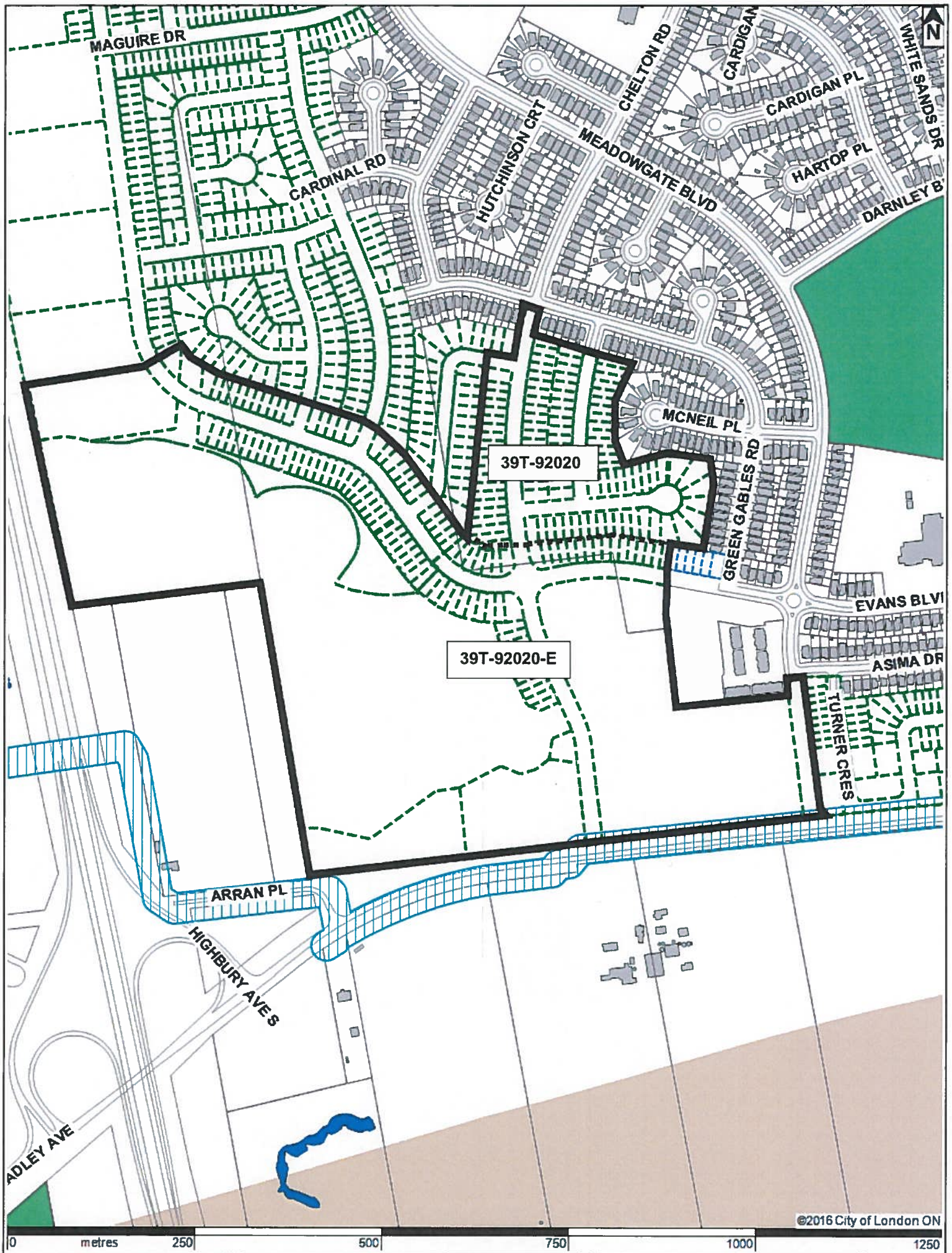
**FOR MORE INFORMATION:**

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "Drewlo Holdings Inc. / File Numbers 39T-92020 / 39T-92020-E", or inquire at 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 City of London in respect of this proposed plan of subdivision, you must make a written request to the Manager, Development Services & Planning Liaison, City of London, P.O. Box 5035, London ON N6A 4L9.










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### LOCATION MAP

Subject Site: **Summerside - Drewlo Holdings Inc.**  
 File Numbers: **39T-92020 and 39T-92020-E**  
 Created By: **LM**  
 Date: **2016-02-22**  
 Scale: **1:6300**

### LEGEND

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



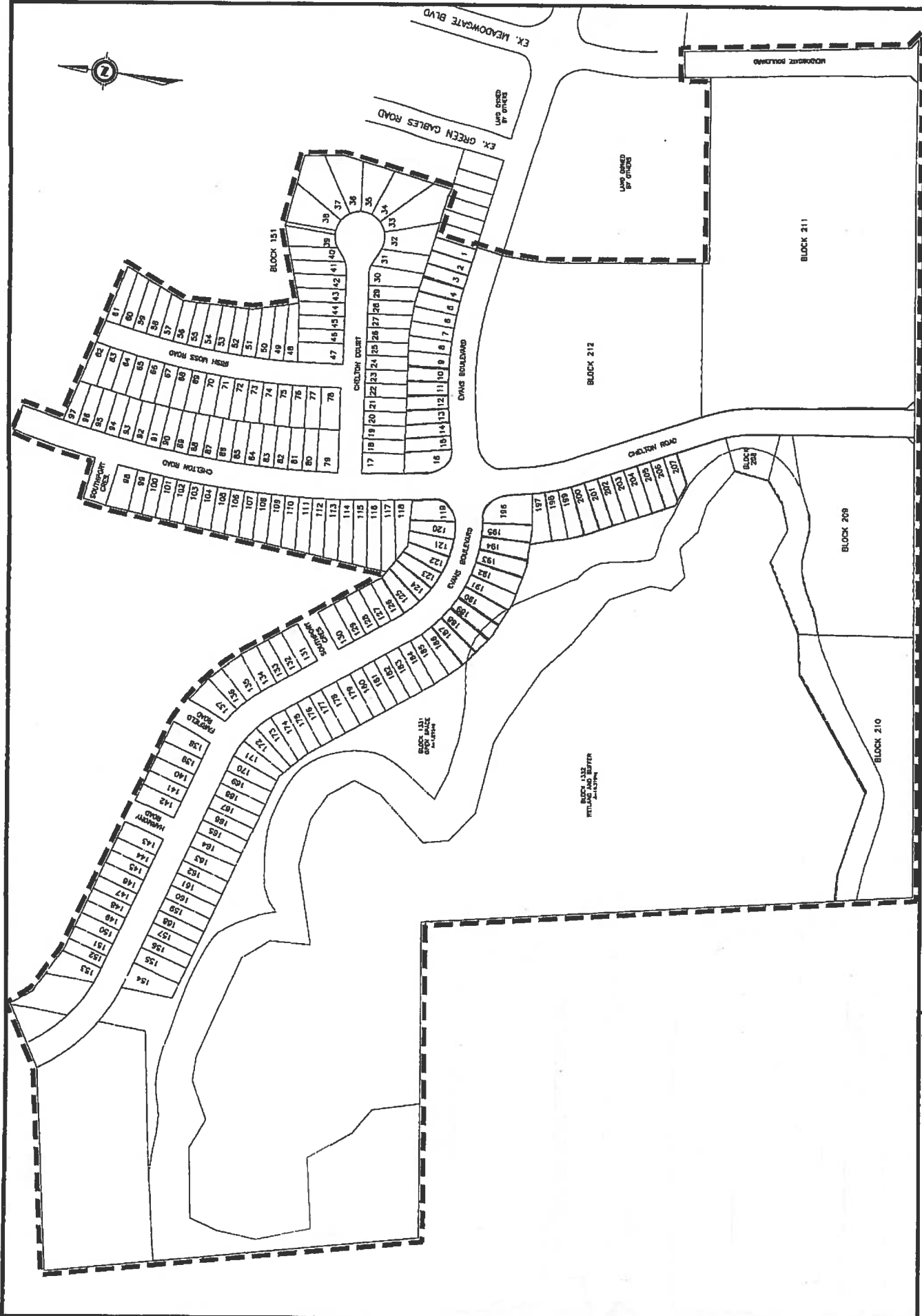



Figure Number  
1.0

PROJECT # DEL15-062  
 DRAWN BY SD  
 DATE FEB. 2016

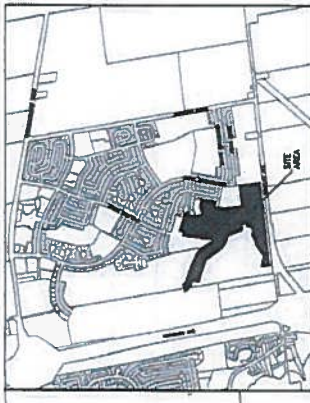
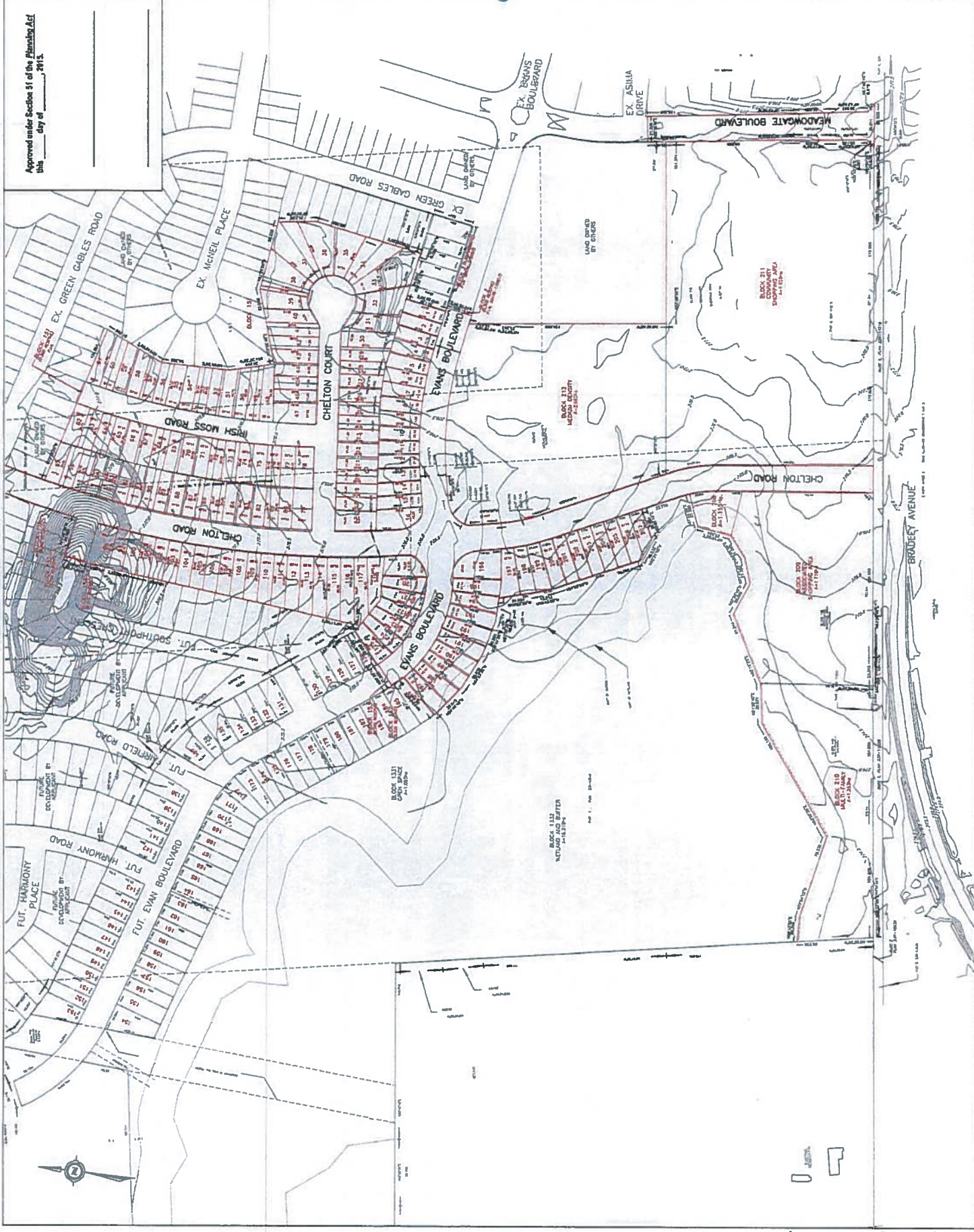
SCALE  
 1:4000

**PHASE 13**

**SUMMERSIDE  
 SUBDIVISION**


  
 development engineering  
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 London, Ontario N6B 3P4  
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nts

**DRAFT PLAN OF SUBDIVISION**

PART OF LOT 14, 15 & 16, CONCESSION 1  
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)

CITY OF LONDON  
COUNTY OF MIDDLESEX

**OWNER'S AUTHORIZATION**

WE HEREBY AUTHORIZE THE DRAFT PLAN OF SUBDIVISION BEING SUBMITTED TO THE CORPORATION OF THE CITY OF LONDON TO BE APPROVED AS SHOWN ON THE ATTACHED LOTS ARE ACCURATELY AND COMPLETELY CORRECT.

*February 11, 2013*  
DREWLO HOLDINGS INC.

**SURVYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE MEASUREMENTS OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THE ATTACHED LOTS ARE ACCURATELY AND COMPLETELY CORRECT.

*February 11, 2013*  
DREWLO HOLDINGS INC.

**REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT**

AS SHOWN ON PLAN  
AS SHOWN ON SET PLAN  
AS SHOWN ON PLAN  
AS SHOWN ON PLAN  
AS SHOWN ON PLAN  
AS SHOWN ON PLAN

**LAND USE SCHEDULE**

| LAND USE                       | AREA IN HECTARES | R      |
|--------------------------------|------------------|--------|
| SINGLE FAMILY                  | 8.400            | 23.000 |
| ASSOCIATED SHOPPING AREA (S04) | 0.119            | 0.300  |
| ASSOCIATED SHOPPING AREA (S05) | 1.716            | 4.170  |
| MULTI-FAMILY BLOCK (M10)       | 1.300            | 3.300  |
| ASSOCIATED SHOPPING AREA (S11) | 4.820            | 11.871 |
| MULTI-FAMILY BLOCK (M12)       | 2.843            | 6.400  |
| RIGHT OF WAY                   | 0.290            | 11.600 |
| ROAD AND BUFFER                | 10.210           | 25.700 |
| TOTAL AREA                     | 31.000           |        |

| NO. | DESCRIPTION     | AREA IN HECTARES | REMARKS |
|-----|-----------------|------------------|---------|
| 1   | RIGHT OF WAY    | 0.290            |         |
| 2   | ROAD AND BUFFER | 10.210           |         |
| 3   | TOTAL AREA      | 31.000           |         |

**SUMMERSIDE SUBDIVISION PH 13**  
**DREWLO HOLDINGS INC.**

SCALE 1 : 1500

PROJECT NO. DEL15-082  
SHEET NO. DP  
DATE: 2013-02-11

development engineering  
CONSULTING CIVIL ENGINEERS