



London
CANADA

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N6A 4L9

File Number 39CD-16515
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October 3, 2016

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 is described below. The City 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:** 1170 Riverbend Road
Planning District: Riverbend
Watershed: Thames River Downstream

PURPOSE AND EFFECT: The purpose and effect of this application is to approve a Draft Plan of Vacant Land Condominium consisting of 8 residential units.

PROPOSAL: The proposed draft plan consists of 8 single detached residential units to be registered as one condominium corporation.

(1170 Riverbend Road is the subject of an application for Site Plan Approval – Application File No. SPA16-046)

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 to determine the physical form of development is currently under review for approval.

[These lands are also part of a related draft-approved plan of subdivision – File No. 39T-14505 / OZ-8426 - Sifton Properties Limited]

PLANNING POLICIES: The Official Plan designates these lands "Multi-family, Medium Density Residential" allowing multiple-attached dwellings, such as row houses or cluster houses and low-rise apartment buildings, as the main permitted uses.

The site is presently within a "Holding Residential R5/R6 (h•R5-6/R6-5) Zone, permitting various forms of cluster housing, cluster townhouses and stacked townhouses, and low-rise apartments, as the main permitted uses, subject to removal of the holding provision.

HOW TO COMMENT: Please call in, mail, fax or email your comments by October 25, 2016, 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 Anna Hopkins (519-661-2500 Ext. 4009 or email: ahopkins@london.ca) Ward 9, 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:

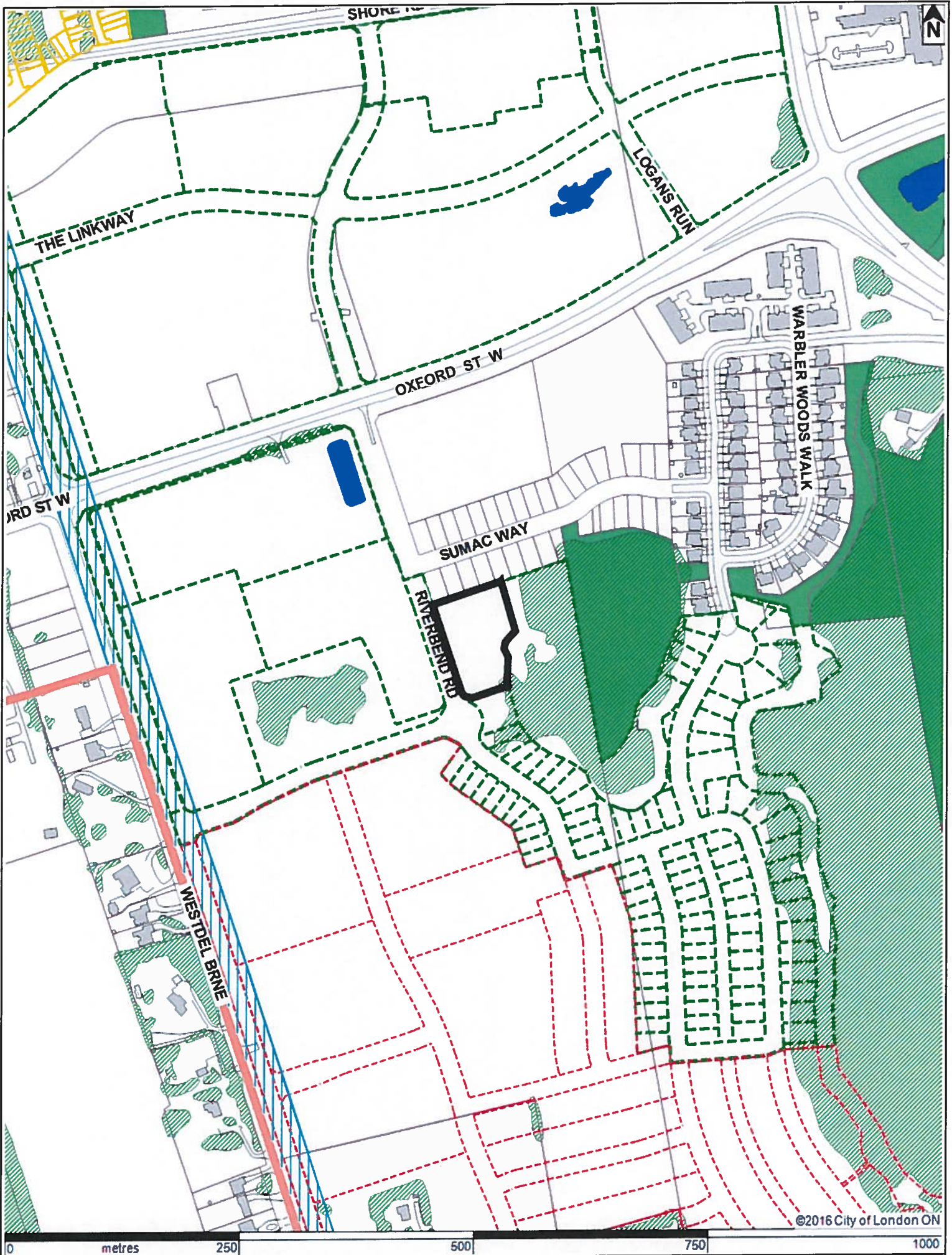
The appropriateness of the proposed plan of condominium will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

FOR MORE INFORMATION:

For additional information, please contact Larry Mottram at 519-661-2500 ext. 4866, referring to "File 39CD-16515", 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.



LOCATION MAP

Subject Site: 1170 Riverbend Road
Applicant: Sifton Properties Limited
File Number: 39CD-16515
Planner: L. Mottram
Created By: LM
Date: 2016-09-30
Scale: 1:5000

LEGEND

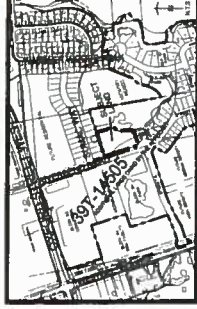
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



DRAFT PLAN OF
VACANT LAND
CONDOMINIUM

BLOCK 93 39T-14505
IN THE CITY OF LONDON
IN THE COUNTY OF MIDDLESEX

Key Plan



OWNER'S CERTIFICATE

I HEREBY SUBMIT THIS DRAFT PLAN OF CONDOMINIUM

DATE Sept 23, 2016

DATE Sept 23, 2016

WE HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE

DATE Sept 23, 2016

ADDITIONAL INFORMATION REQUIRED

UNDER SECTION 5(1) OF THE

PLANNING ACT R.S.O. 1990 c.P.13

A AS SHOWN

B AS SHOWN

C AS SHOWN

D AS SHOWN

E AS SHOWN

F AS SHOWN

G AS SHOWN

H AS SHOWN

I AS SHOWN

J AS SHOWN

K AS SHOWN

L AS SHOWN

M AS SHOWN

N AS SHOWN

SITE DATA

DESCRIPTION	VERTICALS	HORIZONTALS	UNITS
RESIDENTIAL (SINGLE DETACHED)	1-4	0.007	0
COMMON ELEMENT PRIVATE LAKE	0.120	0.120	0
ASSEMBLY & PARKING AREA	0.120	0.120	0
TOTAL	0.120	0.120	0

LOT COVERAGE

40.0% MAX.

11.0 SPLT.

DENSITY

11.0 SPLT.

11.0 SPLT.

11.0 SPLT.

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Subject to the conditions, if any, set forth in our letter of
2011, and subject to the approval of the City of London
Planning Department, the City of London Planning
Department has approved this Plan for the
City of London Planning Department.

RECEIVED BY

SEP 26 2016

CITY OF LONDON

PLANNING

URBAN DESIGN

& LANDSCAPE

ARCHITECTURE

PLANNING

1400

13710

