

--	--

File: 39T-16507  
Planner: C. Smith

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: SIFTON PROPERTIES LIMITED 1509 ED ERVASTI LANE AND PORTION OF 2021 KAINS ROAD  PUBLIC PARTICIPATION MEETING ON JANUARY 23, 2017</b>

<b>RECOMMENDATION</b>
-----------------------

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 1509 Ed Ervasti Lane and portion of 2021 Kains Road:

- (a) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application by Sifton Properties for draft plan of subdivision relating to the property located at 1509 Ed Ervasti Lane;
- (b) The Approval Authority be advised that Council **SUPPORTS** issuing draft approval of the proposed plan of residential subdivision, submitted by Sifton Properties Limited (File No. 39T-16507) as prepared by AGM Land Surveyors, certified by Bruce Baker, OLS, which shows one (1) residential block, **SUBJECT TO** the conditions contained in the attached Appendix "39T-16507";

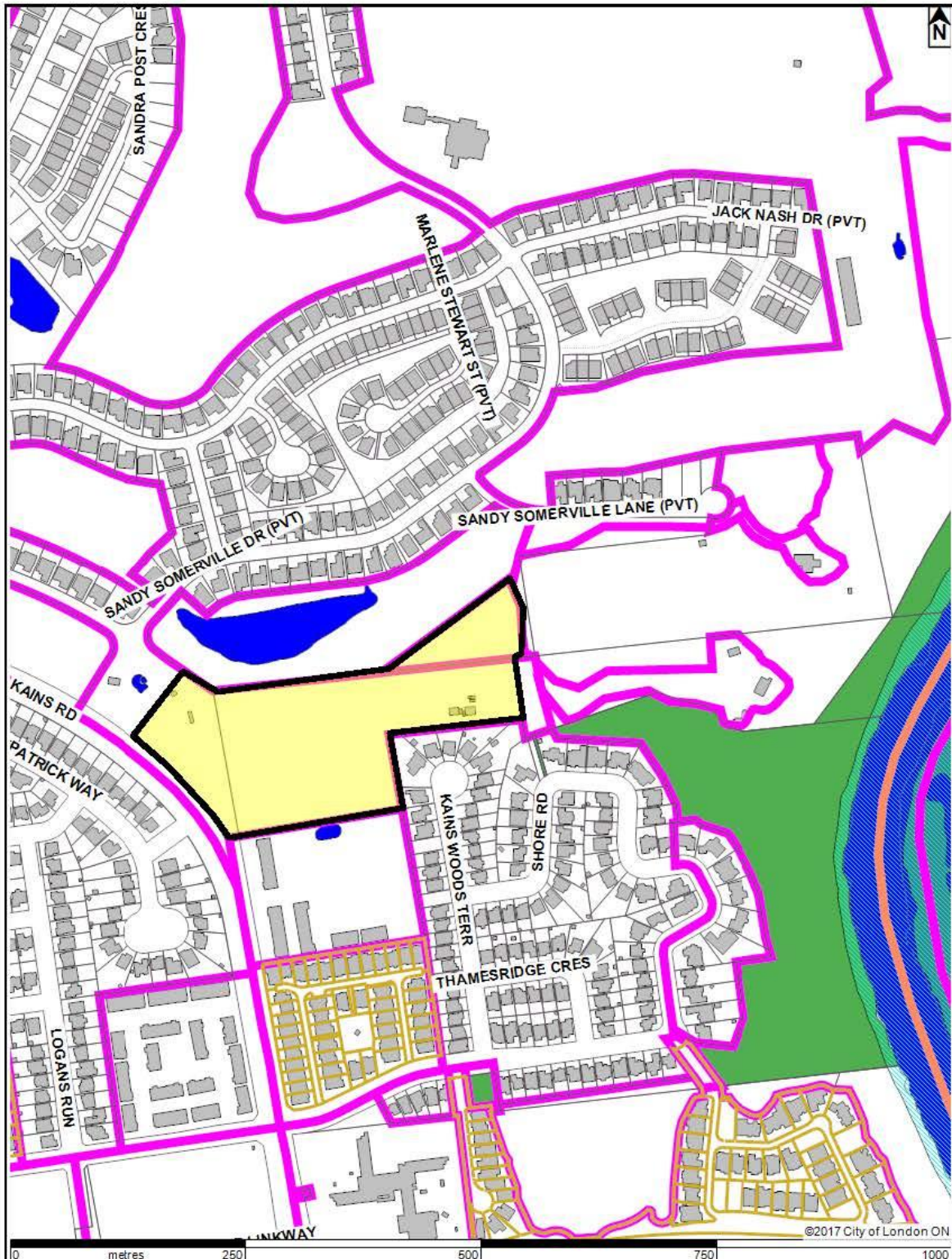
<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--------------------------------------------------

**June 4, 2001** - Planning Committee – Application by City of London on behalf of Sifton Properties Limited – River Bend Phase 1 Subdivision Area (File No. Z-6090 / 39T-00506)

**October 10, 2000** - Planning Committee – Application by Sifton Properties Limited – River Bend Subdivision - Phase 1 (File No. 39T-00506 / OZ-5881)

**September 25, 2006**– OZ-7080- Official Plan and Zoning By-law Amendment portion of Riverbend Golf Course, Hole 15.

--	--



**LOCATION MAP**

Subject Site: **1509 Ed Ervasti Lane**  
 Applicant: **Sifton Properties Limited**  
 File Number: **39T-16507**  
 Planner: **Larry Mottram**  
 Created By: **James Scott**  
 Date: **2017-01-05**  
 Scale: **1:5000**

**LEGEND**

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



--	--

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The creation of a residential subdivision consisting of one (1) block for the purpose of a private cluster housing development, which will facilitate a new phase (9<sup>th</sup>) of the Riverbend Golf Community, in the form of long-term land leases.

**RATIONALE**

1. The proposed draft plan is consistent with the Provincial Policy Statement which encourages appropriate residential intensification.
2. The proposed draft plan of subdivision provides for a form of residential development that is consistent with the Multi Family Medium Density Residential policies of the Official Plan, and is compatible with the surrounding residential development.
3. The proposed draft plan of subdivision provides for a form of residential development that is consistent with the Riverbend Area Plan.
4. The proposed development has access to existing municipal services.
5. The proposed residential uses and scale of development are generally consistent with the London Plan.
6. The proposed draft plan of subdivision will permit a future part lot control application to create individual parcels for long term land leases.

**BACKGROUND**

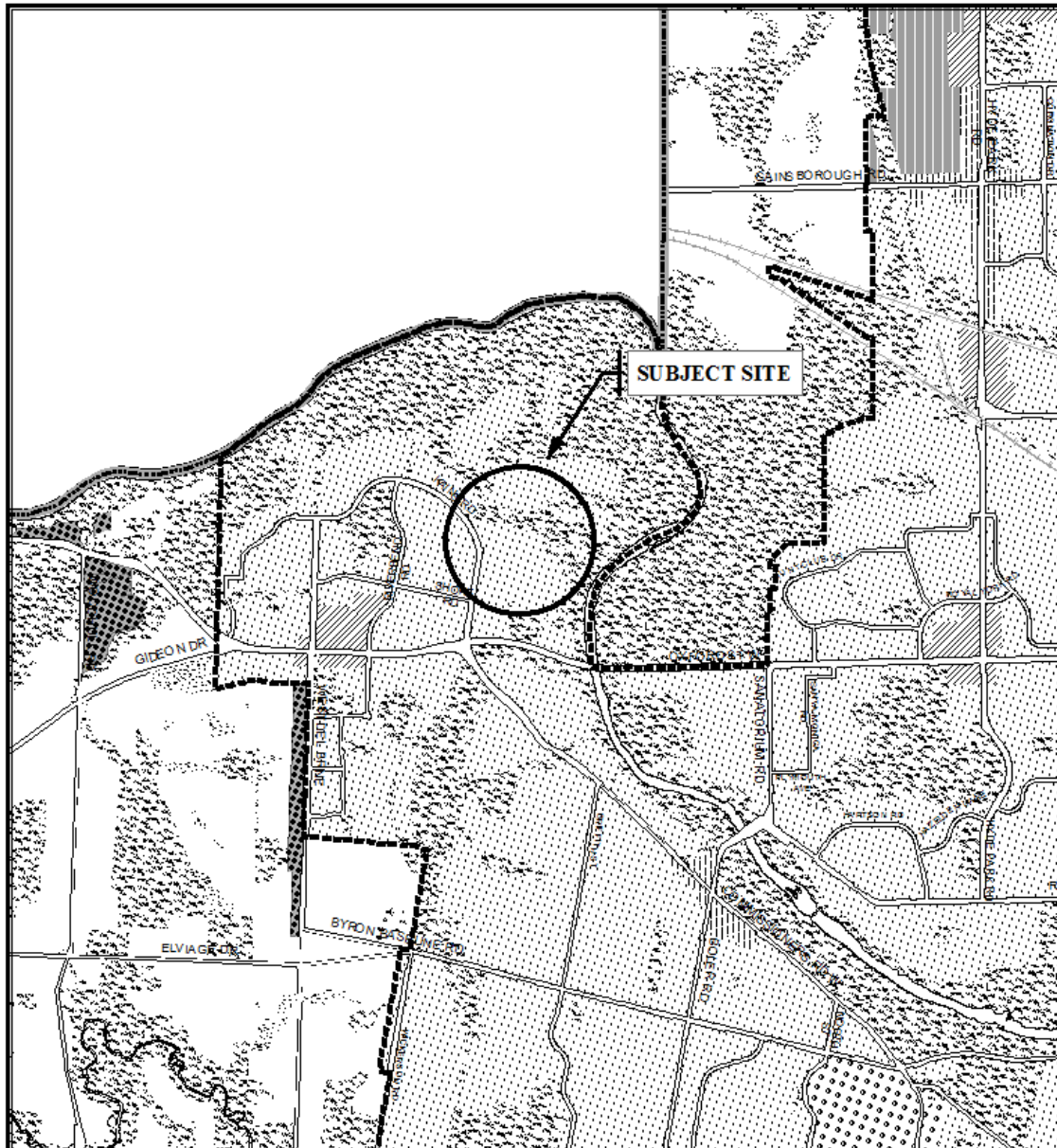
<p><b>Date Application Accepted:</b> September 14, 2016</p>	<p><b>Agent:</b> Sifton Properties Limited c/o Maureen Zunti</p>
<p><b>REQUESTED ACTION:</b> The creation of a residential subdivision consisting of one (1) block for the purpose of a private cluster housing development, and which will facilitate a new phase of the Riverbend Golf Community</p>	

<p><b>SITE CHARACTERISTICS:</b></p> <ul style="list-style-type: none"> <li>• <b>Current Land Use</b> – Vacant Residential</li> <li>• <b>Frontage</b> – 135m</li> <li>• <b>Depth</b> – irregular</li> <li>• <b>Area</b> – 4.9 hectares</li> </ul>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>SURROUNDING LAND USES:</b></p> <ul style="list-style-type: none"> <li>• <b>North</b> – Golf Course</li> <li>• <b>South</b> – cluster residential</li> <li>• <b>East</b> – single detached residential</li> <li>• <b>West</b> – single detached residential</li> </ul>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



--	--



**Legend**

- |                        |                          |                                         |
|------------------------|--------------------------|-----------------------------------------|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |                                         |
| Neighbourhood          | Green Space              |                                         |

*This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

*At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.*

**CITY OF LONDON**

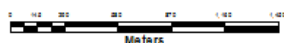
Planning Services

LONDON PLAN MAP 1  
- PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000



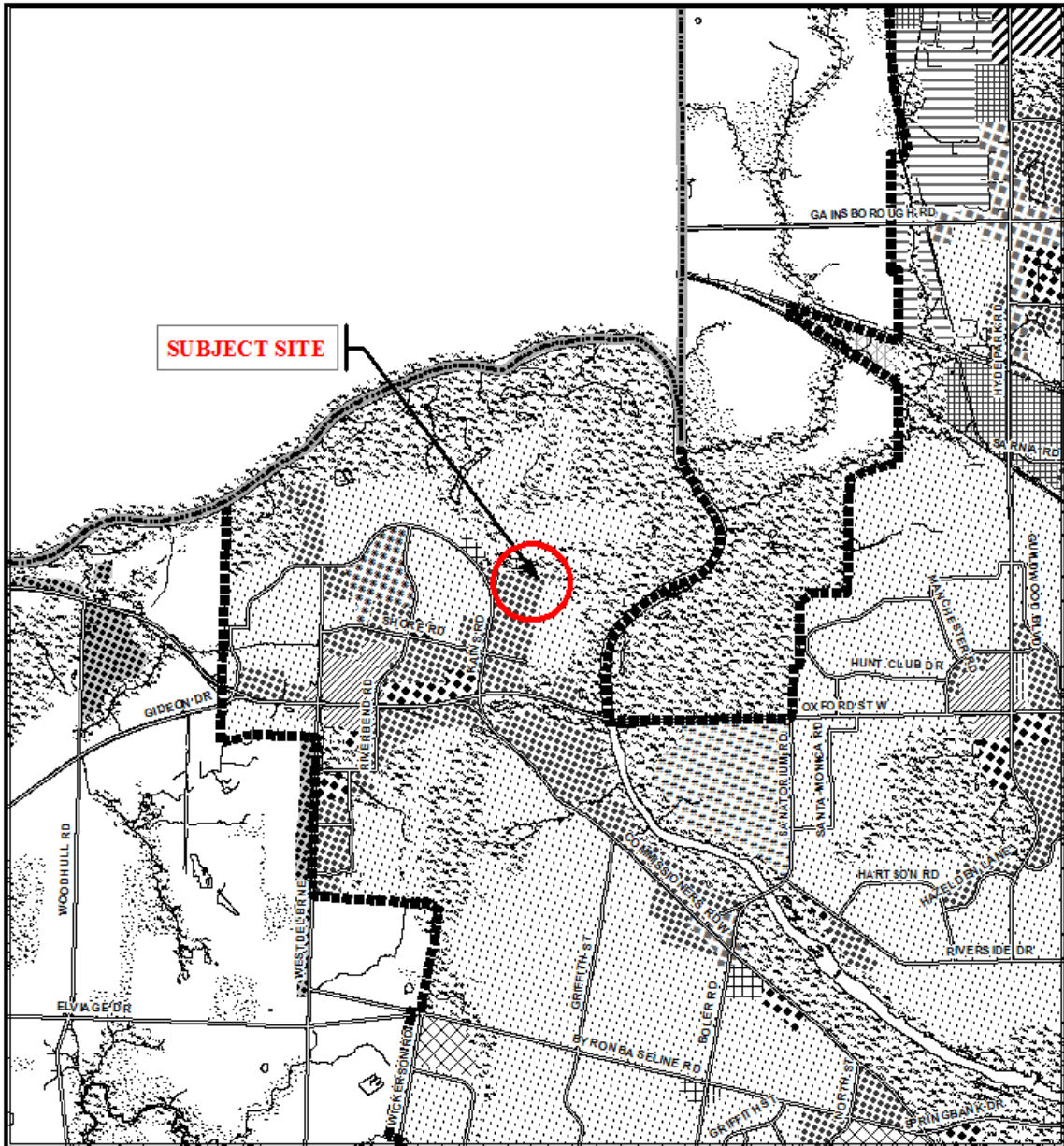
**File Number:** 39T-16507

**Planner:** CS

**Technician:** MB

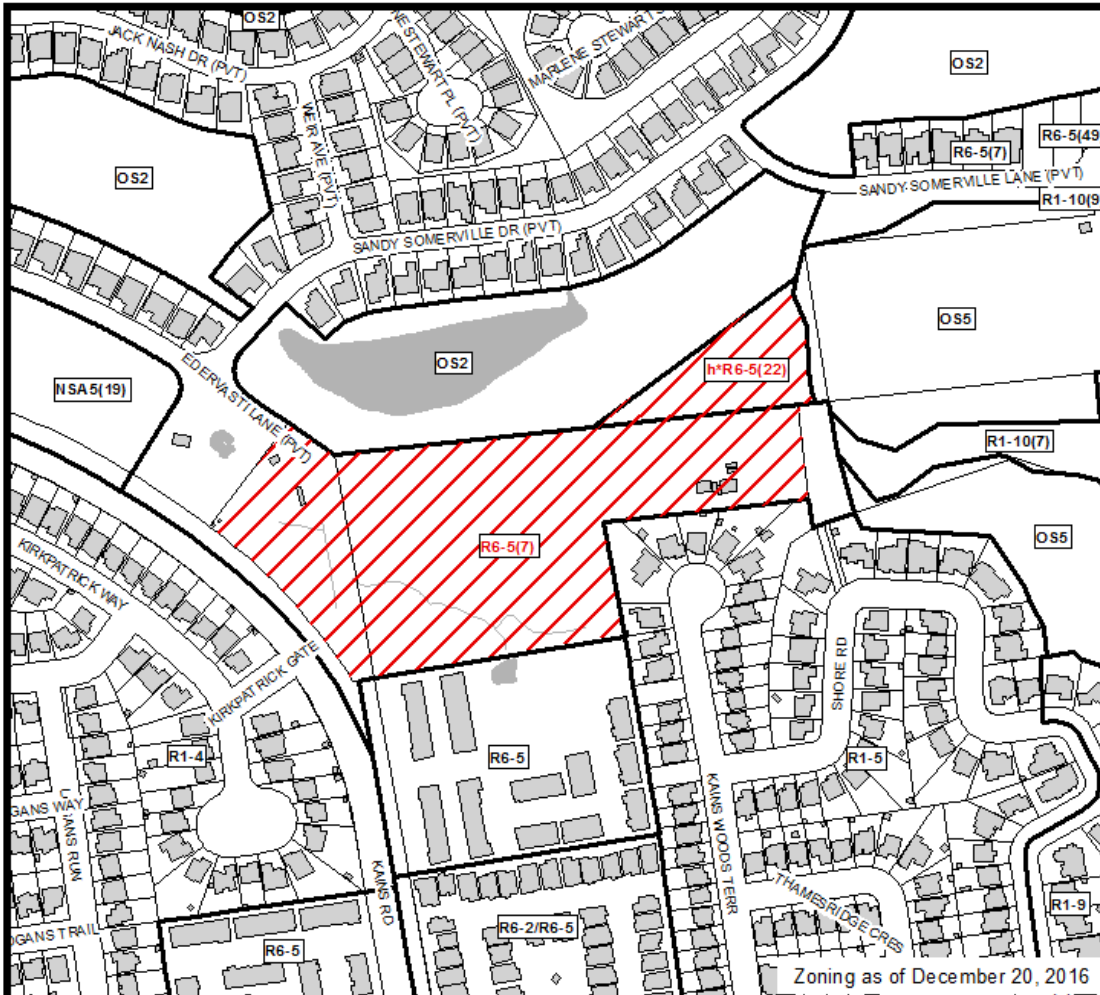
**Date:** 1/11/2017

--	--



<p><b>Legend</b></p> <table border="0"> <tr> <td> Downtown</td> <td> Multi-Family, Medium Density Residential</td> <td> Office Business Park</td> </tr> <tr> <td> Wonderland Road Community Enterprise Corridor</td> <td> Low Density Residential</td> <td> General Industrial</td> </tr> <tr> <td> Enclosed Regional Commercial Node</td> <td> Office Area</td> <td> Light Industrial</td> </tr> <tr> <td> New Format Regional Commercial Node</td> <td> Office/Residential</td> <td> Commercial Industrial</td> </tr> <tr> <td> Community Commercial Node</td> <td> Regional Facility</td> <td> Transitional Industrial</td> </tr> <tr> <td> Neighbourhood Commercial Node</td> <td> Community Facility</td> <td> Rural Settlement</td> </tr> <tr> <td> Main Street Commercial Corridor</td> <td> Open Space</td> <td> Environmental Review</td> </tr> <tr> <td> Auto-Oriented Commercial Corridor</td> <td> Urban Reserve - Community Growth</td> <td> Agriculture</td> </tr> <tr> <td> Multi-Family, High Density Residential</td> <td> Urban Reserve - Industrial Growth</td> <td> Urban Growth Boundary</td> </tr> </table>			Downtown	Multi-Family, Medium Density Residential	Office Business Park	Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial	Enclosed Regional Commercial Node	Office Area	Light Industrial	New Format Regional Commercial Node	Office/Residential	Commercial Industrial	Community Commercial Node	Regional Facility	Transitional Industrial	Neighbourhood Commercial Node	Community Facility	Rural Settlement	Main Street Commercial Corridor	Open Space	Environmental Review	Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture	Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary
Downtown	Multi-Family, Medium Density Residential	Office Business Park																											
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial																											
Enclosed Regional Commercial Node	Office Area	Light Industrial																											
New Format Regional Commercial Node	Office/Residential	Commercial Industrial																											
Community Commercial Node	Regional Facility	Transitional Industrial																											
Neighbourhood Commercial Node	Community Facility	Rural Settlement																											
Main Street Commercial Corridor	Open Space	Environmental Review																											
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture																											
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary																											
<p><b>CITY OF LONDON</b> Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: 39T-16507</p> <p>PLANNER: CS</p> <p>TECHNICIAN: JTS</p> <p>DATE: January 5, 2017</p>																											

--	--



Zoning as of December 20, 2016




**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING BY-LAW NO. Z-1**  
**SCHEDULE A**




THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:  
39T-16507 CS

MAP PREPARED:  
January 5, 2017 JTS

1:4,000

0 20 40 80 120 160  
Meters



--	--

<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map)	
<ul style="list-style-type: none"> <li>Multi Family Medium Density Residential</li> </ul>	
<b>THE LONDON PLAN PLACE TYPE:</b> (refer to The London Plan Map)	
<ul style="list-style-type: none"> <li>Neighbourhood</li> </ul>	
<b>INTENSIFICATION: (12 units per hectare)</b>	
<ul style="list-style-type: none"> <li>Is outside the Built-area Boundary</li> </ul>	<ul style="list-style-type: none"> <li>Is outside of the Primary Transit Area</li> </ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map)	
<ul style="list-style-type: none"> <li>Residential R6 Special Provision (R6-5 (7)) Zone and Holding Residential R6 Special Provision (h*R6-5 (22)) Zone</li> </ul>	

<b>PLANNING HISTORY</b>
-------------------------

The subject site forms part of the River Bend Community Plan which was initiated as a developer led Community Planning process in November of 1996. On June 22nd, 1998, City Council adopted Official Plan Amendment No. 121 which implemented the River Bend Community Plan. The amendment was subsequently appealed to the Ontario Municipal Board by a number of landowners within the area. During the Pre-Hearing Conference on the appeals, Sifton Properties Limited announced that significant modifications were being proposed to the Phase 1 development area, and at Sifton's request, the Board agreed to defer a hearing in order to allow time for consideration of the revised development proposal.

On February 11, 2000, Sifton Properties Limited submitted an application for Official Plan and Zoning By-law amendments, and subdivision approval for the revised Phase 1 development proposal. The applications sought approval for a Low Density Residential designation with a special provision to also permit an apartment building in the interior of the area, to a maximum overall density of 30 units per hectare (12 units per acre). The development concept included a private residential/golf course community, with a controlled entrance at Kains Road.

At the May 1, 2000 City Council meeting, Council resolved to advise the Ontario Municipal Board (OMB) that they supported the modifications to Official Plan Amendment No. 121 that would permit the revised land use concept being proposed by Sifton. The OMB met on May 8th and issued a partial Decision/Order on June 7th, which modified OPA 121 in a manner consistent with Council's position.

On October 16, 2000, Municipal Council approved a Zoning By-law amendment and recommended approval of the Draft Plan of Subdivision application for the River Bend Phase 1 area. The Zoning Amendment applied a Residential R6 Special Provision (R6-5(7)) Zone to the residential block portion of the subdivision draft plan which comprises an area of 43 hectares (106 acres). The Special Provision R6-5(7) Zone permits cluster housing in the form of single-detached, semi-detached, duplex, triplex, townhouse, stacked townhouse and apartment buildings. The maximum overall density is 30 units per hectare (12 units per acre).

In 2006 Sifton Properties applied for Official Plan amendment from an "Open Space" designation to a "Multi-Family, Medium Density Residential" designation and a zoning by-law amendment from an Open Space (OS2) Zone to a Residential R6 Special Provision (R6-5(7)) on a 0.6ha portion of the 15<sup>th</sup> hole of the Riverbend Golf course. The special provisions would permit land to be developed at a maximum density of 30 units per hectare, with building setbacks of 1 metre (3.2 feet) for any development adjacent to an OS2 Zone (golf course), or a setback of 10 metres (32.8 feet) from any OS5 Zone (ESA).



Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

At the September 25, 2006 public participation meeting Sifton Properties Limited advised that they have an agreement with a majority of the current residents directly adjacent to the site whereby no development, including installation of municipal services or any other disturbance to the land, will take place for 15 years, or until the majority of current residents have either sold their property or have agreed to the immediate development of the site.

On October 2, 2006 Municipal Council approved the Official Plan and Zoning By-law amendments. The amendment permits the 0.6 ha portion of land to be developed for residential uses in conjunction with the lands to the south.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Environmental Ecological Planning Advisory Committee**

Environmental and Ecological Planning Advisory Committee (EEPAC) recommends that fencing, without gates, be included in the draft plan of subdivision to protect the adjacent Environmentally Significant Area.

Note: *This issue will be addressed through the Site Plan Approval process.*

**Environmental and Parks Planning**

**NATURAL HERITAGE SYSTEM**

In 2006, Council approved an Official Plan amendment and a zoning by-law amendment to permit the development of these lands. As part of the application an Environmental Impact Study (EIS) was submitted. The EIS determined that additional development on the subject site should have no detrimental effect on the adjacent ESA. The EIS provided several recommendations that are to be incorporated into the site plan review stage, including:

- A 10 metre buffer should be maintained for any development adjacent to the Kains Woods ESA (OS5 Zone).
- Proper sediment fencing should be placed at the buffer limits of the ESA during construction.
- Constriction activity should be limited to a period after 7 am and before 7pm daily, and during spring bird breeding should be avoided.
- Exterior lights should be mitigated so as to minimize impact onto the adjacent ESA
- New residents near the ESA should be given appropriate literature which discourages dumping into the ESA.
- No spraying of pesticides or herbicides adjacent to the ESA.
- Fencing, without gates are required on the property lines abutting the ESA.

Overall, staff accepted the EIS and a 10 metre setback from the OS5 Zone was approved through the approved zoning by-law amendment. Additional buffering and plantings are required as part of the Site Plan application. No additional EIS study is required.

**PARKS AND OPEN SPACE**

The required parkland dedication will be satisfied through a cash-in-lieu payment as a condition of Site Plan control at the time of building permit.

**Development Finance, Finance and Corporate Services**

There are no eligible Development Charge claims associated with this development



--	--

**Upper Thames River Conservation Authority**

The UTRCA has no objections to this application.

<b>PUBLIC COMMENTS</b>
------------------------

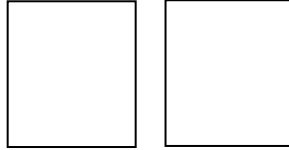
<b>PUBLIC LIAISON:</b>	On September 20, 2016, Notice of Application was sent to property owners with 120m of the subject lands. Notice of Application was also published in The Londoner on October 6, 2016	2 replies, 1 email and 1 letter from 3 area residents.
<b>Nature of Liaison:</b> The creation of a residential subdivision consisting of one (1) block for the purpose of a private cluster housing development, and which will facilitate a new phase of the Riverbend Golf Community		
<b>Responses:</b> <ul style="list-style-type: none"> <li>• Reduction in property values</li> <li>• No development should be permitted in the area that is currently part of the 15<sup>th</sup> hole on the Riverbend Golf course until the terms of an agreement entered into with Sifton Properties Limited during the 2006 Official Plan and Zoning By-law amendment (OZ-7080) process are fulfilled.</li> </ul>		

<b>ANALYSIS</b>
-----------------

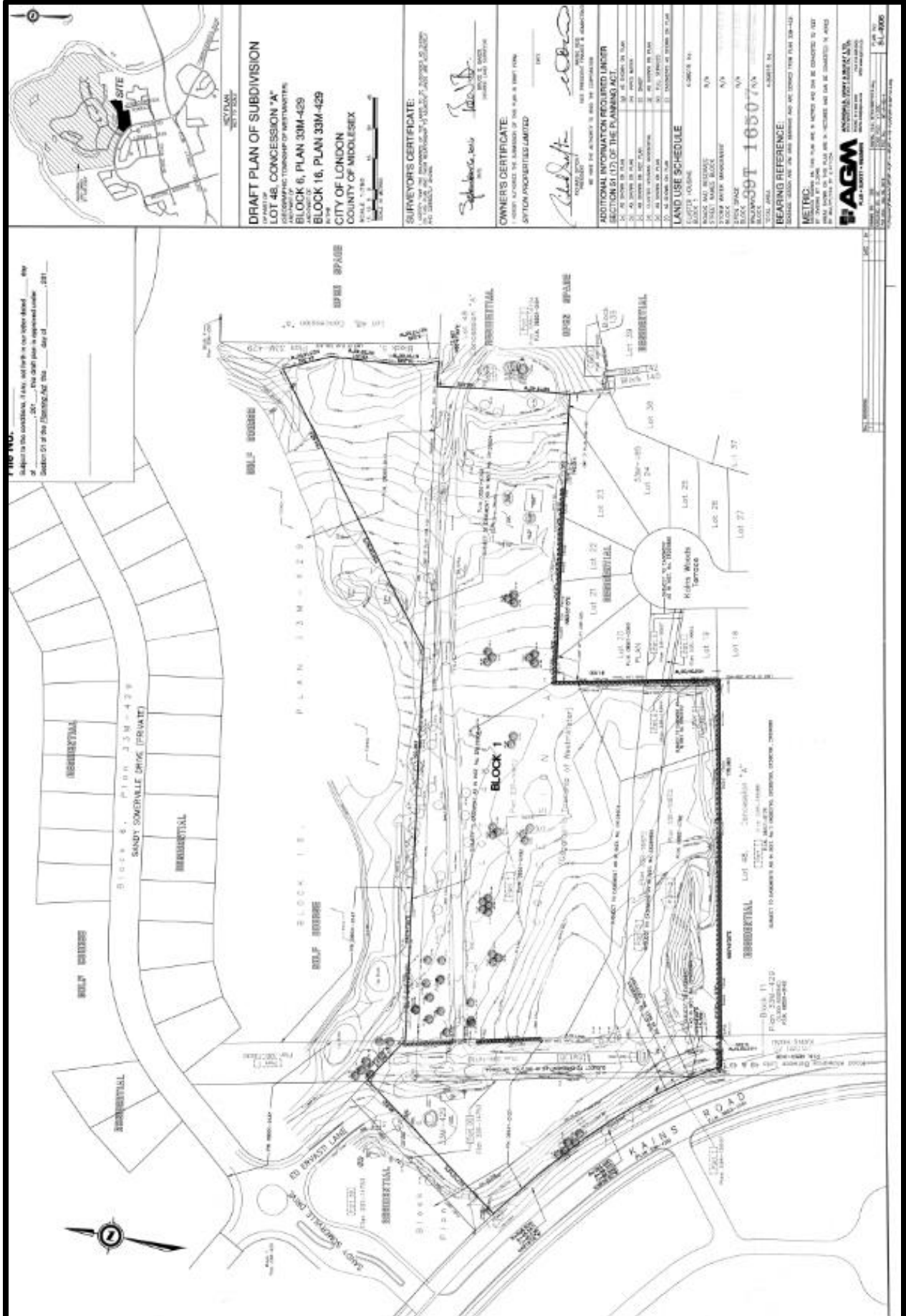
**Requested Application**

The application by Sifton Properties Limited is for a one (1) block draft plan of subdivision 4.9 ha in size on lands located at 1509 Ed Ervasti Lane. The proposed single block subdivision would permit the development of thirty six (36) single detached dwellings and twenty one (21) townhouse units. The registered plan of subdivision will allow for a future part lot control application to permit the creation of individual units (lots) that will be subject to long term land leases.

The subject lands are located on Kains Road south of Sandy Somerville Road. The block is proposed to be accessed by Ed Ervasti Lane, a private street within Sifton's Riverbend Golf community. An existing private-lane way on the site provides access to 458 Kains Road. Through the Site Plan Approval process, a right of way easement is required to be registered on the lands to ensure access from 458 Kains Road will be permitted via a private right-of-way through the Riverbend Golf community to Kains Road.



Proposed Draft Subdivision Plan



Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

## **Part Lot Control**

Part Lot Control Exemption applications are alternative forms of land division to Plans of Subdivision and Consents. The Part Lot Control Exemption By-law will be in place for a fixed three (3) year period of time, after which the By-law will expire and the Part Lot Control provisions of the Planning Act come go back into effect.

Section 50 of the Planning Act grants the City the authority to pass a By-law to exempt lands within a Plan of Subdivision from the Part Lot Control provisions in the Act. This process is used to lift Part Lot Control restrictions from lands within registered plans of subdivision to create parcels for sale or lease.

Sifton has used Part Lot Control to create the individual residential units within the Riverbend subdivision. The Riverbend subdivision is a planned long term land leased golf community development. The previous eight (8) phases of the Riverbend subdivision have registered Development Agreements with the City. Part Lot Control was granted by Council to create the individual units (lots) that are currently leased for a period not less than twenty-one (21) years or greater than ninety-nine (99) years. This proposed single block subdivision is to permit the 9<sup>th</sup> phase of the Riverbend subdivision.

## **Site Plan (SP16-045)**

On June 22, 2016, an application for Site Plan Approval was submitted. On December 14, 2016, the City provided comments following the review of the 2<sup>nd</sup> submission of the site plan drawings.

A Development Agreement and security will be entered into through the Site Plan Approval process and will address all requirements for development such as:

- completion of site works;
- installation of fire route signs;
- confirmation of addressing information;
- provision of servicing easements for the City of London, utility providers (such as London Hydro, Union Gas, Bell, etc.), and access to 458 Kains Road;
- appropriate fencing; and
- drainage and stormwater management.

The proposed draft plan of subdivision is to create one (1) registered block that can be further divided through an application for Part Lot Control. The intent of Part Lot Control is to allow Sifton Properties Ltd. to enter into long term lease agreements. All conditions for this development will be included in the Development Agreement through the Site Plan Approval process (SP16-045). As all City requirements for development will be dealt with through the Site Plan process no conditions for development are required for this draft plan of subdivision. The proposed draft plan of subdivision will allow for the plan of subdivision to be registered without the need for a subdivision agreement.

--	--

Proposed Site Plan





Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

**Provincial Policy Statement (2014)**

The recommended Draft Plan is consistent with the PPS 2014, summarized as follows:

1. Building Strong Healthy Communities

The recommended draft plan is consistent with objectives of Section 1.1.1 by creating healthy, liveable, and safe communities sustained by promoting efficient development patterns, and compact and cost effective development. The proposed plan is also consistent with policies to promote economic development and efficient use of existing municipal infrastructure.

2. Wise Use and Management of Resources

Natural heritage studies were previously prepared as part of the Riverbend Community Plan for the area in which the subject lands are located. The lands were identified in the community plan and the City’s Official Plan for Multi Family Medium Density Residential uses. The boundary of the Kains Woods ESA was also delineated and mapped in the community plan and Official Plan. The boundary was further delineated and determined in 2006. Recommendations for protecting natural heritage features include a 10 metre buffer from the ESA boundary. Archaeological studies were also completed at the time of the preparation of the community plan. There are no identified concerns for protection of agricultural, mineral aggregates, or cultural heritage and archaeological resources.

3. Protecting Public Health and Safety

The recommended Draft Plan of Subdivision does not pose any public health and safety concerns, and there are no known human-made hazards.

**Planning Act - Section 51(24)**

Planning staff have reviewed the requirements under section 2 of the Planning Act and regard has been given to matters of provincial interest. Municipal water is available to service this development. Municipal services are adequately provided, including sewage, water, garbage collection, roads and transportation infrastructure. The proposed draft plan is located in a municipality which actively promotes waste recycling/recovery programs, and will be served by the Blue Box collection and other municipal waste recycling facilities. There is access to nearby parks and recreational facilities, fitness facilities, medical facilities, and emergency and protective services. There is adequate provision for a full range of housing. There is adequate provision of employment areas throughout the City and in close proximity to this site. The proposed draft plan implements the land use policies in accordance with the City’s Official Plan, London Plan and Riverbend Area Plan.

The requirements of London Hydro, Union Gas, and the City of London to adequately provide utilities and services are normally addressed in the conditions of draft plan. These issues will be addressed through the Site Plan Approval process. No lands will be taken for public parks or highway dedication. Parkland dedication will be addressed through cash-in-lieu.

Based on planning staff’s review of the criteria in the Planning Act under Section 51(24), the proposed draft plan has regard for the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality.

Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

**Official Plan Policies**

The subject lands are designated Multi-Family, Medium Density Residential (MDR) which permits multiple-unit residential developments having a low-rise profile, with a maximum density of 75 units per hectare. Areas designated Multi-Family, Medium Density Residential are intended to include multiple-attached dwellings, such as row houses or cluster houses. These areas may include single-detached, semi-detached and duplex dwellings. The proposed long term leased single detached dwellings and townhouse form is consistent with the character of the area

Given the location of the site and the manner in which it is to be developed, the current application for draft plan of subdivision approval will provide for the integration of this site with the abutting land uses and is consistent with the Official Plan and Riverbend Community Plan.

**London Plan**

The London Plan was approved by Council on June 23, 2016 and was adopted and endorsed by the Province of Ontario on December 30, 2016.

The London Plan place type for 1509 Ed Evarsti Lane is ‘Neighbourhood’ with frontage onto a Neighbourhood Connector (Kains Road). The permitted uses for this site would range from single detached dwellings and stacked townhouses. The proposed residential uses and scale of development are generally consistent with the intended function of the Neighbourhood Place Type.

**Zoning By-law**

The existing Residential R6 Special Provision (R6-5 (7)) Zone and Holding Residential R6 Special Provision (h\*R6-5 (22)) Zone permits cluster single detached dwellings and townhouse dwellings and permits a form of residential development that is consistent with the abutting Riverbend subdivision. The h. holding provision requires that a development agreement be entered into prior to removal. A Development Agreement is required to be entered into though Site Plan Approval application (SP15-045).

**Servicing**

**Sanitary**

The developer will be required to connect into the 350mm sanitary sewer on Kains Road.

**Storm**

The proposed development will be required to provide for its storm water management through the implementation of permanent private system on-site (PPS) controls which will outlet to the storm drain on Kains Road.

**Water**

Water servicing for the subject site is to be serviced via the 400mm PVC watermain on Kains Rd.

**Transportation**

A private drive with connection to Kains Road and Ed Ervasti Lane will be utilized to provide access to the future residents in this development

All servicing issues will be addressed in greater detail through the Site Plan Application process.

--	--

**Public Circulation Comments:**

**Private Agreement**

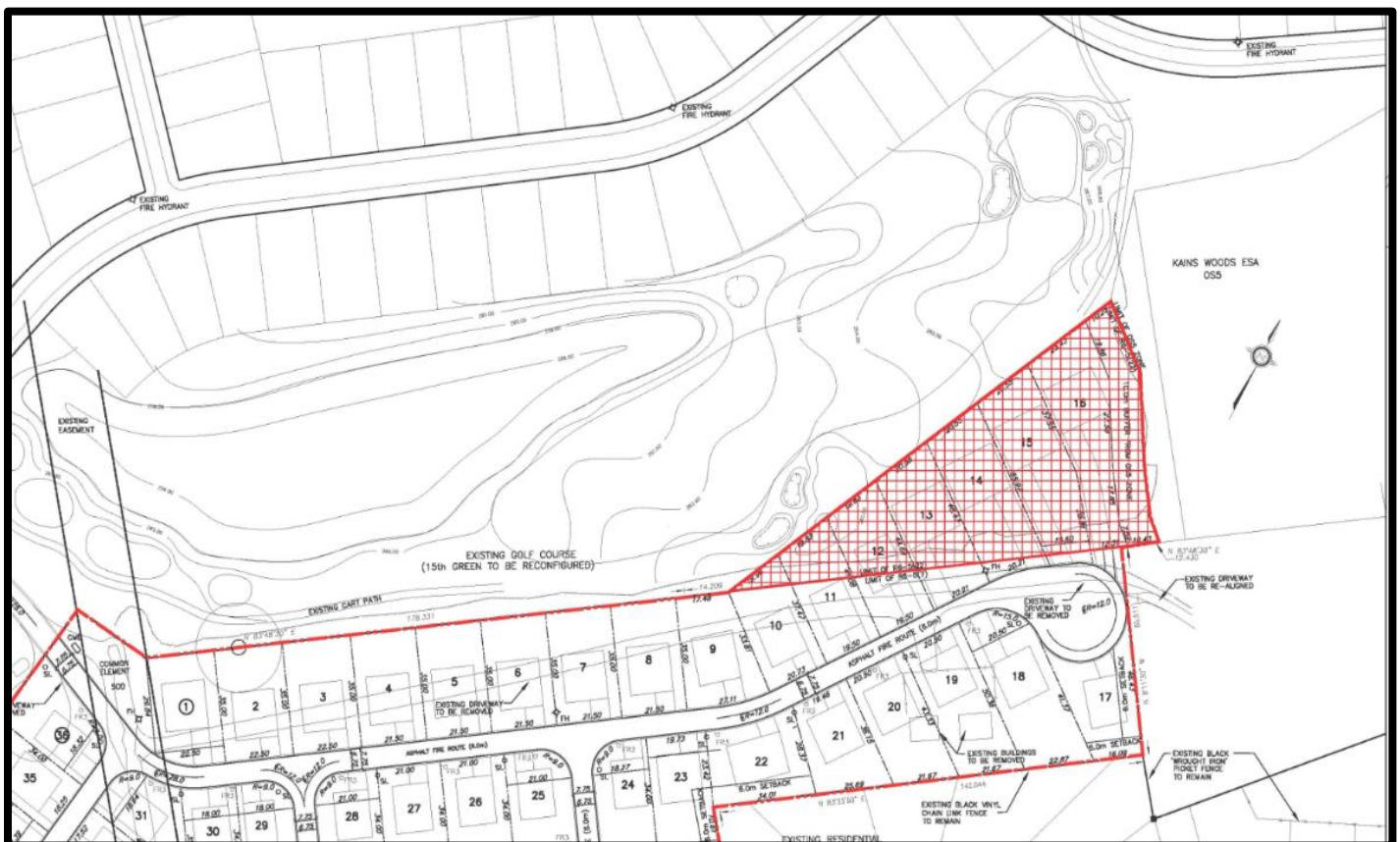
No development should be permitted in the area that is currently part of the 15<sup>th</sup> hole on the Riverbend Golf course until the terms of an agreement entered into with Sifton Properties Limited during the 2006 Official Plan and Zoning By-law amendment (OZ-7080) process are fulfilled (complete comment attached Appendix "A").

Sifton Properties Limited provided the following response (complete letter attached Appendix "B"):

*Sifton has every intention of maintaining their legal obligations described in the agreement, and has no intention of undertaking construction within that triangle until the agreement expires (or the other conditions are met).*

*These letters are a binding legal commitment between Sifton and the owners; the resident's concerns are fully addressed. There should be no need to incorporate any additional conditions, or added future steps regarding this matter as part of draft plan or site plan approval, or to impose any other restrictions through the planning approvals process.*

**Area Subject of Private Agreement**



The existing Official Plan designation and Zoning permit the proposed uses. A Development Agreement will be registered on title to ensure that the development of the lands is in conformity with City standards.

**Reduction in property values**

Conclusive information regarding the impact on property values associated with abutting new development is difficult to determine. Very often the impact on property values is related to such matters as the design of the development, property upkeep and maintenance, property management, and the quality of construction. These issues relate more to the design and management of the use rather than the actual use itself. The plan of subdivision will permit the 9<sup>th</sup> phase of the Riverbend Subdivision. Municipal planning is not based on property values, but

--	--

File: 39T-16507  
Planner: C. Smith

rather on assessing issues such as planning impact, appropriate land use, scale, density, massing and design. The plan of subdivision will permit development consistent with the first eight (8) phases of the Riverbend Subdivision.

<b>CONCLUSION</b>
-------------------

Approval of the draft plan of subdivision is consistent with Provincial Policy, the City of London Official Plan, the London Plan and Zoning By-law. The recommended Draft Plan and conditions of draft approval will ensure a compatible form of development with the existing neighbourhood. Overall, the draft plan of subdivision represents good land use planning and is an appropriate form of development.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING</b>
<b>REVIEWED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

“Attach”  
JCS/....



Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

### **Bibliography of Information and Materials**

*Request for Approval:*

City of London Draft Plan of Subdivision Application Form, completed by Maureen Zunti, September 8, 2016.

*Reference Documents:*

City of London. Official Plan, June 19, 1989, as amended.

City of London. Zoning By-law No. Z.-1, May 21, 1991 , as amended.

Ontario. Ministry of Municipal Affairs and Housing. Provincial Policy Statement, April 30, 2014.

*Correspondence:*

\*all located in City of London File No. 39T-16507 unless otherwise stated.

Also see attached public correspondence in previous section.

Two empty rectangular boxes for agenda item and page numbers.

**Appendix "A"**

**Responses to Public Liaison Letter and Publication in "Living in the City"  
Comments Received by Letter and E-mail**

We are against this proposal. This proposal will see value in real estate drop dramatically. It will drive people who are presently living in the area, out.

Joe and Angela Torchia

Mr. Larry Mottram  
Development Services  
6<sup>th</sup> Floor  
City Hall  
300 Dufferin Ave.,  
PO Box 5035  
London, ON.,  
N6A 4L9

RECEIVED BY  
OCT 17 2016  
CITY OF LONDON  
DEVELOPMENT SERVICES

October 12, 2016

**Re: File 39T-16507 / H-8676**

Dear Mr. Mottram

We, the undersigned, represent a majority of the "15<sup>th</sup> Hole original owners".....those who owned houses on Sandy Somerville Drive adjacent to the proposed land development referenced above at the time Sifton Properties Limited submitted its draft plan of subdivision in 2006 and who currently own them.

We do not have any objections to the plan as proposed or removal of the holding provision as specified in your notice of September 20, 2016. However, we do wish to remind Council that there is an agreement in force between Sifton Properties Limited with respect to one portion of this subdivision referred to as "the triangle" on which units 10, 11, 12, 13, 14, 15 and 16 are to be built. This is the piece of land that Sifton Properties Limited decided to annex from the golf course in 2006 and add to its proposed Phase 9, the subject of the planning application referenced above.

Following objections from some existing property holders on hole 15, who had bought their properties in anticipation that the golf course would remain as then laid out and whose views and property values might be negatively affected by the proposed development, Sifton Properties Limited entered into an agreement with a majority of the 15<sup>th</sup> hole property holders that

- "....we (Sifton Properties Limited) would ensure that there would be no construction in the area north of the tree line (the triangle) until the earlier of one of the following conditions occurs;
- A) That the original group of owners on the 15<sup>th</sup>. hole no longer occupy the current dwelling or,
  - B) That 15 years has passed
  - C) That the remaining original group of owners agree to the construction sooner that the time noted above."

The full text of this agreement is appended to this letter as Appendix A.

--	--

File: 39T-16507  
Planner: C. Smith

We wish to inform you that none of these conditions have been met and that we therefore expect and anticipate that no construction will occur on this "triangle" of land until May 2021, 15 years after this agreement was made in May 2006, assuming that none of the three conditions outlined above are met before that date.

We note further that Council referenced this agreement in its letter to Sifton Properties Limited of October 3, 2006. In that letter, Kevin Bain, the City Clerk, noted that a submission had been made to Council by P. Massechelein, representing the applicant (Sifton Properties Limited) concerning this triangle of land. Quoting from this letter:

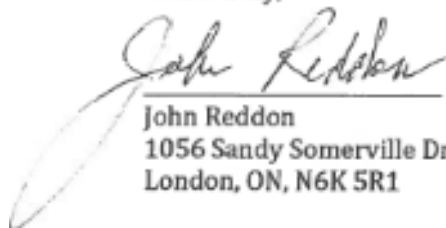


"...that Sifton Properties Limited has an agreement with a majority of the current residents directly adjacent to the site whereby no development, including installation of municipal services or any other disturbance to the land, will take place for 15 years or until the majority of current residents have either sold their property or have agreed to the immediate development of the site."

The full text of this letter is appended as Appendix B.

We therefore respectfully request that in any "final" planning permission granted to Sifton Properties Limited with respect to this Phase 9 of development, this agreement be referenced in such a way that the rights under it are not abrogated or diminished in any way.

We are prepared to meet the planning department and/or to appear at the public meeting to discuss this matter further.

Yours truly,

 <u>John Reddon</u> 1056 Sandy Somerville Dr. London, ON, N6K 5R1	 <u>Norton Campbell</u> 1064 Sandy Somerville Dr, London, ON, N6K 5R1	 <u>Jeffrey Gandz</u> 1012 Sandy Somerville Dr. London, ON, N6K 5R1
---------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------

CC. Mr. Richard Sifton, Sifton Properties Limited  
Councillor Anna Hopkins, London City Council

Two empty rectangular boxes for agenda item and page numbers.

File: 39T-16507  
Planner: C. Smith

*APPENDIX A*



Dear Resident of RiverBend:

June 16, 2006

I am writing to you at this time to provide our residents with a report on some of the items that have been ongoing within the community over the few past months. I will be detailing the following items:

- 1.) 15<sup>th</sup> hole rezoning application
- 2.) Golf cart policy
- 3.) Owners Council structure
- 4.) Proposed Annual General meeting
- 5.) Operational fee increase

**RECEIVED BY**  
**OCT 17 2016**  
**CITY OF LONDON**  
**DEVELOPMENT SERVICES**

15<sup>th</sup> Hole Re-zoning Application

A meeting was held on February 16, 2006, with those owners whose homes back onto the 15<sup>th</sup> hole to further outline the proposed zone change application mentioned during our January Information meeting. During this meeting, information was shared and issues were raised concerning the rezoning of the triangular piece of land north of the Jeffery's lands and south of the 15<sup>th</sup> green. Prior to that particular meeting SPL had placed the zone change application on hold pending discussion and resolution with those owners whose homes would be affected by the application.

As a result of the information gathered at the February meeting, SPL tabled a proposal in an effort to resolve the majority of issues raised by those attending residents. The proposed resolution was distributed and discussed at a subsequent meeting held in May. The majority of those homeowners favourably received the proposal. I have included below, for your information, the key points of the resolution:

*SPL will be proceeding with the zone change application for the subject lands at this time. However, we would ensure that there would be no construction in the area north of the tree line until the earlier of one of the following conditions occurs:*

- A.) that the original group of owners on the 15<sup>th</sup> hole no longer occupy the current dwelling or,
- B.) that 15 years has passed or,
- C.) that the remaining original group of owners agrees to the construction sooner than the timing noted above.

*Upon reaching one of the above conditions, SPL would have the ability to proceed with construction on the area of land effected by the zone change. This agreement above will have no impact on the timing of development for the Jeffery's lands which will proceed in due course. Upon obtaining the completed zone change for the area, SPL will be acknowledging the above conditions for construction to each homeowner along the 15<sup>th</sup> hole effected by this change.*

I was very pleased that we could resolve this issue with the affected residents with this proposal. I feel that the resolution was achieved based upon mutual cooperation and thorough understanding of the relevant issues impacting all parties involved.

2.) Golf Cart Policy

A number of individual meetings with private cart owners were held in order to fully capture the issues pertaining to the existing 2005 cart policy. Through the output of these individual cart owner meetings, 3 proposals were developed to revise the existing private cart policy and the appropriate trail fee that would apply to each proposal. On April 26, 2006 a meeting was held with the private cart owners where each of the three proposals were discussed. Through a vote by those cart owners, the following revised policy was adopted.





--	--

File: 39T-16507  
Planner: C. Smith



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

**London**  
CANADA

October 3, 2006

Sifton Properties Limited,  
c/o P. Massechelein  
P.O. Box 5099  
Terminal A  
London, ON N6A 4M8

I hereby certify that the Municipal Council, at its session held on October 2, 2006 resolved:

12. That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the application of Sifton Properties Limited relating to a portion of the property located at 1200 Somerville Drive (Registered Plan 33M-429, Blocks 15-18):

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 2, 2006 to amend the Official Plan for a portion of the subject property **FROM** an "Open Space" designation **TO** a "Multi-Family, Medium Density Residential" designation; and
- (b) the revised proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on October 2, 2006 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 property **FROM** an Open Space (OS2) Zone which permits commercial recreational establishments; community centres; conservation lands; conservation works for flood and erosion control; cultivation of land for agricultural/horticultural purposes; golf courses; institutions; private outdoor recreation clubs; private parks; public parks; public swimming pools; recreational buildings; recreational golf courses; recreational uses and facilities associated with conservation lands and public parks; and riding stables **TO** a Holding Residential R6 Special Provision (h\*H-57\*R6-5( )) Zone to permit cluster housing as single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, and stacked townhouse dwellings, in the form of land leased community homes, at a maximum density of 30 units per hectare, with two holding provisions to ensure a development agreement is entered into for the site and required treatment capacity is allocated at the Oxford Pollution Control Plant by the City Engineer; it being noted that the recommendations for development contained in the Environmental Impact Study submitted for this application will be addressed and incorporated during the site plan review stage; and
- (c) pursuant to Section 34(17) of the *Planning Act*; it has been determined that no further notice of the proposed by-law is required;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- P. Massechelein, representing the applicant and expressing support for the staff recommendation; noting this portion of land was retained as Open Space as it was originally intended to be used as part of the golf course, however a revision to the golf course design occurred and it was not used, but was always intended to be developed if lands adjacent to the south were purchased by Sifton, that the site is not in proximity to an Environmentally Sensitive Area and that the Environmental Impact Study was approved by staff, that there will be approximately a football field length between the existing and proposed residences, and that Sifton Properties Limited has an agreement with a majority of the current residents directly adjacent to the site whereby no development, including installation of municipal services or any other disturbance to the land, will take place for 15 years, or until the majority of current residents have either sold their property or have agreed to the immediate development of the site.
- C. Kimball, 1060 Sandy Somerville Drive – representing several neighbours and noting that there should be no reason for the applicant to pursue a rezoning of this property until the conditions for the development in the "15 year agreement" proposed by Sifton Properties Limited have been met.

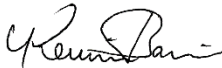
The Corporation of the City of London  
Office: 519-661-2500 ext. 0969  
Fax: 519-661-4892  
www.london.ca

Agenda Item # Page #

--	--

File: 39T-16507  
Planner: C. Smith

- J. Reddon, 1056 Sandy Somerville Drive – expressing opposition to the “15 year agreement” proposed by Sifton Properties, and requesting that no disruption to the grounds, including the installation of municipal services take place until construction of the residential buildings commences.
- H. Reddon, 1056 Sandy Somerville Drive – expressing concern that having to disclose a future change in the view from this home during any real estate transaction may devalue their home. (2006-D11-07) (12/24/PC)

  
Kevin Bain  
City Clerk  
/hw

cc: C. Kimball, 1060 Sandy Somerville Drive, London, ON  
J. and H. Reddon, 1056 Sandy Somerville Drive, London, ON  
T. and H. Van Tilburg, 1040 Somerville Drive, London, ON  
D. and M. Chalmers, 1028 Somerville Drive, London, ON  
D. and H. Thain, 1024 Somerville Drive, London, ON  
J. and S. Bosak, 1044 Somerville Drive, London, ON  
R. Panzer, General Manager of Planning and Development  
R. Cerminara, Director of Building Controls  
D. Ailles, Director of Administration and Development Services  
L. Burgess, Division Manager, Development Services  
J. M. Fleming, Manager of Implementation  
N. Pasato, Planner II  
L. Dakin, Documentation Services Representative\*  
R. Verhoeven, Documentation Services Representative

The Corporation of the City of London  
Office: 519-661-2500 ext. 0969  
Fax: 519-661-4892  
www.london.ca

--	--

**From:** Jeffrey Gandz <jgandz@icloud.com>  
**Sent:** Tuesday, January 10, 2017 12:02 PM  
**To:** Smith, Craig  
**Cc:** Hopkins, Anna; Richard Sifton; John & Helen Reddon; Maureen & Norton Campbell  
**Subject:** Your File 39T-16507: Notice of Public Metteing Before Planning and Environment Committee  
**Attachments:** PastedGraphic-1.pdf; ATT00001.htm

This is to advise that John Reddon and Jeffrey Gandz will be appearing at the public meeting before the Planning and Environment Committee on Monday, January 23, 2017.

We represent a group of residents of Riverbend Golf Community, most of "the 15th-hole original owners", and our purpose is to address an issue with respect to Sifton Properties application to develop one block for the purpose of a private cluster housing development which will form Phase 9 of the Riverbend Golf Community.

Our concern was previously laid out in a letter to Mr. Mottram sent, by registered mail, in October 2016 and copied to Councillor Hopkins and Mr. Sifton.

We do not have any objections to the plan as proposed with the exception of the triangle of land on which housing units 10 thru 16 on the proposed site plan attached to notice of meeting are located. We wish to remind Council that there is an agreement in force between Sifton Properties Limited with respect to one portion of this subdivision referred to as "the triangle" on which units 10 (part of), 11, 12, 13, 14, 15 and 16 are proposed to be built. This is the piece of land that Sifton Properties Limited decided to annex from the golf course in 2006 and add to its proposed Phase 9, the subject of the planning application referenced above.

Following objections from some existing property holders on hole 15, who had bought their houses and leased their land in anticipation that the golf course would remain as then laid out and whose views and property values might be negatively affected by the proposed development, Sifton Properties Limited entered into an agreement with a majority of the 15<sup>th</sup> hole property holders in May 2006 that stated, in part:

"...we (Sifton Properties Limited) would ensure that there would be no construction in the area north of the tree line (the triangle) until the earlier of one of the following conditions occurs;

- (A) That the original group of owners on the 15<sup>th</sup>. hole no longer occupy the current dwelling or,
- (B) That 15 years has passed or,
- (C) That the remaining original group of owners agree to the construction sooner that the time noted above."

To date, none of these conditions have been met and they are unlikely to be met before the agreement expires in May 2021.

We note further that Council referenced this agreement in its letter to Sifton Properties Limited of October 3, 2006. In that letter, Kevin Bain, the City Clerk, noted that a submission had been made to Council by P.

Agenda Item #      Page #

--	--

File: 39T-16507  
Planner: C. Smith

Massechelein, representing the applicant (Sifton Properties Limited) concerning this triangle of land. Quoting from this letter:

“...that Sifton Properties Limited has an agreement with a majority of the current residents directly adjacent to the site whereby no development, including installation of municipal services or any other disturbance to the land, will take place for 15 years or until the majority of current residents have either sold their property or have agreed to the immediate development of the site.”

Sifton Properties has so far respected this agreement and we have no indication that they will not do so. We note, for example, that in a screen shot of the Sifton Properties website made on January 7, 2017 (below), this triangle of land is clearly marked as being “on hold”. However, we are concerned that any blanket permission to develop this property which does not clearly recognize this agreement might be misinterpreted as some form of waiver of our rights. So, for example, the location map included in the notice of public meeting did not include the notation “on hold” that appears on the Sifton Properties website.

We respectfully request that in any “final” planning permission granted to Sifton Properties Limited with respect to this Phase 9 of development, this permission be referenced in such a way that the residents’ rights under it are not abrogated or diminished in any way.

Yours truly,

Jeffrey Gandz, 1012 Sandy Somerville Dr (~~519-422-6055~~)  
John Reddon, 1056 Sandy Somerville Dr  
Norton Campbell, 1064 Sandy Somerville Dr

--	--





Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

## Appendix "B"

### Applicants Reply to Public Comments



Experience. The Difference.™

December 14, 2016

Craig Smith  
City of London  
Development and Compliance Services  
PO Box 5035  
300 Dufferin Avenue  
London, ON N6A 4L9

RECEIVED BY  
DEC 14 2016  
CITY OF LONDON  
DEVELOPMENT SERVICES

**RE: City File #39T-16507 (1509 Ed Ervasti Lane & 1295 Sandy Somerville Drive, Riverbend Golf Phase 9)  
- Response to Public Concerns**

Dear Mr. Smith,

On November 9, you provided us with e-mail correspondence relating to some concerns expressed by residents of the 15<sup>th</sup> hole of Sifton's Riverbend Golf Community. These concerns related to an agreement that had been reached between Sifton and the residents in 2006. This agreement between Sifton and the Residents was reached in advance of the Planning Committee meeting in 2006 to allow for no formal objections to go forward and document Siftons' binding commitment. This agreement was successful and is still in force.

Further to our subsequent discussions with City staff on December 6 regarding this matter, we are attaching a copy of one of the agreements between Sifton and the residents (we confirm all letters are the same). This agreement was signed with each resident backing onto the 15<sup>th</sup> hole in 2006. A list of residents for which the agreement exists with Sifton is also attached. Sifton has every intention of maintaining their legal obligations described in the agreement, and has no intention of undertaking construction within that triangle until the agreement expires (or the other conditions are met).

These letters are a binding legal commitment between Sifton and the owners; the resident's concerns are fully addressed. There should be no need to incorporate any additional conditions, or added future steps regarding this matter as part of draft plan or site plan approval, or to impose any other restrictions through the planning approvals process.

We trust the attached information sufficiently addresses the concerns and will also be in attendance at the Planning and Environment Committee meeting to address any questions or concerns raised by Council or residents. If you have any questions or require any additional information regarding the foregoing, please



**Sifton Properties Limited | Sifton.com**  
195 Dufferin Avenue, Suite 800, London, ON N6A 1K7  
519.434.1000 Fax 519.434.1009



Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

do not hesitate to contact us. We would appreciate it if these applications could be taken to PEC at the earliest opportunity. Thank you.

Yours truly,  
**SIFTON PROPERTIES LIMITED**



Maureen Zunti, MCIP, RPP  
Project Manager - Planning

Attach.

Cc: Phil Masschelein  
Richard Sifton

Agenda Item #	Page #

File: 39T-16507  
Planner: C. Smith

**Appendix “39T-16507”**  
**Conditions of Draft Approval**

**THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-16507 ARE AS FOLLOWS:**

<b>NO.</b>	<b>CONDITIONS</b>
------------	-------------------

- 1) This draft approval applies to the draft plan as submitted by Sifton Properties Limited. (File No. 39T-16507), prepared by AGM Land Surveyors, certified by Bruce Baker, OLS, (Drawing 8-L-4906, dated September 6, 2016) which shows one (1) residential block.
  
- 2) This approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
  
- 3) Prior to final approval, the Owner shall submit to the City a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
  
- 4) Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
  
- 5) Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.