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London
CANADA

File Number 39CD-17501

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May 17, 2017

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. We are advising you of these applications to invite your comments and the comments of nearby property owners.

APPLICANT:	Thames Village Joint Venture Corporation
LOCATION:	Municipal Address: 1742 Hamilton Road Planning District: Jackson-Summerside East / Old Victoria Planning Area Watershed: Thames South
PURPOSE AND EFFECT:	The purpose and effect of this application is to approve a Draft Plan of Vacant Land Condominium consisting of 29 residential units.
PROPOSAL:	<p>The proposed draft plan consists of 29 single detached residential units and common elements to be registered as one condominium corporation.</p> <p>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.</p> <p><i>[These lands are also part of a related application for approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments – Application File No. 39T-17502 / OZ-8147 – Thames Village Joint Venture Corporation]</i></p>
PLANNING POLICIES:	<p>London Plan – The subject lands are within the “Neighbourhoods” Place Types in <i>The London Plan</i>. The Neighbourhoods Place Type permits a range of uses such as single detached, semi-detached, duplex, triplex, and townhouse dwellings, and small-scale community facilities. The City of London Official Plan currently designates these lands as “Low Density Residential”.</p> <p>If approved, the applicant’s zoning request would change the zoning to a Residential R6 Special Provision (R6-5()) Zone to permit various forms of cluster housing including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse, and apartment buildings up to a maximum density of 35 units per hectare and maximum height of 12 metres; together with a special provision for minimum interior side and rear yard depth of 5.0 metres, and to permit open or covered but unenclosed decks or porches not exceeding one storey in height to project into the required yard no closer than 2.0 metres to a lot line adjacent an Open Space (OS5) Zone.</p>
HOW TO COMMENT:	Please call in, mail, fax or email your comments by June 30, 2017 , 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 Jared Zaifman (City Hall Telephone Number: 519-661-CITY (2489) Ext. 4014) or email: jzaifman@london.ca) 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:

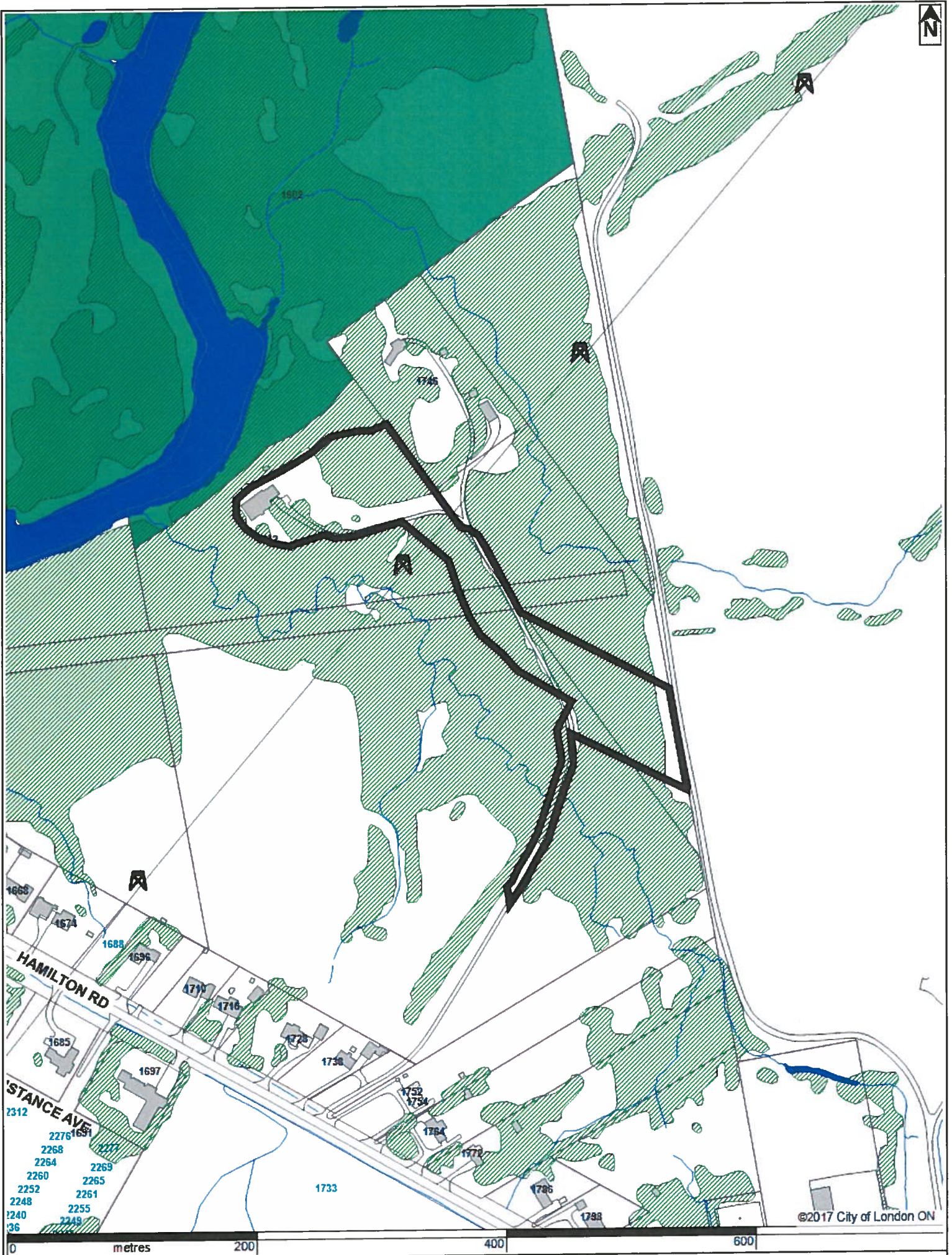
The appropriateness of the proposed plan of condominium will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

FOR MORE INFORMATION:

For additional information, please contact Larry Mottram at 519-661-CITY (2489) ext. 4866, referring to "Thames Village Joint Venture Corporation / File Number 39CD-17501", or inquire at Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays (Tuesdays 8:30 a.m. to 6:00 p.m.).

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: 1742 Hamilton Road
 Applicant: Thames Village Joint Venture Corp.
 File Number: 39CD-17501
 Planner: L. Mottram
 Created By: LM
 Date: 2017-05-17
 Scale: 1:3700

LEGEND

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



