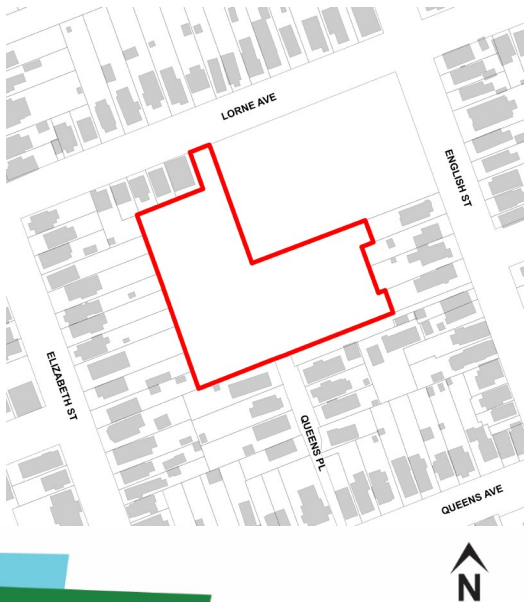




# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision

### 723 Lorne Avenue & 25 Queens Place



**File: 39T-21504**

**Applicant: Habitat for Humanity – Heartland Ontario**

#### What is Proposed?

Draft Plan of Subdivision to allow:

- 12 single detached dwellings;
- served by the extension of Queens Place north to Lorne Ave.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 15, 2021**

Michael Clark

[mclark@london.ca](mailto:mclark@london.ca)

519-661-CITY (2489) ext. 4586

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T-21504

[london.ca/planapps](https://london.ca/planapps)

You may also discuss any concerns you have with your Ward Councillor:

Jesse Helmer

[jhelmer@london.ca](mailto:jhelmer@london.ca)

519-661-CITY (2489) ext. 4004

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: September 16, 2021

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 12 single detached dwellings all served by the extension of Queens Place north to Lorne Avenue.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

### See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Development Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

### Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning and Development, who is the Approval Authority for Draft Plans of Subdivision.

## What Are Your Legal Rights?

### Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning and Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [developmentsservices@london.ca](mailto:developmentsservices@london.ca). You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

If you wish to be notified of the decision of the City of London on the proposed official plan and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

### Right to Appeal to the Ontario Land Tribunal

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 before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

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 before the approval authority gives or refuses to give approval to the draft plan of

subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/>.

### **Notice of Collection of Personal Information**

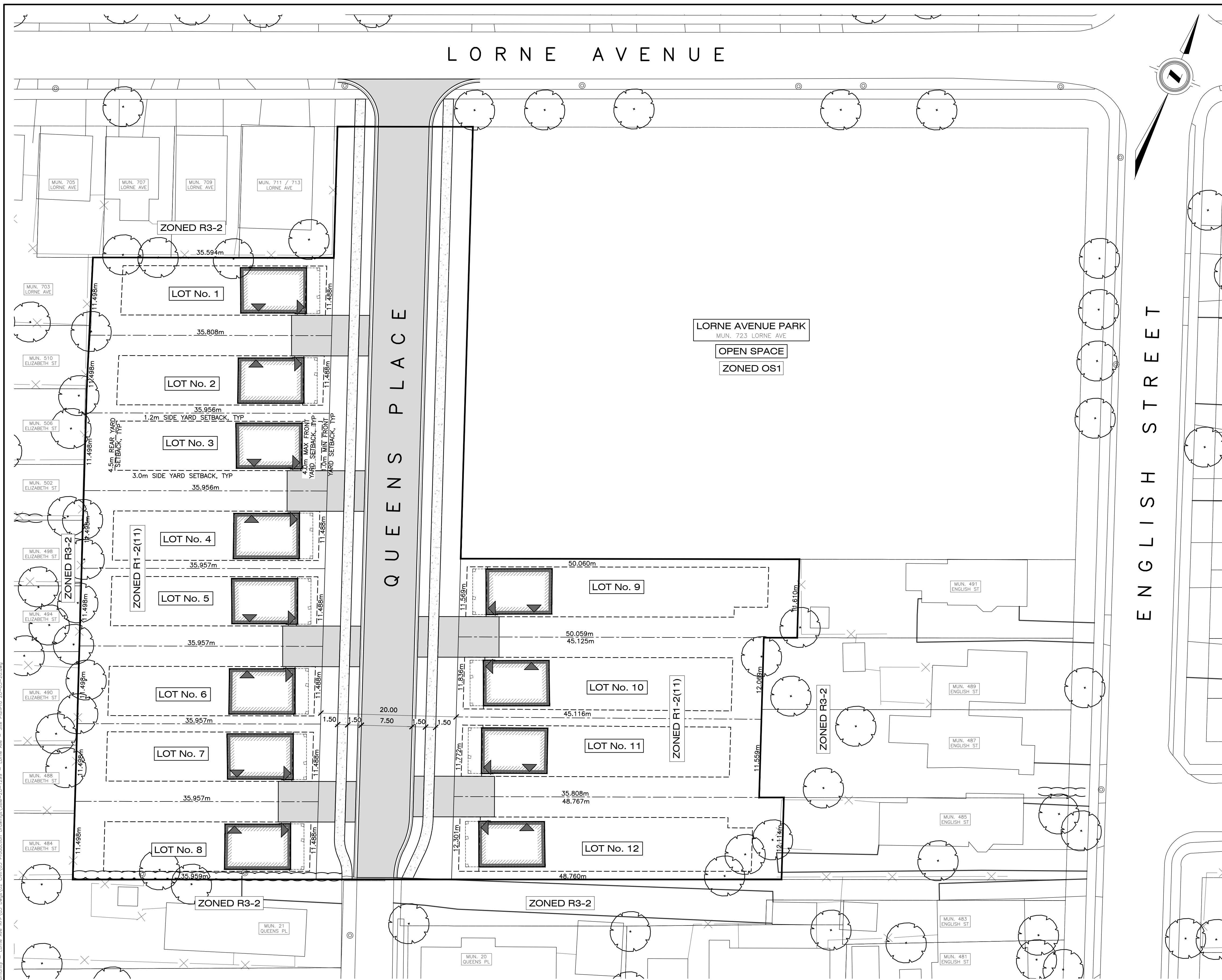
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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-CITY(2489) ext. 4937.

### **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.







**LEGAL INFORMATION**

PART OF  
 LOTS 1, 2, 3, 4, 5, 8,  
 9, 10, 11, A & B  
 BLOCK "I"  
 AND ALL OF  
 LOTS 6 & 7  
 BLOCK "I"  
 REGISTERED PLAN 296 (3rd)  
 IN THE  
 CITY OF LONDON  
 COUNTY OF MIDDLESEX

**WASTE REMOVAL**

GARBAGE TO BE STORED ON-SITE AND PLACED CURB SIDE THE EVENING BEFORE OR MORNING OF MUNICIPAL PICK-UP.

**CANADA POST**

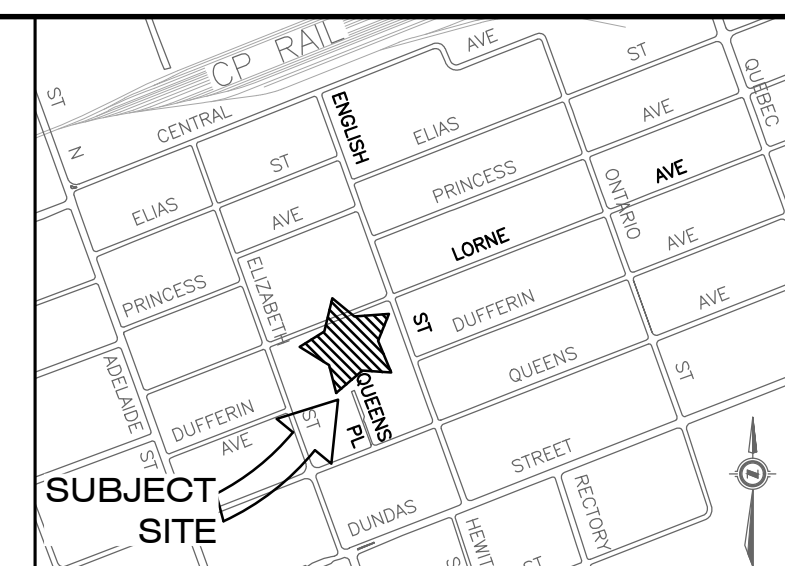
THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

**BUILDING CLASS.**

RESIDENTIAL - GROUP C OCCUPANCY, PART 9 OF THE ONTARIO BUILDING CODE

**REFERENCE DOCS:**

1. PLAN OF SURVEY BY CALLON DIETZ, FILE No. 18-22301, DATED JANUARY 2019.
2. CONCEPTUAL SITE PLAN PROVIDED IN THE REQUEST FOR PROPOSAL No. 20-02.
3. CONCEPTUAL BUILDING ELEVATIONS BY STRIK, BALDINELLI, MONIZ LTD, FILE No. SBM-20-1299, DATED MAY 2020.
4. CITY OF LONDON REQUEST FOR PROPOSAL No. 20-02.



**KEY PLAN**  
N.T.S.

**LEGEND:**

- BUILDING ENTRANCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- EXISTING BUILDING
- PROPOSED BUILDING
- LIMITS OF DEVELOPMENT BOUNDARY
- LIMIT OF PROPOSED RIGHT-OF-WAY
- LIMIT OF SFR INTERIOR LOT LINE
- PROPOSED SFR BUILDING SETBACKS

**R1-2(11) ZONING DATA CHART**

ITEM	R1-4(7)	REQUIRED	PROVIDED
1	PERMITTED USES	SINGLE DETACHED DWELLING	SINGLE DETACHED DWELLING
2	LOT AREA (m MIN)	300	410.140
3	LOT FRONTAGE (m MIN)	9.0	11.488
4	LOT DEPTH (m MIN)	NA	35.594
5	REAR YARD SETBACK (m MIN)	4.5	>4.5
6	FRONT YARD SETBACK - MIN (m)	1.0	>1.0
	- MAX (m)	4.0	<4.0
7	INTERIOR SIDE YARD (m MIN)	1.2   3.0	>1.2   >3.0
8	LANDSCAPE OPEN SPACE (% MIN)	30.0	79.85
9	LOT COVERAGE (% MAX)	45.0	15.787
10	HEIGHT (M MAX)	2 STOREY OR 9.0m	<9.0
11	PARKING AREA COVERAGE (% MAX)	25.0	<25.0
12	DRIVEWAY WIDTH (m MAX)	3.0	3.0
13	No. OF SINGLE DETACHED DWELL	1	1

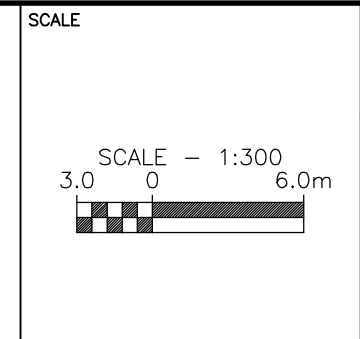
\*ABOVE CALCULATIONS BASED ON THE "WORST CASE" SMALLEST LOT, BEING LOT 1\*

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	KEK	01	FOR CLIENT REVIEW/DISCUSSION	19/05/20	KEK
	DRAWN	KEK	02	FOR "REQUEST FOR PROPOSAL" INCLUSION	26/05/20	KEK
	CHECKED	KAM				
	APPROVED	KAM				
	DATE			25/05/2020		
	CAD			20-1299		

**STRIK BALDINELLI MONIZ**  
 CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL  
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8  
 Tel: (519) 471-6667 Fax: (519) 471-0034  
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP  
**PRELIMINARY NOT FOR CONSTRUCTION**

CLIENT  
**HABITAT FOR HUMANITY HEARTLAND ONTARIO**  
 P: 519.854.1907  
 E: GDEVLU@HABITAT4HOME.CA



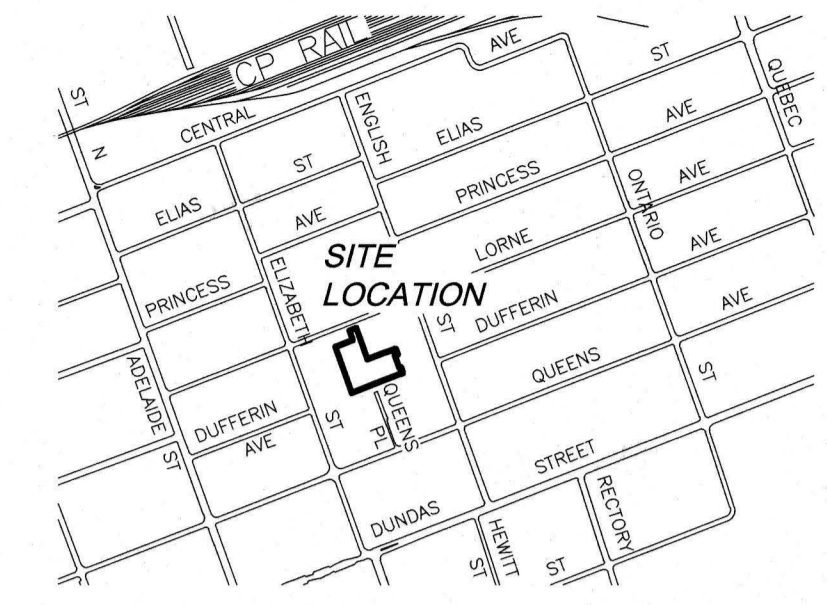
TITLE  
**CONCEPTUAL DEVELOPMENT PLAN, ZONING CHART, AND LEGEND**  
**LORNE AVENUE RFP**  
 723 LORNE AVENUE (FORMERLY LORNE AVE. PUBLIC SCHOOL)  
 LONDON, ON.

PROJECT No.  
**SBM-20-1299**

SHEET No.  
**SP1**

PLAN FILE No.  
 -

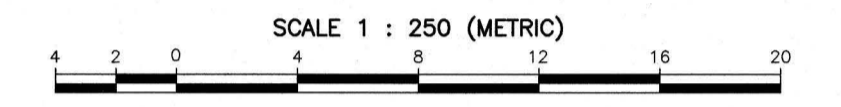
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



KEY MAP (NOT TO SCALE)

**DRAFT PLAN OF SUBDIVISION**  
OF PART OF  
**LOTS 1, 2, 3, 4, 5, 6, 7, 8,**  
**11, A & B**  
**BLOCK 'I'**  
**REGISTERED PLAN 296 (3rd)**

IN THE  
**CITY OF LONDON**  
**COUNTY OF MIDDLESEX**



(SCALE IN METRES)  
ONTARIO LAND SURVEYOR  
J. PAUL CROCKER

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

- |             |  |
|-------------|--|
| a) AS SHOWN | g) AS SHOWN                            |
| b) AS SHOWN | h) MUNICIPAL WATER AVAILABLE           |
| c) AS SHOWN | i) SILTY CLAY LOAM                     |
| d) AS SHOWN | j) AS SHOWN                            |
| e) AS SHOWN | k) STORM & SANITARY SEWERS, HYDRO, GAS |
| f) AS SHOWN | l) AS SHOWN                            |

**LAND USE SCHEDULE**

LOTS 1 TO 12 - SINGLE FAMILY RESIDENTIAL	0.582 ha. (5,820.31 sq.m.)
ROADS	0.161 ha. (1,606.94 sq.m.)
<b>TOTAL SITE AREA:</b>	<b>0.743 ha. (7,427.25 sq.m.)</b>

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE CALLON DIETZ INC. TO SUBMIT THIS PLAN OF PROPOSED SUBDIVISION TO THE CORPORATION OF THE CITY OF LONDON FOR APPROVAL.

HABITAT FOR HUMANITY HEARTLAND ONTARIO

5/26/21  
LONDON, ONTARIO

*[Signature]*  
BRIAN ELLIOT, CEO  
I HAVE THE AUTHORITY  
TO BIND THE CORPORATION

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

May 26/21  
LONDON, ONTARIO

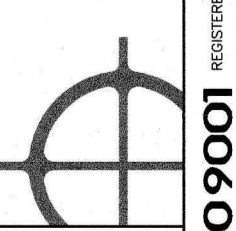
*[Signature]*  
J. PAUL CROCKER  
ONTARIO LAND SURVEYOR

**METRIC** DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

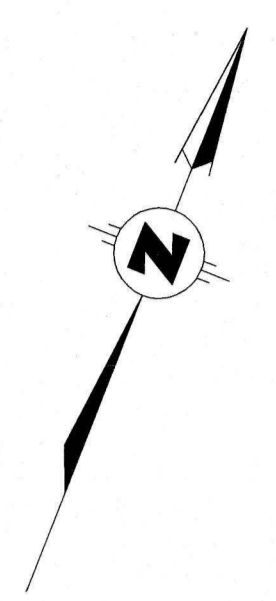
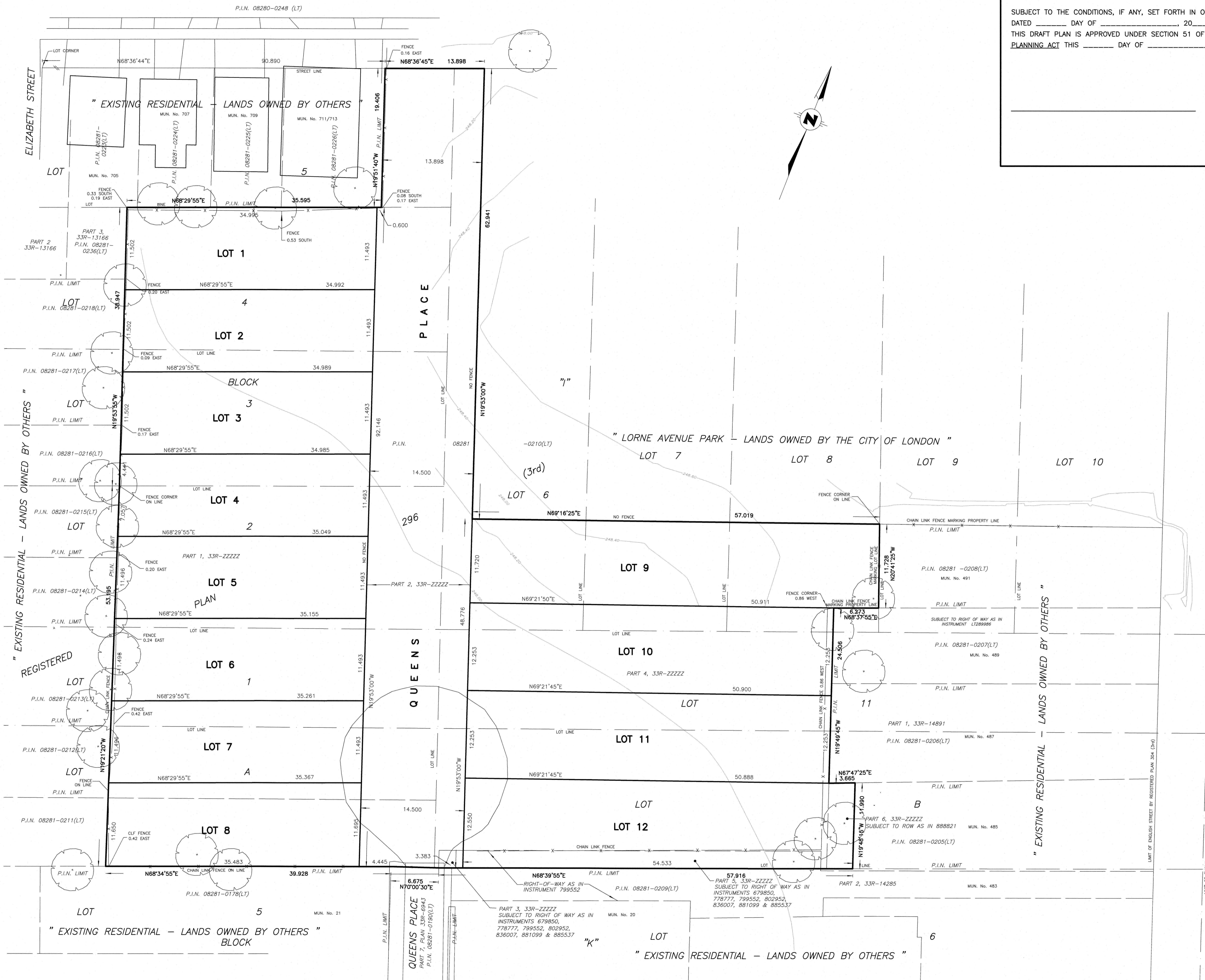
C:\\_Cb\au\l\m\2010s\2018\18-22301\Draft\plan\Sub(x-2741).dwg May 10, 2021

**Callon Dietz** INCORPORATED

ONTARIO LAND SURVEYORS  
CARLETON PLACE LONDON NORTH BAY  
info@callondietz.com callondietz.com



SURVEY BY: DRAWN BY: H.D. FILE NO: 18-22301 C PLAN NO: X-2741



LIMIT OF ENGLISH STREET BY REGISTERED PLAN 304 (3rd)

LIMIT OF ENGLISH STREET BY REGISTERED PLAN 296 (3rd)

"EXISTING RESIDENTIAL - LANDS OWNED BY OTHERS" REGISTERED

"EXISTING RESIDENTIAL - LANDS OWNED BY OTHERS"

"EXISTING RESIDENTIAL - LANDS OWNED BY OTHERS" BLOCK

"EXISTING RESIDENTIAL - LANDS OWNED BY OTHERS"