



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

**File Number 39CD-17503**

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May 18, 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. 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:** 2810 Sheffield Place;  
legally described as Block 60 Registered Plan 33M-672  
**Planning District:** Jackson – Old Victoria Planning Area  
**Watershed:** South Thames

**PURPOSE AND EFFECT:** The purpose and effect of this application is to approve a Draft Plan of Vacant Land Condominium consisting of 5 residential units.

**PROPOSAL:** The proposed draft plan consists of 5 single detached residential units and a common element to be registered as one condominium corporation.

*(2810 Sheffield Place is also the subject of an application for Site Plan Approval – Application File No. SPA17-026)*

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.

**PLANNING POLICIES:** **London Plan** – The subject lands are within the “Neighbourhoods” Place Types in *The London Plan*. This 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”.

The zoning is “Holding Residential R6 (h•h-100•R6-2(11))” which permits cluster housing in the form of single detached dwellings. *(Application for Removal of Holding Provisions has been made by Sifton Properties Limited – Application File No. H-8767).*

**HOW TO COMMENT:** Please call in, mail, or email your comments by **June 12, 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, 519-661-2489 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:**

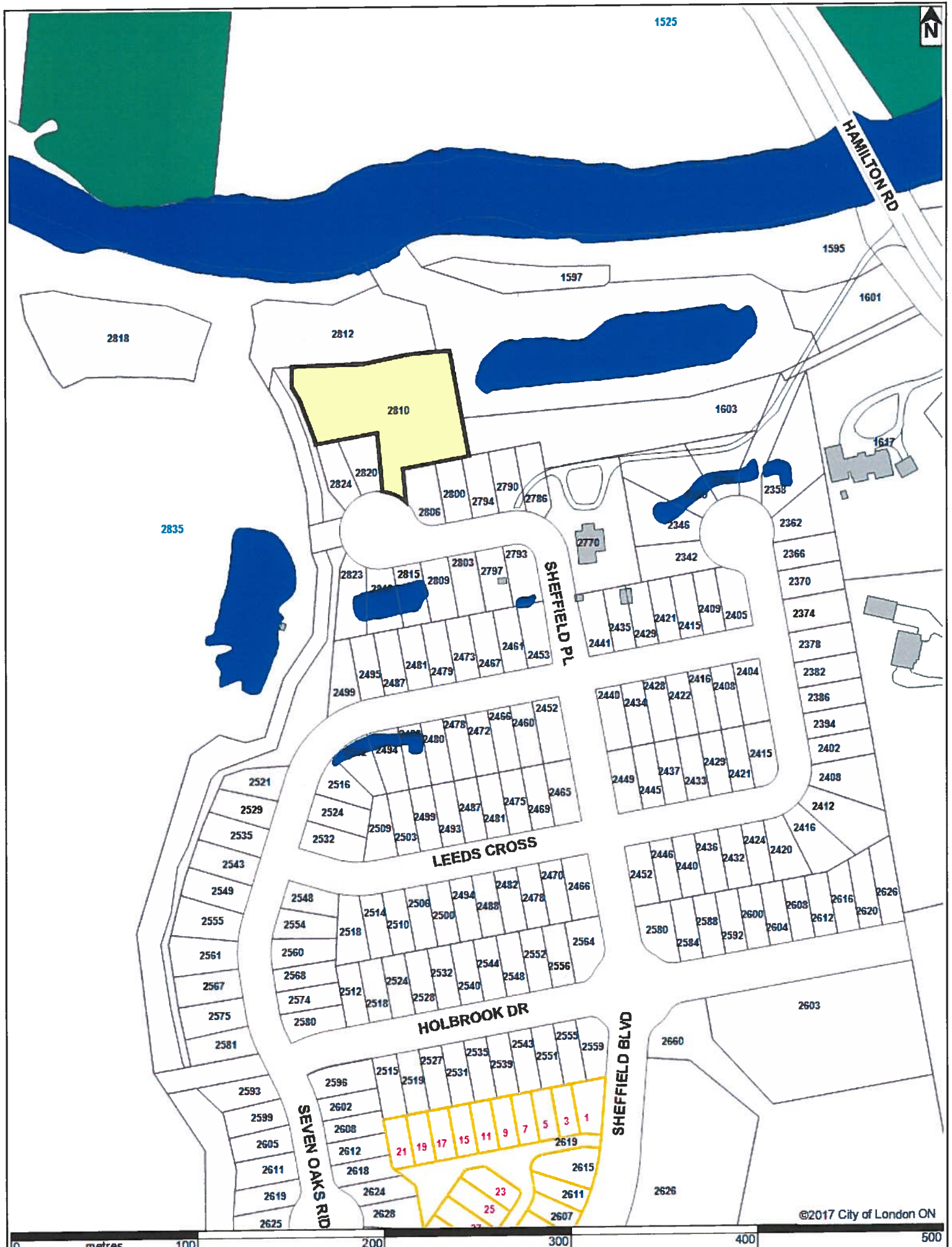
The appropriateness of the proposed plan of condominium will be considered at a future meeting of the Planning and Environment Committee. You will receive another notice inviting you to attend this meeting.

**FOR MORE INFORMATION:**

For additional information, please contact Larry Mottram at 519-661-CITY (2489) ext. 4866, referring to "File 39CD-17503", 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: 2810 Sheffield Place  
 Applicant: SIFTON PROPERTIES LTD  
 File Number: 39CD-17503  
 Planner: L. Mottram  
 Created By: LM  
 Date: 2017-04-24  
 Scale: 1:2500

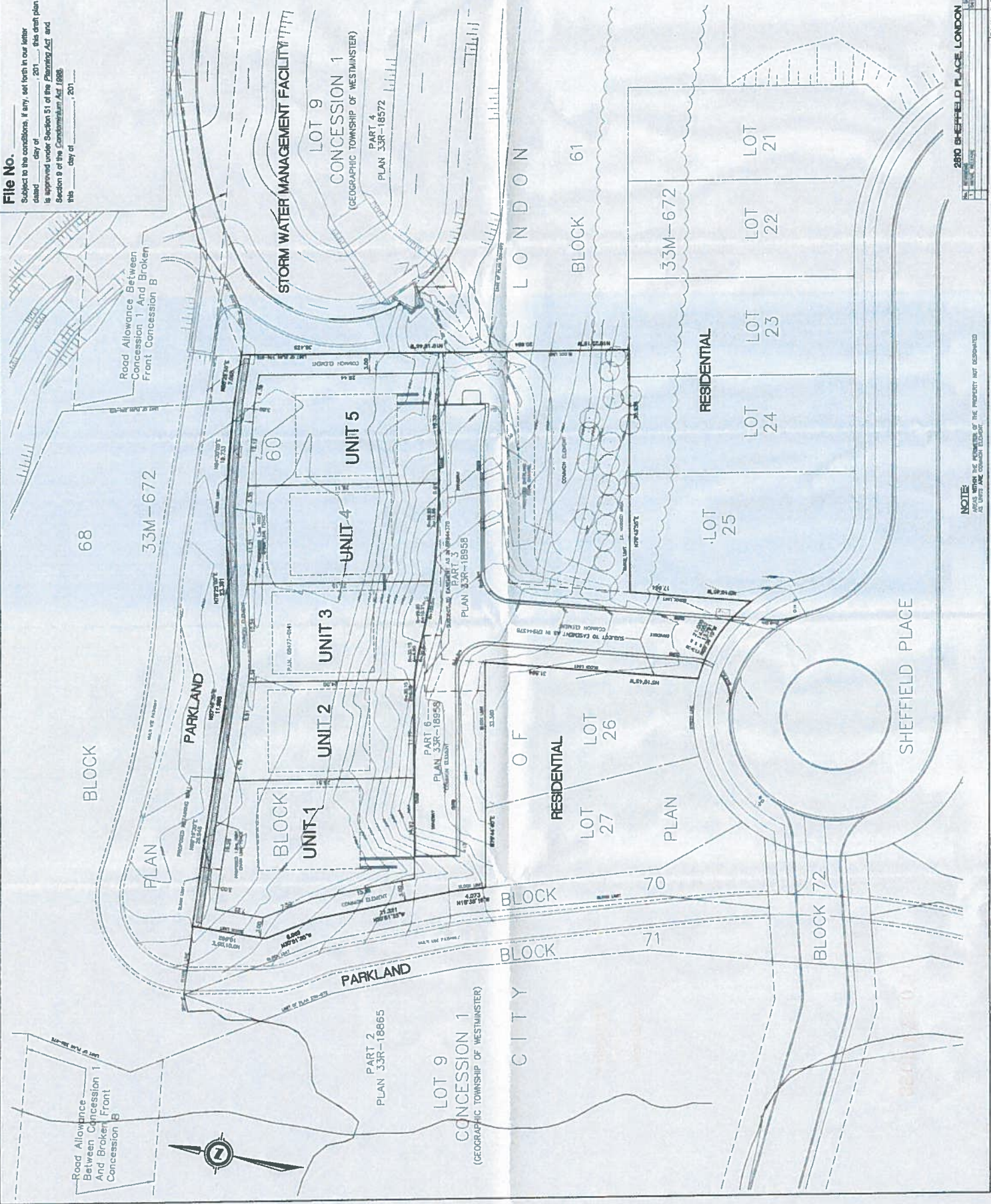
### LEGEND

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





**File No.** \_\_\_\_\_  
 Subject to the conditions, if any, set forth in our letter dated \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, this draft plan is approved under Section 51 of the *Planning Act* and Section 9 of the *Condominium Act (1998)* this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.



**DRAFT PLAN OF VACANT LAND CONDOMINIUM**  
 IN THE  
**BLOCK 60, PLAN 33M-672**  
 IN THE  
**CITY OF LONDON**  
**COUNTY OF MIDDLESEX**  
 SCALE 1:2500  
 1:12500  
 1:33333  
 SCALE IN METRES  
**RECEIVED BY**  
**APR 22 2017**  
**CITY OF LONDON**  
**DEVELOPMENT SERVICES**

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT THE DIMENSIONS OF THE LOTS TO BE SURVEYED AS SHOWN ON THIS PLAN AND THE RELATIONSHIP TO ADJACENT LOTS ARE ACCURATELY AND TRULY SHOWN.

*[Signature]*  
 SURVEYOR

**OWNER'S CERTIFICATE:**  
 WE HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM TO THE CITY OF LONDON FOR REVIEW AND APPROVAL.

*[Signature]*  
 PROJECT MANAGER

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

- (1) AS SHOWN ON PLAN
- (2) AS SHOWN ON PLAN
- (3) AS SHOWN ON SET PLAN
- (4) AS SHOWN ON PLAN
- (5) AS SHOWN ON PLAN
- (6) AS SHOWN ON PLAN
- (7) AS SHOWN ON PLAN
- (8) AS SHOWN ON PLAN
- (9) AS SHOWN ON PLAN
- (10) AS SHOWN ON PLAN

SITE DATA		ADJACENT PROPERTIES	
CITY OF LONDON	REGULATIONS	PROPOSED	EXISTING
Lot 21	Residential	Residential	Residential
Lot 22	Residential	Residential	Residential
Lot 23	Residential	Residential	Residential
Lot 24	Residential	Residential	Residential
Lot 25	Residential	Residential	Residential
Lot 26	Residential	Residential	Residential
Lot 27	Residential	Residential	Residential

**UTM GRID NOTE:**  
 OBSERVED REFERENCE POINTS DOWN UTM ZONE 17, MOSS (ORIGINAL COORDINATE TO UTM), PER SECTION 27 OF THE PLANNING ACT, 1997.  
 UTM GRID COORDINATES: 1750334  
 UTM GRID COORDINATES: 1750334