

## **REVISED Draft Plan of Vacant Land Condominium, Official Plan and Zoning By- law Amendments**

### **7098-7118 Kilbourne Road**



**File: 39CD-19518/OZ-9161**

**Applicant: Bluestone Properties Inc.**

#### **What is Proposed?**

Draft Plan of Vacant Land Condominium, Official Plan and Zoning amendments to allow:

- Development of **ten (10)** single detached dwelling units
- Portion of the property to remain Open Space/floodplain



## **YOU ARE INVITED!**

Further to the Notice of Application you received on March 2, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Wednesday, October 5, 2022, no earlier than 4:00 p.m.

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Sean Meksula  
smeksula@london.ca  
519-661-CITY (2489) ext. 5349  
Development Services, City of London, 300  
Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9  
File: 39CD-19518/OZ-9161

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

To speak to your Ward Councillor:

Anna Hopkins  
ahopkins@london.ca  
519-661-CITY (2489) ext. 4009

**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.**

# Application Details

## Requested Draft Plan of Vacant Land Condominium

Consideration of a Draft Plan of Vacant Land Condominium consisting of ten (10) residential single detached units and a common element for a private access driveway and services to be registered as one condominium corporation.

## Requested Amendment to the 1989 Official Plan

On May 25, 2022, the Ontario Land Tribunal ordered that the 1989 Official Plan be repealed in its entirety. At the time the application was made, there were amendments requested and considered to the 1989 Official Plan designation and special policy, which are no longer required. Any Official Plan amendments required will be exclusively to the City's Official Plan which is now The London Plan.

## Requested Amendment to The London Plan (New Official Plan)

To amend the Southwest Area Secondary Plan, Section 20.5.7 (Lambeth Neighbourhood) to add a special policy to permit a minimum density of (6.4) units per hectare on the site (whereas a minimum density of 15 units per hectare is required).

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-8) Zone, an Environmental Review (ER) Zone, a Holding Open Space (h-2\*OS4) Zone and an Open Space (OS5) Zone to a Residential R6 Special Provision (R6-1( )) Zone and an Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](https://london.ca/planapps).

### Requested Zoning

**Zone(s):** Residential R6 (R6-1) Zone to permit cluster housing in the form of single detached dwellings, with a maximum lot coverage of 30%, a maximum height of 10.5 metres, a minimum lot frontage of 22m, and a 1.2m rear yard depth for Units 7 and 8; and an Open Space (OS5) Zone to permit conservation lands, conservation works, passive recreation uses which include hiking trails, multi-use pathways, and managed woodlots;

The City may also consider the use of holding provisions for design and servicing, and/or additional special provisions in zoning related to urban design, setbacks and coverage.

An Environmental Impact Study has been prepared to assist in the evaluation of this application. A revised Environmental Impact Study (EIS) report, prepared by MTE, dated November 19, 2021, was submitted with the application. The Hydrogeological Report has been revised to relate to the EIS. The EIS report is available for public review during regular business hours at the City of London, Development Services, 6th Floor, City Hall.

This property is also the subject of an application for Site Plan (SPA19-107).

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Condominium and to change the Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Vacant Land Condominium and Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will 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](#) 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 & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

## 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 vacant land condominium, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [plandev@london.ca](mailto:plandev@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 amendments, 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 Clerk 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 vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & 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 vacant land condominium before the approval authority gives or refuses to give approval to the draft plan of vacant land condominium, 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.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, 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 Board, there are reasonable grounds to do so.

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

### 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### **Accessibility**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by September 26, 2022, to request any of these services.



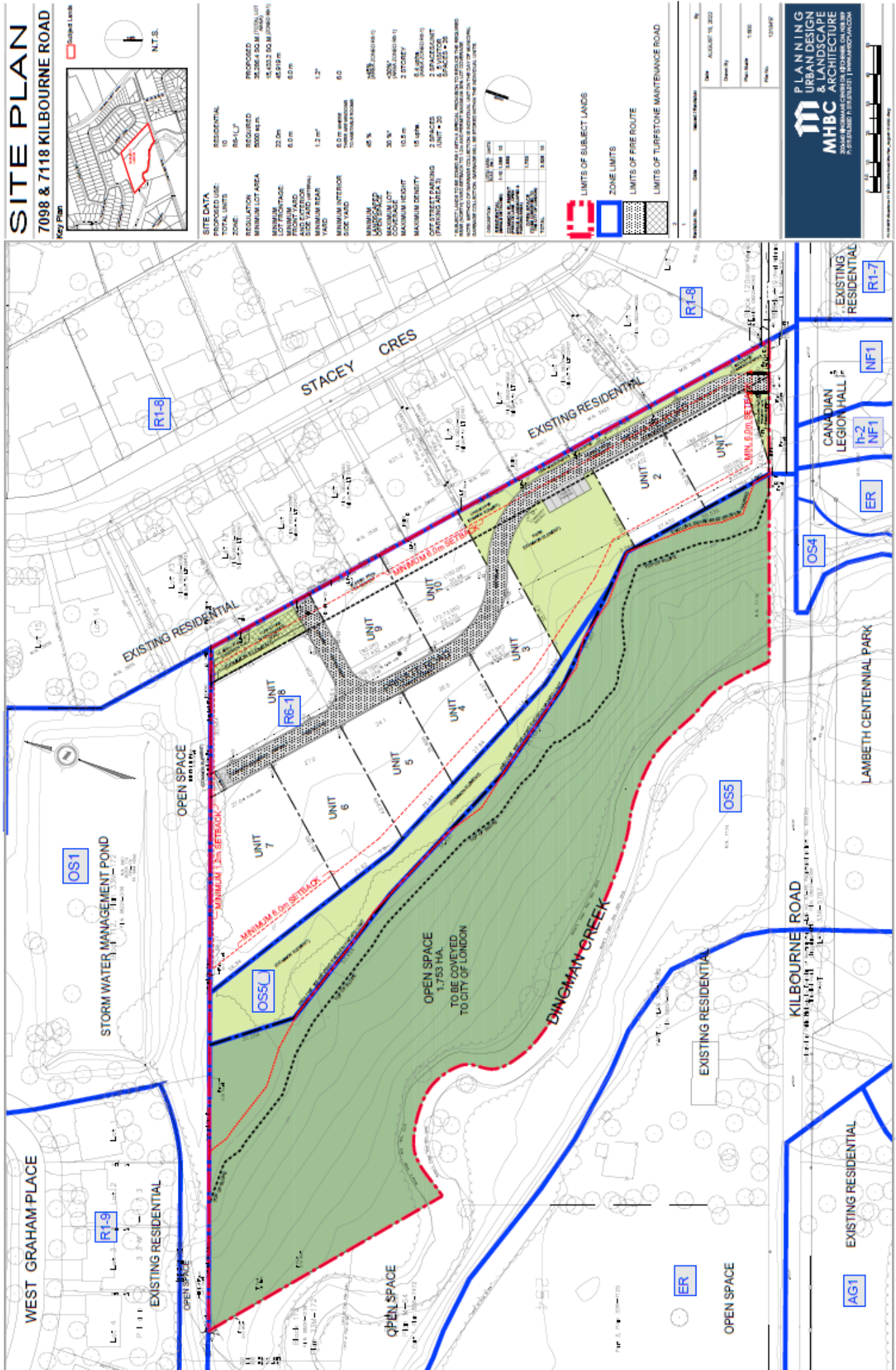
# Requested Draft Plan of Vacant Land Condominium



**Draft Plan of Condominium**

The above image represents the applicant's proposal as submitted and may change.

# Requested Zoning



The above image represents the applicant’s proposal as submitted and may change.