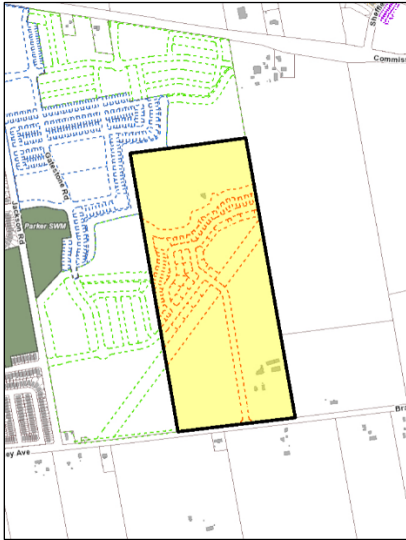




NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision

1944 Bradley Avenue



File: 39T-23505

Applicant: Elite Bradley Developments Inc.

What is Proposed?

Request for Draft Plan Approval to allow:

- A residential subdivision consisting of single detached dwellings, cluster townhouses, street townhouses, parkland, open space, and future development lands, served by three (3) public streets.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 2, 2023**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Planning and Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-23503

london.ca/planapps

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

Councillor Steven Hillier

shillier@london.ca

519-661-2489 ext. 4014

**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 18, 2023

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of 49 single detached residential lots (Lots 1-49); 23 street townhouse blocks with an estimated yield of 144 dwelling units (Blocks 50-72); one (1) cluster townhouse block with an estimated yield of 90 back-to-back dwelling units (Block 73); one (1) park block (Block 74); two (2) future development blocks (Block 75-76); two (2) hydro corridor blocks (Blocks 77-78); one (1) open space buffer block (Block 79); one (1) open space block (Block 80); two (2) 0.3 metre reserve blocks (Blocks 81-82); served by three new streets (Streets A, B, & C). (please refer to attached draft plan)

Requested Zoning By-law Amendment

Application to amend the zoning by-law will be made at a future date.

A Focused Environmental Impact Study - 1944 Bradley Avenue (EIS) report prepared by Palmer TM, dated July 24, 2023, was submitted with the application for draft plan of subdivision. The EIS report is available on the City of London's website and by contacting the City's Planner listed on the first page of this notice.

Planning Policies

The subject parcel straddles the Urban Growth Boundary (UGB) shown on Map 1 – Place Types in The London Plan. The northerly portion of the parcel inside the UGB is within the “Neighbourhoods” and “Green Space” Place Types. The Neighbourhoods Place Type permits a range of housing types including single detached, semi-detached, duplex, triplex, and townhouse dwellings. Permitted uses within the Green Space Place Type are dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected. Permitted uses may include district, city-wide and regional parks; private green spaces such as cemeteries and private golf courses; and agriculture, woodlot management and urban gardens.

The southerly portion of the parcel outside the UGB is within the Farmland Place Type permitting agricultural uses, including the principal farm residence, secondary farm dwelling units that may be required for the farm operation, and associated on-farm buildings and structures that support the farm operation, such as barns, silos, drive sheds, and manure storage facilities. Residential uses on existing lots of record, agricultural-related commercial and industrial uses, secondary farm occupations and on-farm diversified uses, ancillary retail for on-farm grown and/or produced goods, green space, conservation areas, and natural resource extraction may also be permitted subject to the policies of The London Plan.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision on land located 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. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca/participating-in-the-planning-process) page at london.ca.

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.
- 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 Planning and Development staff's recommendation to the City of London Approval Authority. Planning

considerations usually include such matters as land use, development intensity, and form of development.

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 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.

Right to Appeal to the Local Planning Appeal Tribunal

If a specified 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 specified person or public body is not entitled to appeal the decision of the Director, Planning and Development to the Ontario Land Tribunal.

If a specified 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 specified 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.

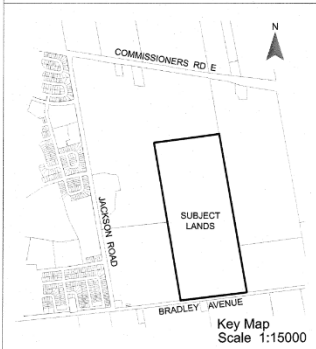
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, if one is held, 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, if any, 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 – Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Requested Draft Plan of Subdivision



DEVELOPMENT STATISTICS:

Land Use	Lots/Blocks	Units	Area
Single Detached Residential	Lots 1-49	49 units	2,246 ha
Street Townhouses	Blks 50-72	144 units	2,748 ha
Condo Townhouse Block	Blk 73		1,862 ha
Greenspace Connector	Blk 74		0,232 ha
Future Development	Blk 75, 76		17,635 ha
Hydro Easement	Blk 77, 78		2,518 ha
30 m Buffer	Blk 79		1,909 ha
Environmental Protection Area	Blk 80		9,449 ha
0.3m Reserves	Blk 81, 82		0,001 ha
Roads			3,517 ha
TOTAL		193 units	42,117 ha

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to February 09, 2023.
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped municipal water supply
i) - silty clay and gravel
k) - piped communal sewage disposal
l) - easements as in instruments

OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Ronald Belloni
Date: 8/18/2023

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

RA
Date: 09/16/2023

ELITE SURVEYING & ENGINEERING CONSULTANTS
100-1000 SHEPPARD AVENUE EAST
SUITE 1000
SCARBOROUGH, ONTARIO M1S 1T5
PHONE: (416) 291-8888 FAX: (416) 291-5552

DRAFT PLAN OF SUBDIVISION
PART 1 PLAN OF SOUTH HALF OF LOT 11 CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WESTMINSTER
CITY OF LONDON
COUNTY OF MIDDLESEX

SCALE
0 25 50 75 100m

WESTON CONSULTING

Weston:
201 Midway Ave. Suite 10
Vaughan, Ontario L4G 0G8
T: 905.739.8900 F: 905.739.8937

Simon:
288 Hurontario St.
Toronto, Ontario M5A 3K5
T: 416.862.9171 F: 905.739.8937

REVISIONS LIST

Date	Description
21 FEB 2023	First Draft

Drawing Number: **D1**

File Number: 10574
Drawn By: SM
Planner: MC
Scale: see scale bar
CAD: 10574.dwg

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