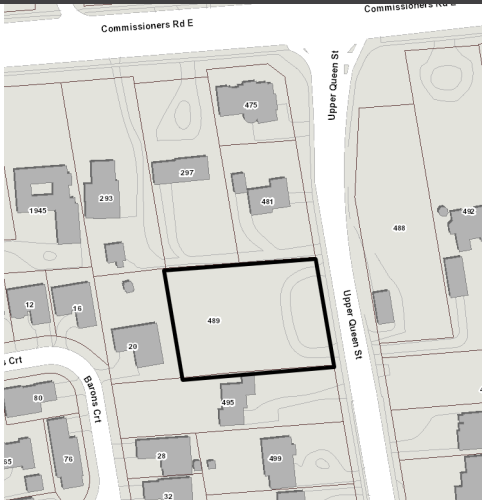


NOTICE OF PLANNING APPLICATION

Draft Plan of Vacant Land Condominium

489 Upper Queen Street



File: 39CD-24506

Applicant: 1000077448 Ontario Inc.

What is Proposed?

Draft Plan of Vacant Land Condominium to allow:

- Ten (10) cluster townhouse dwelling units;
- One (1) new private road providing one (1) access from Upper Queen Street; and
- Shared common parking

LEARN MORE & PROVIDE INPUT

Please provide any comments by October 2, 2024

Archi Patel

apatel@london.ca

519-661-CITY (2489) ext. 5069

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: 39CD-24506

london.ca/planapps

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

Elizabeth Pelozo

epelozal@london.ca 519-661-CITY (2489) ext. 4012

**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 3, 2024

Application Details

Requested Draft Plan of Vacant Land Condominium

Consideration of a Draft Plan of Vacant Land Condominium consisting of ten (10) cluster townhouse dwelling units, a shared common element for private access from Upper Queen Avenue, and shared common parking, all to be registered as one Condominium Corporation. For the lands under consideration, a separate application for Zoning By-law Amendment has been submitted and approved under Application File No. Z-9540.

Planning Policies

These subject lands are currently designated as Neighbourhoods Place Type in The London Plan, permitting a range of residential dwelling types including single detached, semi-detached, duplex, triplex, fourplex, townhouse and stacked townhouse dwellings, and low-rise apartments, as the main uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Vacant Land Condominium 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.

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 & Development 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.

What Are Your Legal Rights?

Notification of 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. 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 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.

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

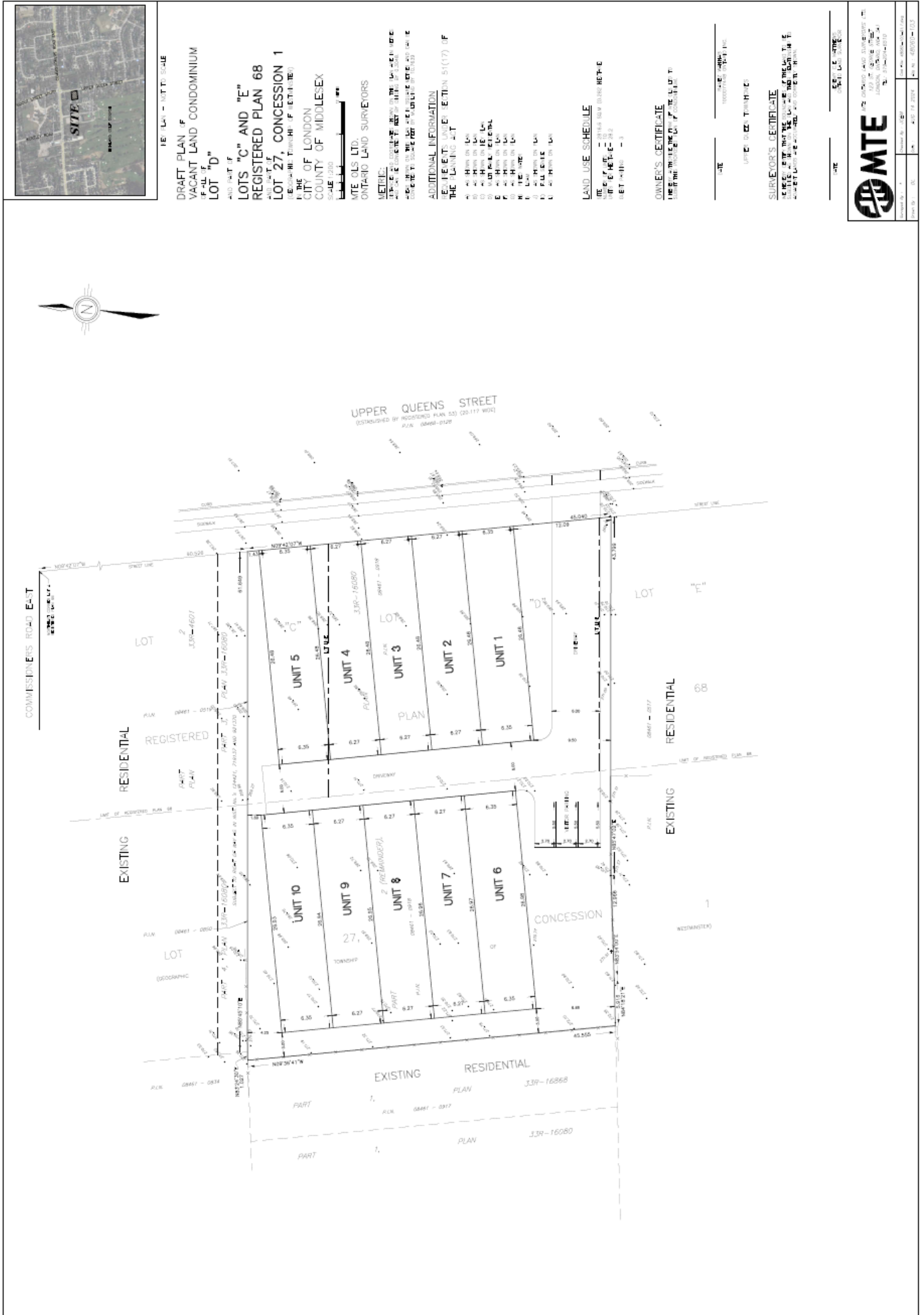
Notice of Collection of Personal Information

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 Bridgette Somers, 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 Vacant Land Condominium



SCALE - METRIC

DRAFT PLAN OF
VACANT LAND CONDOMINIUM
LOT "D"

LOTS "C" AND "E"
REGISTERED PLAN 68

LOT 27, CONCESSION 1
CITY OF LONDON
COUNTY OF MIDDLESEX

SCALE 1:500

MTE OLS LTD.
ONTARIO LAND SURVEYORS

METRIC:
1:500 = 1:500 METERS TO 1:500 METERS
1:1000 = 1:1000 METERS TO 1:1000 METERS
1:2000 = 1:2000 METERS TO 1:2000 METERS

ADDITIONAL INFORMATION
SEE REGISTRATION PLAN 68(17) OF
THE L.A.S. ACT

1. HORIZONTAL
2. HORIZONTAL
3. HORIZONTAL
4. HORIZONTAL
5. HORIZONTAL
6. HORIZONTAL
7. HORIZONTAL
8. HORIZONTAL
9. HORIZONTAL
10. HORIZONTAL

LAND USE SCHEDULE

RESIDENTIAL - R1
RESIDENTIAL - R2
RESIDENTIAL - R3

OWNER'S CERTIFICATE

SEE REGISTRATION PLAN 68(17) OF
THE L.A.S. ACT

DATE: 2024-08-14

DATE: 2024-08-14

SURVEYOR'S CERTIFICATE

SEE REGISTRATION PLAN 68(17) OF
THE L.A.S. ACT

DATE: 2024-08-14



Document No.: 2024-08-14
Project No.: 2024-08-14
Scale: 1:500

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