



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

NOTICE OF DECISION
LONDON COMMITTEE OF ADJUSTMENT SUBMISSION NO.: A-26077

September 10, 2026

OWNER:

St George & Block Ltd.

AGENT:

Mhbc Planning Urban Design (Kitchener)
(Scott Allen)

WARD: 13

LOCATION: 183 Ann Street,

At its meeting on Thursday September 10, 2026 the London Committee of Adjustment **GRANTED** the requested Minor Variance:

PURPOSE: To permit an apartment building.

VARIANCE(S) REQUESTED:

1. To permit a height of 27 storeys and 92.4m, whereas 23 storeys and 84m is the maximum permitted.
2. To permit a density of 668 units per hectare, whereas 603 units per hectare is the maximum permitted.

REASON: In all the circumstances, the Committee is of the opinion that the variance requested is minor and is desirable for the appropriate development of the land and is in keeping with the general intent and purpose of the By-law and Official Plan.

APPEAL PERIOD

This permission is not final until the expiration of a statutory appeal period of twenty (20) days from the date the decision is signed, being **4:30 p.m. on Wednesday September 30, 2026**, during which the applicant, the Minister or a specified person or public body may file with the Secretary - Treasurer an appeal against this decision of the London Committee of Adjustments.

Any appeal must set out the reasons for the appeal and must be accompanied by the fee, and an Appellant Form (A1). The Appellant Form (A1) found on the OLT website:

<https://olt.gov.on.ca/appeals-process/forms/#head2>. Minor variance matters require the completion of section 3A on the Appellant Form.

The standard applicable fee is \$400.00. A fee of \$25.00 will apply to each additional variance appeal filed by the same appellant against connected variance applications. The applicable fee, as prescribed by section 11 of the *Ontario Land Tribunal Act*, must be made payable to the Minister of Finance in the form of a certified cheque, money order, lawyer's general or trust account, or credit card. If you wish to pay the appeal fee(s) by credit card, this must be indicated on the appeal form. OLT staff will contact you by telephone to complete the credit card payment process upon receipt of the appeal form.

A copy of the regulations governing appeals is enclosed. If you have any questions regarding the OLT process, please contact the Citizen Liaison by sending an email to OLT.CLO@ontario.ca, or for general inquiries, (416) 212-6349 or toll free at (866) 448-2248.

Note: The *Planning Act* provides for appeals to be filed by "persons". As groups or associations, such as residents or ratepayers groups which do not have incorporated status,

may not be considered "persons" for purposes of the Act, groups wishing to appeal this decision should do so in the name or names of individual group members, and not in the name of the group.

**Please ensure that all conditions are cleared prior to applying for a Building Permit.
Contact the undersigned if information is required.**

Barbara Mellen

Barbara Mellen, Acting, Secretary – Treasurer
London Committee of Adjustment
The Corporation of the City of London
Office: 519-930-3500
CoAsubmit@london.ca

**APPEALS TO THE ONTARIO LAND TRIBUNAL, VARIANCES AND CONSENTS
PLANNING ACT.R.S.O.1990, c.P.13**

The following extracts from the Planning Act outline the appeal process for appealing variance decisions made by the Committee of Adjustment.

1. Interpretation

“public body” means a municipality, a local board, a ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation.

“specified person” means,

- (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- (b) Ontario Power Generation Inc.,
- (c) Hydro One Inc.,
- (d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- (e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- (f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- (g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, or
- (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)

45. Powers of committee

Appeal to Tribunal

(12) The applicant, the Minister or a specified person or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the committee by filing with the secretary-treasurer of the committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the secretary-treasurer of the fee charged by the Tribunal as payable on an appeal from a committee of adjustment to the Tribunal. 2017, c. 23, Sched. 5, s. 98 (3); 2021, c. 4, Sched. 6, s. 80 (5); 2022, c. 21, Sched. 9, s. 13 (2).

Record

(13) On receiving a notice of appeal filed under subsection (12), the secretary-treasurer of the committee shall promptly forward to the Tribunal, by registered mail,

- (a) the notice of appeal.
- (b) the amount of the fee mentioned in subsection (12);
- (c) all documents filed with the committee relating to the matter appealed from;
- (d) such other documents as may be required by the Tribunal; and
- (e) any other prescribed information and material. 2017, c. 23, Sched. 5, s. 98 (3).

Exception

(13.1) Despite subsection (13), if all appeals under subsection (12) are withdrawn within 15 days after the last day for filing a notice of appeal, the secretary-treasurer is not required to forward the materials described under subsection (13) to the Tribunal. 1999, c. 12,

Sched. M, s. 26; 2017, c. 23, Sched. 5, s. 98 (4).

Decision final

(13.2) If all appeals under subsection (12) are withdrawn within 15 days after the last day for filing a notice of appeal, the decision of the committee is final and binding and the secretary-treasurer of the committee shall notify the applicant and file a certified copy of the decision with the clerk of the municipality. 1999, c. 12, Sched. M, s. 26.

Where no appeal

(14) If within such 20 days no notice of appeal is given, the decision of the committee is final and binding, and the secretary-treasurer shall notify the applicant and shall file a certified copy of the decision with the clerk of the municipality. R.S.O. 1990, c. P.13, s. 45 (14); 1994, c. 23, s. 26 (3).

Where appeals withdrawn

(15) Where all appeals to the Tribunal are withdrawn, the decision of the committee is final and binding and the Tribunal shall notify the secretary-treasurer of the committee who in turn shall notify the applicant and file a certified copy of the decision with the clerk of the municipality. 2017, c. 23, Sched. 5, s. 98 (5).

Hearing

(16) On an appeal to the Tribunal, the Tribunal shall, except as provided in subsections (15) and (17), hold a hearing of which notice shall be given to the applicant, the appellant, the secretary-treasurer of the committee and to such other persons or public bodies and in such manner as the Tribunal may determine. 2017, c. 23, Sched. 5, s. 98 (5).

Dismissal without hearing

(17) Despite the *Statutory Powers Procedure Act* and subsection (16), the Tribunal may, on its own initiative or on the motion of any party, dismiss all or part of an appeal without holding a hearing if,

(a) it is of the opinion that,

(i) the reasons set out in the notice of appeal do not disclose any apparent land use planning ground upon which the Tribunal could allow all or part of the appeal,

(ii) the appeal is not made in good faith or is frivolous or vexatious,

(iii) the appeal is made only for the purpose of delay, or

(iv) the appellant has persistently and without reasonable grounds commenced before the Tribunal proceedings that constitute an abuse of process;

(b) the appellant has not provided written reasons for the appeal;

(c) the appellant has not paid the fee charged by the Tribunal; or

(d) the appellant has not responded to a request by the Tribunal for further information within the time specified by the Tribunal. 2017, c. 23, Sched. 5, s. 98 (5); 2019, c. 9, Sched. 12, s. 13 (2); 2021, c. 4, Sched. 6, s. 80 (1).

Representation

(17.1) Before dismissing all or part of an appeal, the Tribunal shall notify the appellant and give the appellant the opportunity to make representation on the proposed dismissal but this subsection does not apply if the appellant has not complied with a request made under clause (17) (d). 2000, c. 26, Sched. K, s. 5 (3); 2017, c. 23, Sched. 5, s. 80.

Dismissal

(17.2) The Tribunal may dismiss all or part of an appeal after holding a hearing or without holding a hearing on the motion under subsection (17), as it considers appropriate. 2017, c. 23, Sched. 5, s. 98 (5).

Powers of Tribunal

(18) The Tribunal may dismiss the appeal and may make any decision that the committee could have made on the original application. R.S.O. 1990, c. P.13, s. 45 (18); 2017, c. 23, Sched. 5, s. 80.

Amended application

(18.1) On an appeal, the Tribunal may make a decision on an application which has been amended from the original application if, before issuing its order, written notice is given to the persons and public bodies who received notice of the original application under subsection (5) and to other persons and agencies prescribed under that subsection. 1993, c. 26, s. 56; 1994, c. 23, s. 26 (7); 2017, c. 23, Sched. 5, s. 80.

Exception

(18.1.1) The Tribunal is not required to give notice under subsection (18.1) if, in its opinion, the amendment to the original application is minor. 2017, c. 23, Sched. 5, s. 98 (5).

Notice of intent

(18.2) Any person or public body who receives notice under subsection (18.1) may, not later than thirty days after the day that written notice was given, notify the Tribunal of an intention to appear at the hearing or the resumption of the hearing, as the case may be. 1993, c. 26, s. 56; 1994, c. 23, s. 26 (8); 2017, c. 23, Sched. 5, s. 98 (6).

Order

(18.3) If, after the expiry of the time period in subsection (18.2), no notice of intent has been received, the Tribunal may issue its order. 1993, c. 26, s. 56; 2017, c. 23, Sched. 5, s. 98 (6).

Hearing

(18.4) If a notice of intent is received, the Tribunal may hold a hearing or resume the hearing on the amended application, or it may issue its order without holding a hearing or resuming the hearing. 1996, c. 4, s. 25 (2); 2017, c. 23, Sched. 5, s. 98 (6).

Notice of decision

(19) When the Tribunal makes an order on an appeal, the Tribunal shall send a copy thereof to the applicant, the appellant, and the secretary-treasurer of the committee. 2017, c. 23, Sched. 5, s. 98 (7).

Idem

(20) The secretary-treasurer shall file a copy of the order of the Tribunal with the clerk of the municipality. R.S.O. 1990, c. P.13, s. 45 (20); 2017, c. 23, Sched. 5, s. 98 (8).