

Cloudpermit application number
CA-3539015-P-2025-13

Pre-consultation information

By-law 199-2007 requires pre-submission consultation with a staff Planner to determine what supporting information is required, to verify payable fees, and to review the process. This application is incomplete unless you have a valid pre submission letter.

Pre-consultation is not completed. Application number: CA-3539015-P-2025-13

Applicant, Property owner

Last name Read	First name Cindy	Corporation or partnership Gold Leaf Properties Inc.
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Agent

Last name Robertson	First name Jamie	Corporation or partnership
Street address [REDACTED]	Unit number [REDACTED]	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
22182 ADELAIDE RD (Primary)	CON 1 N PT LOT 18 RP 34R1437 PART 2	3916014030108010000

1. APPLICANT INFORMATION

REGISTERED OWNER(S) OF THE SUBJECT LAND

For fields that don't apply, input N/A

Name	Address	Town
Gold Leaf Properties Inc. c/o Cindy Read		

Phone	Cell
Email	Fax

Is the applicant different from the property owner?

☐ Yes ☒ No

Authorized agent authorized by the owner to file the application, if applicable

Is there an Authorized Agent?	Name	Address	Town	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Strik Baldinelli Moniz (SBM) Ltd.			
Postal Code	Phone	Cell	Fax	Email
		N/A	N/A	

2. Holders of any mortgages, charges or other encumbrances

Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land?

☐ Yes ☒ No

3a. Current Official Plan land use designation

Official plan land use designation
Residential

3b. Please explain how this application conforms to the Official Plan?

Please explain how this application conforms to the Official Plan? This application is removing the holding provision to allow a residential development.
--

4a. Current Zoning
Current zoning High Density Residential R3 19 H 9
B. Nature and extent of the rezoning
Please explain the nature and extent of the rezoning? This application is to remove the H 9 holding provision.
C. Reason why the rezoning is requested
Please provide the reason why the rezoning is requested? This application is to remove the H 9 holding provision.

5. DESCRIPTION OF SUBJECT LAND					
For fields that don't apply, input N/A					
Geographic township N/A	Concession(s) Concession 1 N	Lot(s) Part Lot 18	Registered Plan RP 34R1437	Part(s) Part 2	Street Address 22182 Adelaide Rd
Municipal Roll Number 391601403010801					

6. Dimensions of subject land as a whole (in metric units)		
For fields that don't apply, input N/A		
Frontage 22m (Allen Rd)	Depth 234 m	Area 16,683.2 sq m

7. Access to subject land (please provide information for only those that apply to this property)	
For fields that don't apply, input N/A	
Provincial Highway: N/A	County Road: N/A
Municipal Road Allen Road	Other Public Road N/A
Right of Way: N/A	Water: N/A
Ontario Regulation 545/06	
Item 15 to the Schedule of Ontario Regulation 545/06 applies only if access is by water.	

8. Existing uses of subject land
Describe all existing uses of the subject land Vacant

9. PLEASE INDICATE WHETHER THERE ARE ANY BUILDINGS OR STRUCTURES ON THE SUBJECT LAND?
Yes or No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

10. Proposed uses of subject land

Describe all proposed uses of the subject land

Residential Townhouse rental for Senior/Retirement Living

11. Proposed buildings or structures on the subject lands

Please indicate whether any buildings or structures are proposed to be built on the subject land?

☒ Yes ☐ No

11a . types of buildings or structures proposed on the subject land and the specified measurements

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
Single Storey Townhouse Dwellings	8.8	6.1	6.0	5.0 m	4233.5 m ²

12. Date subject land was acquired by the current owner

Please indicate the date when the subject land was acquired by the current owner (use this one)

N/A

13. Length of time existing uses of subject land have continued

Please indicate the length of time that the existing uses of the subject land have continued

Site has been vacant for many years.

14. Water Supply

Water supply provided via?

☒ publicly owned and operated piped water system ☐ lake or other water body ☐ privately owned well or communal well
☐ Other

15. Sewage Disposal

Sewage disposal will be provided via?

☒ publicly owned and operated sanitary sewage system ☐ privy ☐ privately owned individual or communal septic system
☐ Other

16. permit development on privately owned and operated individual or communal septic systems

Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed.

☐ Yes ☒ No

17. Storm Drainage

Storm drainage will be provided via?

☐ storm sewers ☐ swales ☐ municipal drainage ditches
☒ Other

Other

Internal stormwater pond, until municipal connection to storm water servicing is available

18. minimum and maximum density and height requirements

Indicate the minimum and maximum density and height requirements if applicable

Height minimum
N/A

Height maximum
15

Density - minimum
N/A

Density - maximum
N/A

19. boundary of an area of settlement

Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

☐ Yes ☒ No

20. Employment Area

Does this application remove land from an area of employment?

☐ Yes ☒ No

21. Zoning Conditions

Are the subject lands within an area where zoning with conditions applies?

☐ Yes ☒ No

22. IS THE SUBJECT LAND THE SUBJECT OF:**An application for an amendment to the Official Plan under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an amendment to the Zoning By-law under the Planning Act?**

Yes or No

☐ Yes ☒ No**A Minister's zoning order under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for approval of a Plan of Subdivision under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an application for Consent under the Planning Act?**

Yes or No

☐ Yes ☒ No**An application for an application for Minor Variance under the Planning Act?**

Yes or No

☐ Yes ☒ No**23. consistency with the provincial policy statement**

Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at [www.ontario.ca/page/land use planning](http://www.ontario.ca/page/land_use_planning))?

The development is within a existing settlement area and utilizes municipal servicing. Stormwater will be managed on site until future connection to municipal stormwater services is available.

24. Land designated under any provincial plan or plans

Is the subject land within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No**25. public Consultation**

Does your proposed strategy for consulting with the public regarding the subject application exceed the Planning Act's minimum requirements?

☐ Yes ☒ No

26. Accompanying material

Please fill out the checklist below to ensure you have included all the required information on the concept plan

1. The boundaries and dimensions of the subject lands

☒ Yes ☐ N/A

2. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines

☒ Yes ☐ N/A

3. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks)

☒ Yes ☐ N/A

4. The current uses on land that is adjacent to the subject land

☒ Yes ☐ N/A

5. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way

☒ Yes ☐ N/A

6. If access to the subject land will be by water only, the location of the parking and docking facilities to be used

☐ Yes ☒ N/A

7. The location and nature of any easements affecting the subject land

☒ Yes ☐ N/A

DISCLAIMER

ONCE YOU'VE COMPLETED THIS FORM, YOU CAN RETURN TO THE WORKSPACE BY CLICKING THE BUTTON AT THE TOP OF THIS PAGE OR YOUR BROWSER'S BACK BUTTON. YOUR CHANGES HAVE BEEN SAVED AUTOMATICALLY.

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Jamie Robertson, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)



Signature of Commissioner for taking affidavits



Municipality

London

Day, month, year

07,03,2025

Place an imprint of your stamp below

Aaron Cornelis Augustus Strik, a Commissioner, etc.,
Province of Ontario, for Strik, Baldinelli, Moniz Ltd.
and SBM Geomatics Ltd.
Expires November 30, 2026.




Applicant**Notice with respect to collection of personal information**

I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

Species at risk acknowledgement

Ontario's Endangered Species Act protects endangered and threatened species — animals and plants in decline and at risk of disappearing from the province by restricting activities that may affect these plants, animals or their habitats.

I acknowledged that it is my sole responsibility as the Applicant to comply with the provisions of the Endangered Species Act, 2007, S. O. c.6. This could require me to register an activity, get a permit or other authorization from the Ministry of Natural Resources and Forestry (MNRF) prior to conducting an activity that could impact an endangered or threatened plant or animal or its habitat. I further acknowledge that any Planning Act, R.S.O. 1990, c.P.13 approval given by the City does not constitute an approval under the Endangered Species Act, nor does it absolve me from seeking the necessary authorization, approvals or permits from the MNRF prior to conducting any activity that may affect an endangered or threatened plant or animal or its habitat.

 Digitally signed on 2025-03-07, 8:38:50 a.m. EST by Cindy Read.

Property owner

I, Cindy Read, do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership. By signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.


Notice with respect to collection of personal information


I/We also acknowledge that the information requested on this application is collected under the authority of The Planning Act, R.S.O. 1990, Chapter P13, as amended. The information is required in order to process the application to the Committee of Adjustment. The name and business address of the Applicant and/or authorized Agent is public information. The address of the property, which is the subject of the application, is also public information. Please be advised that any personal information i.e. name and address may become part of a public record in an electronic form, i.e. web site and/or paper format, i.e. agenda or minutes.

Permission to enter upon the subject land and premises

I hereby authorize the members of the Committee of Adjustment and/or members of the staff of the City to enter upon the subject lands and premises for the purpose of evaluating the merits of this application. This is their authority for doing so.

MUNICIPAL COSTS - Please be advised that the Municipality may incur expenses associated with obtaining outside legal/engineering/ planning review/ assistance from its consultants, relating to your application. Any expenses that the Municipality incurs in this regard will be forwarded to you, the owner, for payment. I, Firstname Lastname, (the owner) acknowledge that I will pay all legal/ engineering/ planning expenses the Municipality incurs as outlined above.

 Digitally signed on 2025-03-07, 8:38:56 a.m. EST by Cindy Read.

Agent Authorization		
Is there an authorized agent(s) acting on behalf of the property owner(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name of the agent(s) acting on behalf of the property owner(s) Strik Baldinelli Moniz (SBM) Ltd.	What is the name(s) of the property owner(s)? Gold Leaf Properties Inc.
The property owner(s) identified above authorizes the agent(s) described above to act as the agent in matters related to this application  Signed by Cindy Read 2025-03-05, 4:12:38 p.m. EST		

1. APPLICANT INFORMATION								
REGISTERED OWNER(S) OF THE SUBJECT LAND								
For fields that don't apply, input N/A								
Name Gold Leaf Properties Inc. c/o Cindy Read	Address [REDACTED]	Town [REDACTED]						
Phone [REDACTED]	Cell [REDACTED]							
Email [REDACTED]	Fax N/A							
Is the applicant different from the property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
Authorized agent authorized by the owner to file the application, if applicable								
Is there an Authorized Agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name Strik Baldinelli Moniz (SBM) Ltd.	Address [REDACTED]	Town [REDACTED]					
Postal Code [REDACTED]	Phone [REDACTED]	Cell N/A	Fax N/A					
		Email [REDACTED]						

2. Holders of any mortgages, charges or other encumbrances	
Do you know the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

3a. Current Official Plan land use designation
Official plan land use designation Residential
3b. Please explain how this application conforms to the Official Plan?
Please explain how this application conforms to the Official Plan? This application is removing the holding provision to allow a residential development.

4a. Current Zoning
Current zoning High Density Residential R3 19 H 9
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Indicate the minimum and maximum density and height requirements if applicable

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Height maximum
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Density - minimum
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Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?

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Yes or No

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Yes or No

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Yes or No

☐ Yes ☒ No**23. consistency with the provincial policy statement**

Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.ontario.ca/page/land-use-planning)?

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☒ Yes ☐ N/A

4. The current uses on land that is adjacent to the subject land

☒ Yes ☐ N/A

5. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way

☒ Yes ☐ N/A

6. If access to the subject land will be by water only, the location of the parking and docking facilities to be used

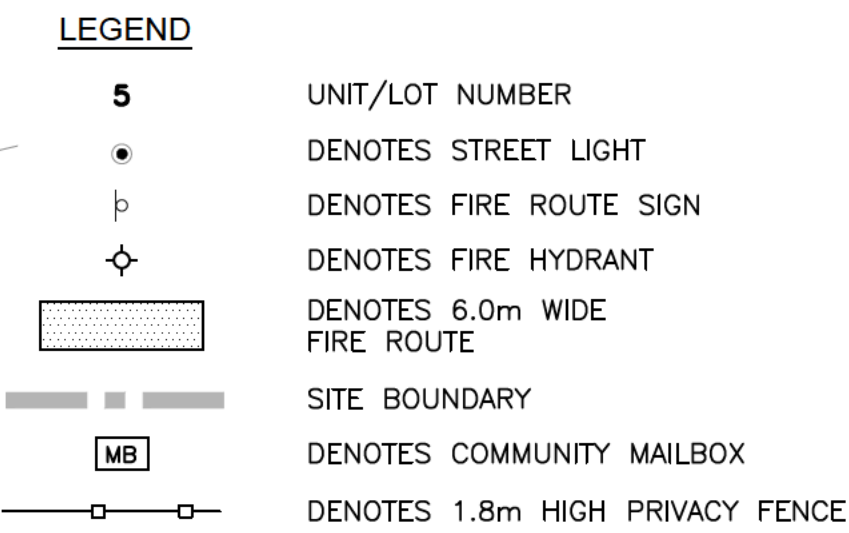
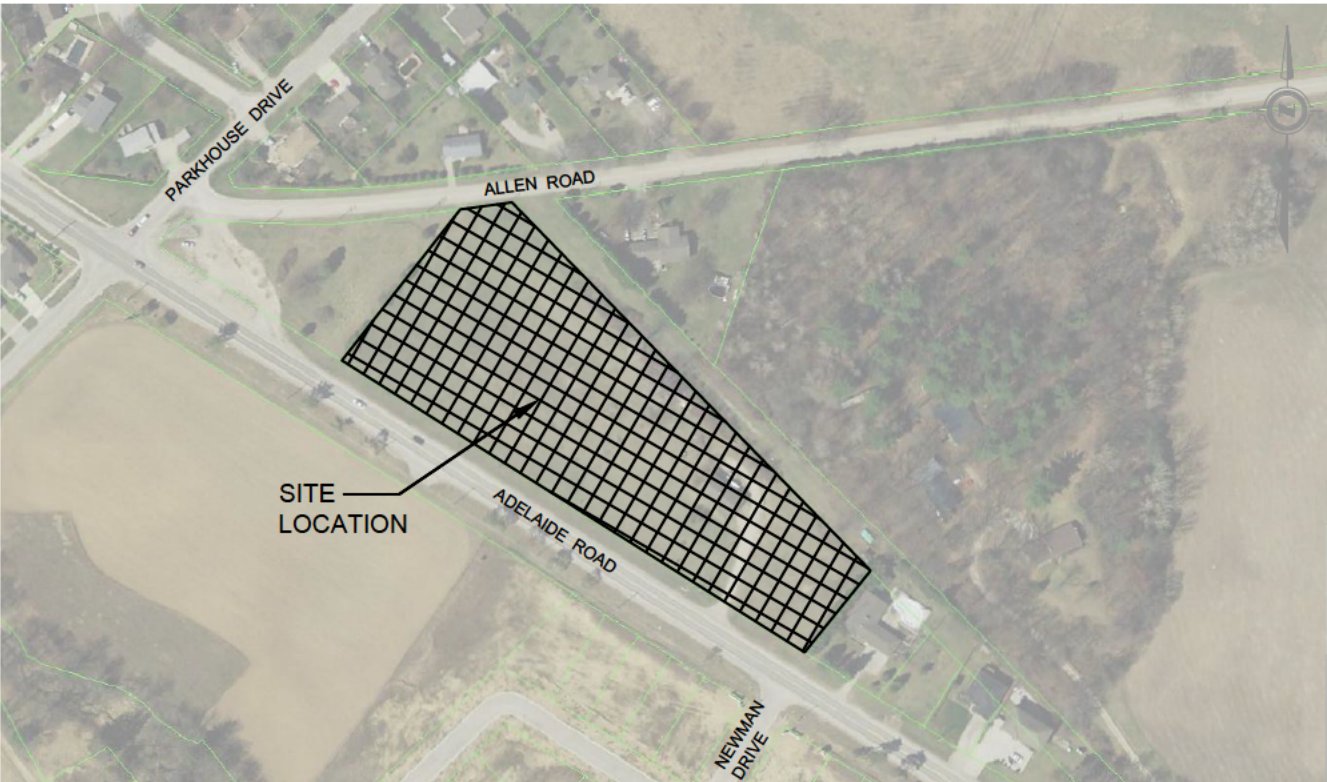
☐ Yes ☒ N/A

7. The location and nature of any easements affecting the subject land

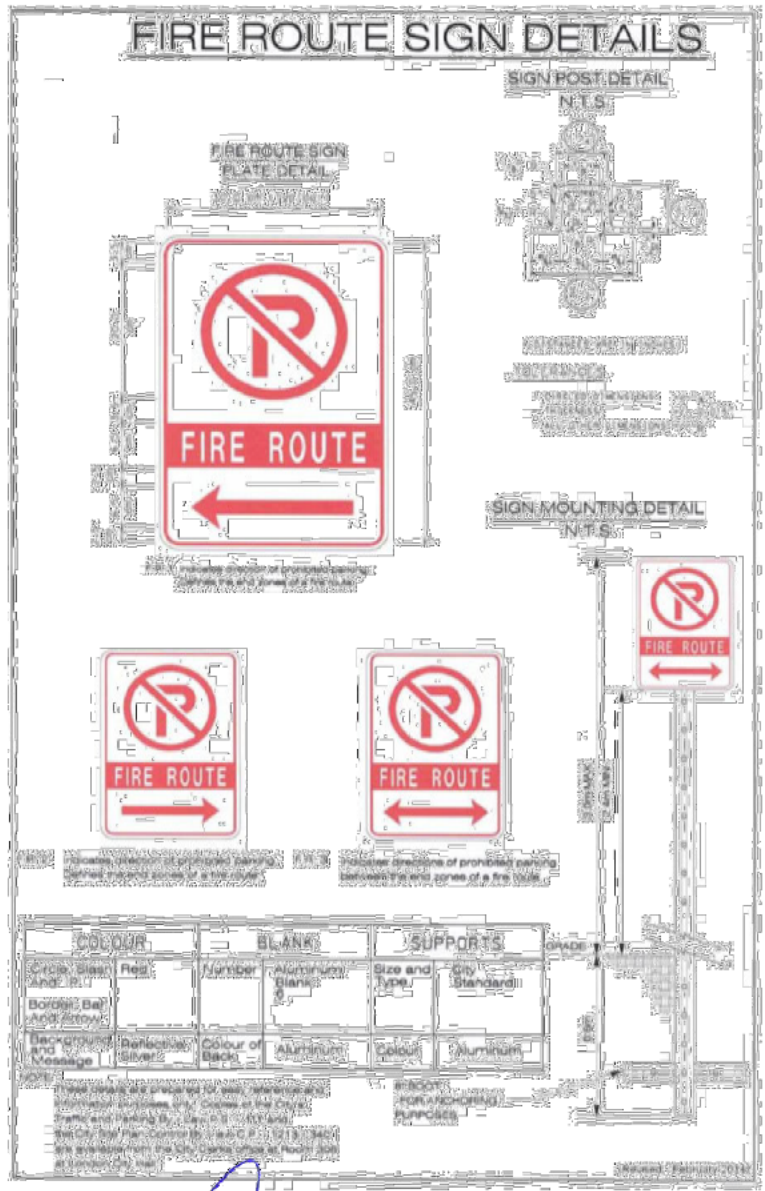
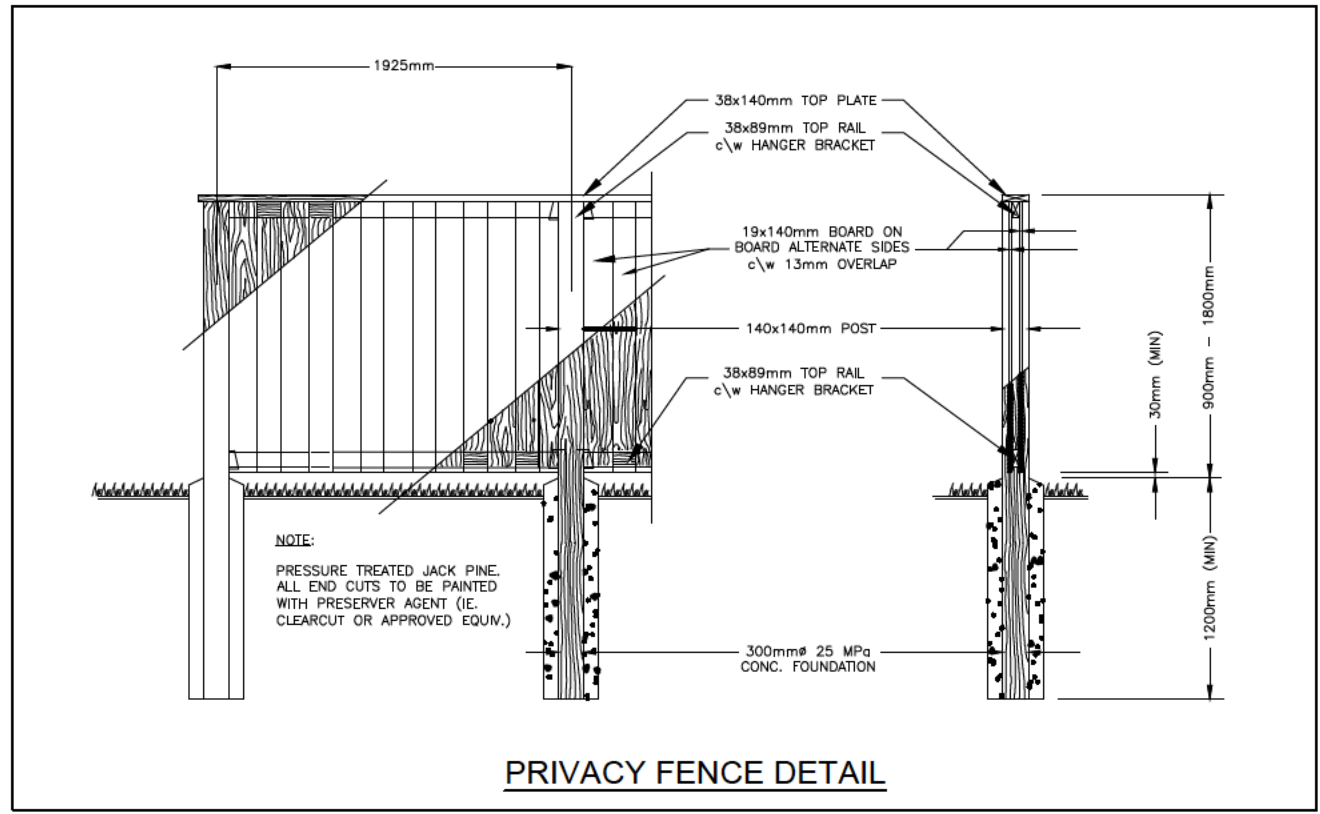
☒ Yes ☐ N/A

DISCLAIMER

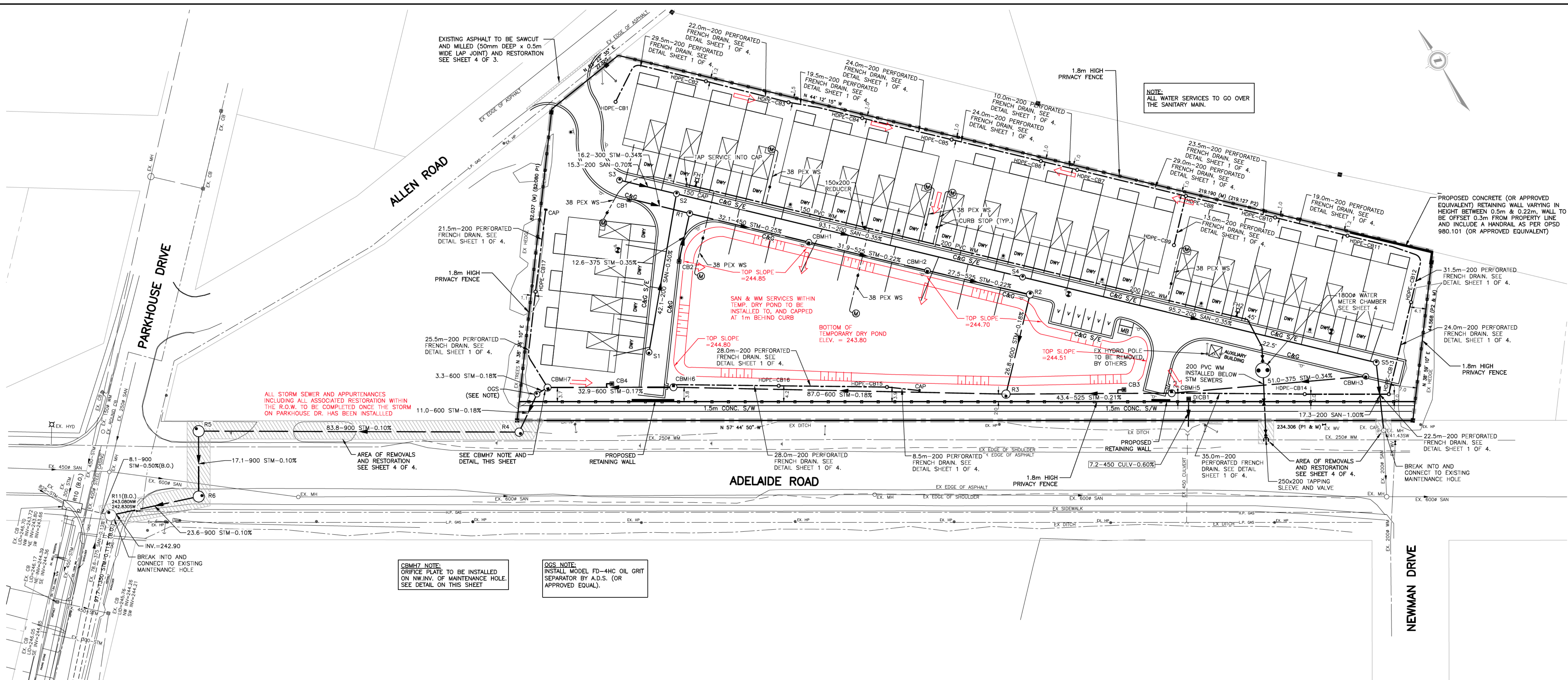
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SITE DATA		
PROPERTY AREA:	16683.18 sq.m.	
ROAD WIDENING AREA:	1146.87 sq.m.	
PROPOSED USE:	TOWN HOUSE	
ZONE:	R3	
<u>REGULATION</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
MINIMUM LOT AREA:	210 sq.m./unit	15536.31/ 32 = 485.5 sq.m./unit
MINIMUM LOT FRONTAGE:	6.0 m / unit	9.88 m
MINIMUM FRONT YARD DEPTH:	4.5 m	8.85 m
MINIMUM EXTERIOR SIDE YARD WIDTH:	4.5 m	6.00 m
MINIMUM SIDE YARD WIDTH:	2.0 m	6.00 m
MINIMUM REAR YARD DEPTH:	9.0 m	6.16 m
MINIMUM LANDSCAPED OPEN SPACE:	30 %	44.36%
MAXIMUM LOT COVERAGE:	45 %	36.35% (BUILDINGS & REAR PATIOS)
NUMBER OF UNITS:	--	32
PARKING SPACES:	--	64 + 4 visitor

[illegible]

Z:\LD-00237 - 22182 ADELAIDE, MT.BRYDGES\DETAIL DESIGN\ACAD\CML3D\SHEET FILES\00237-SITE_PLAN.DWG



EXISTING SERVICES	DRAWING #, SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION	ENGINEER'S STAMP	PROJECT No.
					DESIGN SB	1	AS PER MUNICIPAL COMMENTS	NOV. 2023	LDS	  	LD-00237	
					DRAWN BY SB						SHEET No.	
					CHECKED AH						5 of 5	
					APPROVED AG						PLAN FILE No.	
					DATE 2023-11-06							
					00237-Servicing.dwg							