



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

May 24, 2019

**LONDON COMMITTEE OF ADJUSTMENT
SUBMISSION NO. A.057/19**

NOTICE OF PUBLIC HEARING UNDER SECTION 45(1) OF THE PLANNING ACT, R.S.O 1990.

OWNER:

1579170 Ontario Ltd.
1615 Byron Baseline Road, Unit 15
London ON N6K 4N3

AGENT:

Brock Development Group Inc.
1584 North Routledge Park
London ON N6H 5L6

WARD: 8

LOCATION: 394 Hazel Avenue, PLAN 442 LOT 13, on the south side of Riverside Drive, west of Hazel Avenue.

PURPOSE: To construct a three-storey office building.

VARIANCES REQUESTED:

1. To permit an exterior side yard setback of 3.0m (9.8'), whereas 8.0m (26.2') is the minimum required.
2. To permit a parking area setback of 1.5m (4.9'), whereas 3.0m (9.8') is the minimum required.

ZONING:

Restricted Office (RO1)

OFFICIAL PLAN:

Low Density Residential

THE LONDON PLAN:

Neighbourhoods

WHEN & WHERE:

The Applicant and/or Authorized Agent shall attend this Hearing on Monday June 17, 2019, at 1:50pm, Second Floor, City Hall to respond to any inquiries raised by members of the Committee or by the public. As the applicant, if you do not attend or are not represented at this hearing, the Committee may proceed to render a decision in your absence.

For members of the public, if you do not attend or are not represented at this hearing, the Committee may proceed and you will not be entitled to any further notice of the proceedings.

This is a Public Hearing and if you are aware of any person interested or affected by this application, who has not received a copy of this Notice, it would be appreciated if you would so inform them.

NOTE:

COMMITTEE IS REQUIRED UNDER PROVISION OF THE PLANNING ACT OF ONTARIO, TO GIVE NOTICE OF THIS APPLICATION TO ALL ASSESSED PROPERTY OWNERS OF LAND LYING WITHIN 60 METRES (200 FEET) OF THE SUBJECT LAND.

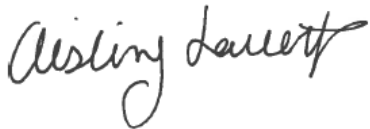
Written comments may be submitted to the Secretary - Treasurer prior to the hearing, and all personal information and comments will become part of the public record.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the London Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

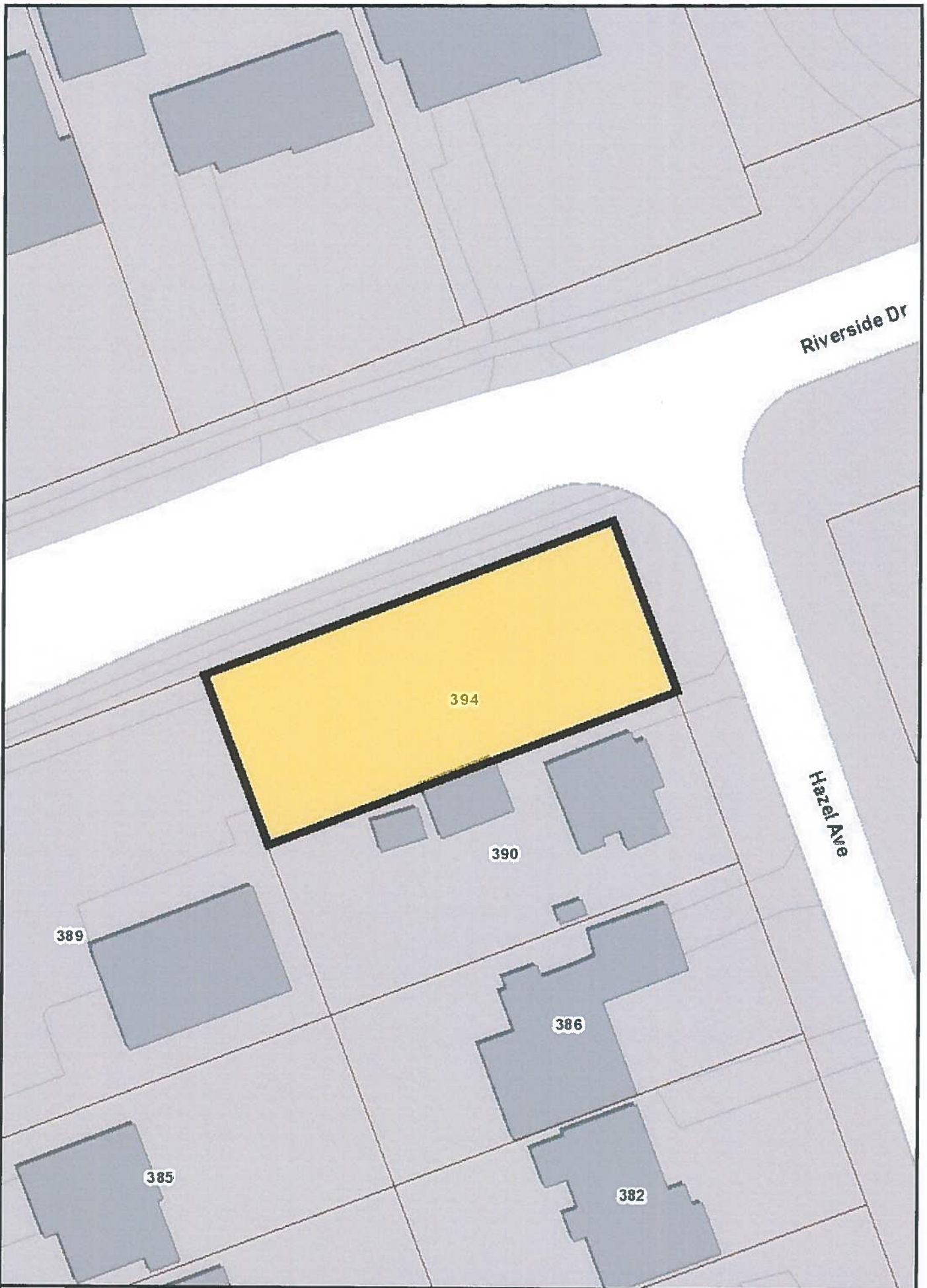
Notice of Collection of Personal Information

The personal information collected on this form is collected under the authority of the Municipal Act, 2001, S.O. 2001, c. 25 and the Planning Act R.S.O. 1990, c. P.13, s.44 and will be used to consider applications for minor variances, permissions, and consents. The written submissions, including names and contact information will form part of the public record and will be made available to the public. Questions about

this collection should be addressed to Adam Salton, Manager, Zoning and Public Property Compliance, Development & Compliance Services at 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4998, email: asalton@london.ca.

A handwritten signature in black ink that reads "Aisling Lavery". The signature is written in a cursive, flowing style.

Aisling Lavery, Secretary - Treasurer
London Committee of Adjustment
The Corporation of the City of London
Phone: 519-661-CITY (2489) ext. 4988
alavery@london.ca, www.london.ca



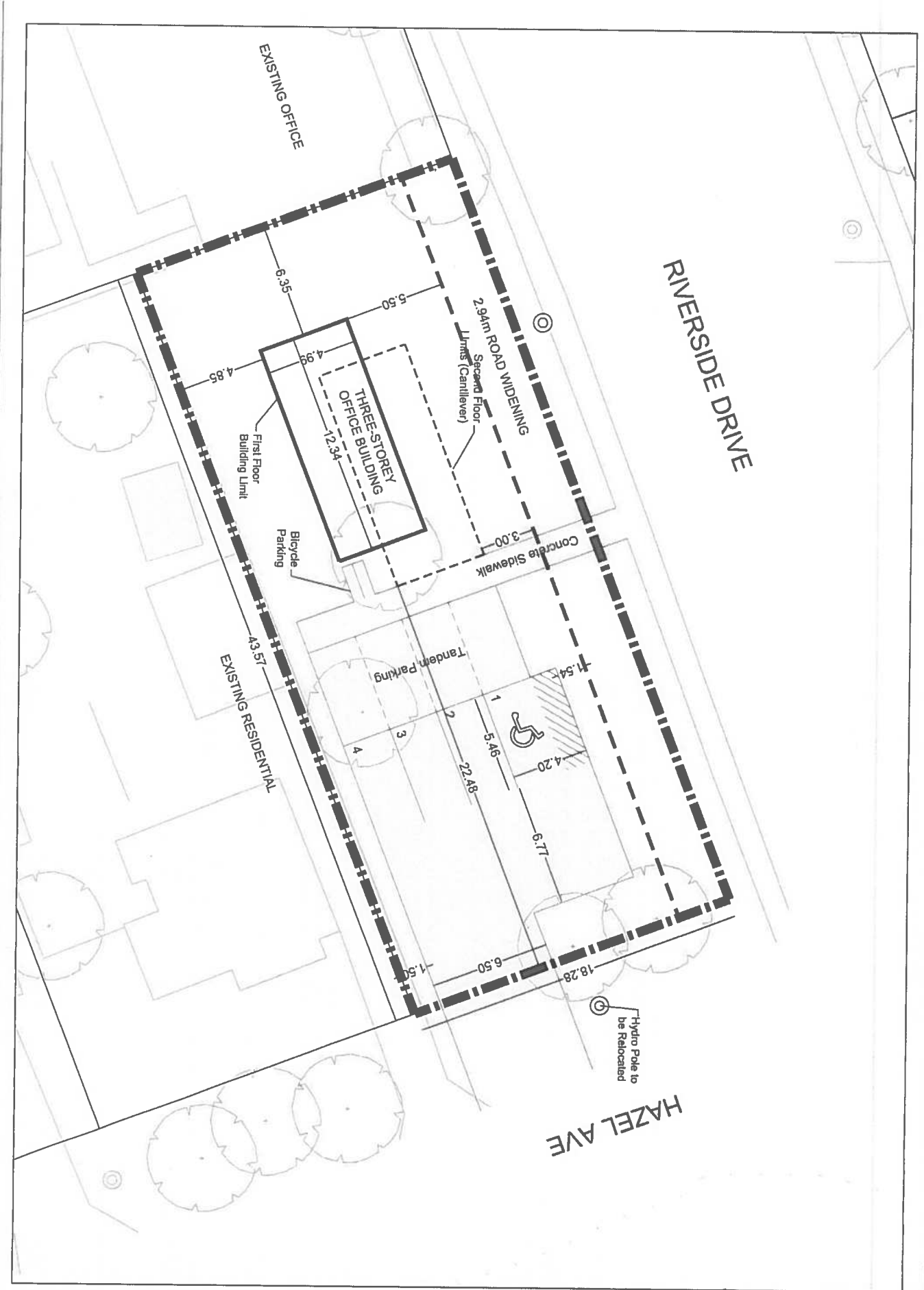
Location Map

Subject Property: 394 Hazel Avenue
 Applicant: Brock Development Group Inc.
 File Number: A.057/19
 Created By: Sandra Fisher
 Date: 5/8/2019
 Scale: 1:500

Legend

-  Subject Property
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers





KEY PLAN



PROPOSED SITE PLAN
 LOT 13, PLAN 442
(Established: Transfer of Land)
 CITY OF LONDON
 COUNTY OF MIDDLESEX

SITE STATISTICS
 EXISTING R01 ZONE

EXISTING	PROPOSED
LOT AREA	450m ²
LOT FRONTAGE	150 m
LOT DEPTH	N/A
FRONT YARD SETBACK	6.0 m
REAR YARD SETBACK	4.8 m
LEFT SIDE YARD SETBACK	4.8 m
RIGHT SIDE YARD SETBACK	4.8 m
LANDSCAPED AREA	30%
LOT COVERAGE	100%
HEIGHT	10.0 m
PARKING	3 SPACES
OFFICE GFA	2,000 m ²
BICYCLE PARKING	1 SPACE

RECEIVED BY
 MAY 03 2019
 CITY OF LONDON
 DEVELOPMENT SERVICES

NO.	REVISION	DATE	INITIAL



BROCK
 3945 HAZEL AVE
 1500 NORTH ROUTING PARK, LONDON, ON, M1H 5A8
 364-646-6100
 www.brockgroup.com

DATE: APRIL 2018 SCALE: 1:200