



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

May 24, 2019

**LONDON COMMITTEE OF ADJUSTMENT
SUBMISSION NO. A.058/19**

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

OWNER:

Tyler McBride
116 Wharncliffe Road South
London ON N6J 2K3

AGENT:

Zelinka Priamo Ltd.
318 Wellington Road
London ON N6C 4P4

WARD: 11

LOCATION: 66 Grand Avenue, PLAN 456 PT LOT 1 RP 33R6805 PARTS 1 & 2, on the north side of Grand Avenue, east of Gerrard Street.

PURPOSE: To construct an addition.

VARIANCES REQUESTED:

1. To permit a west interior side yard setback of 2.6m (8.5') for a 4th storey addition, whereas 3.0m (9.8') is the minimum required.
2. To permit a lot coverage of 44%, whereas 40% is the maximum permitted.
3. To permit a building depth of 27.9m (91.5'), whereas 22.8m (74.8') is the maximum permitted.
4. To permit a 3rd storey deck with an east interior side yard setback of 1.4m (4.6'), whereas a minimum of 2.4m (7.9') is required.
5. To permit a 4th storey deck with an east interior side yard setback of 2.6m (8.5'), whereas a minimum of 3.0m (9.8') is required.
6. To permit a lot area of 464.2m² (4996.6ft²), whereas 550m²(5920.2ft²) is the minimum required.

ZONING:

Residential (R2-2)

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 2:30pm, 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:

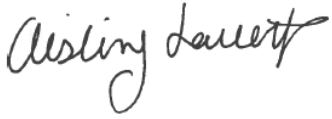
COMMITTEE IS REQUIRED UNDER PROVISION OF THE PLANNING ACT OF ONTARIO, TO GIVE NOTICE OF THIS APPLICATION TO ALL ASSESSED PROPERTY OWNERS OF LAND LYING WITHIN 60 METRES (200 FEET) OF THE SUBJECT LAND.

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.

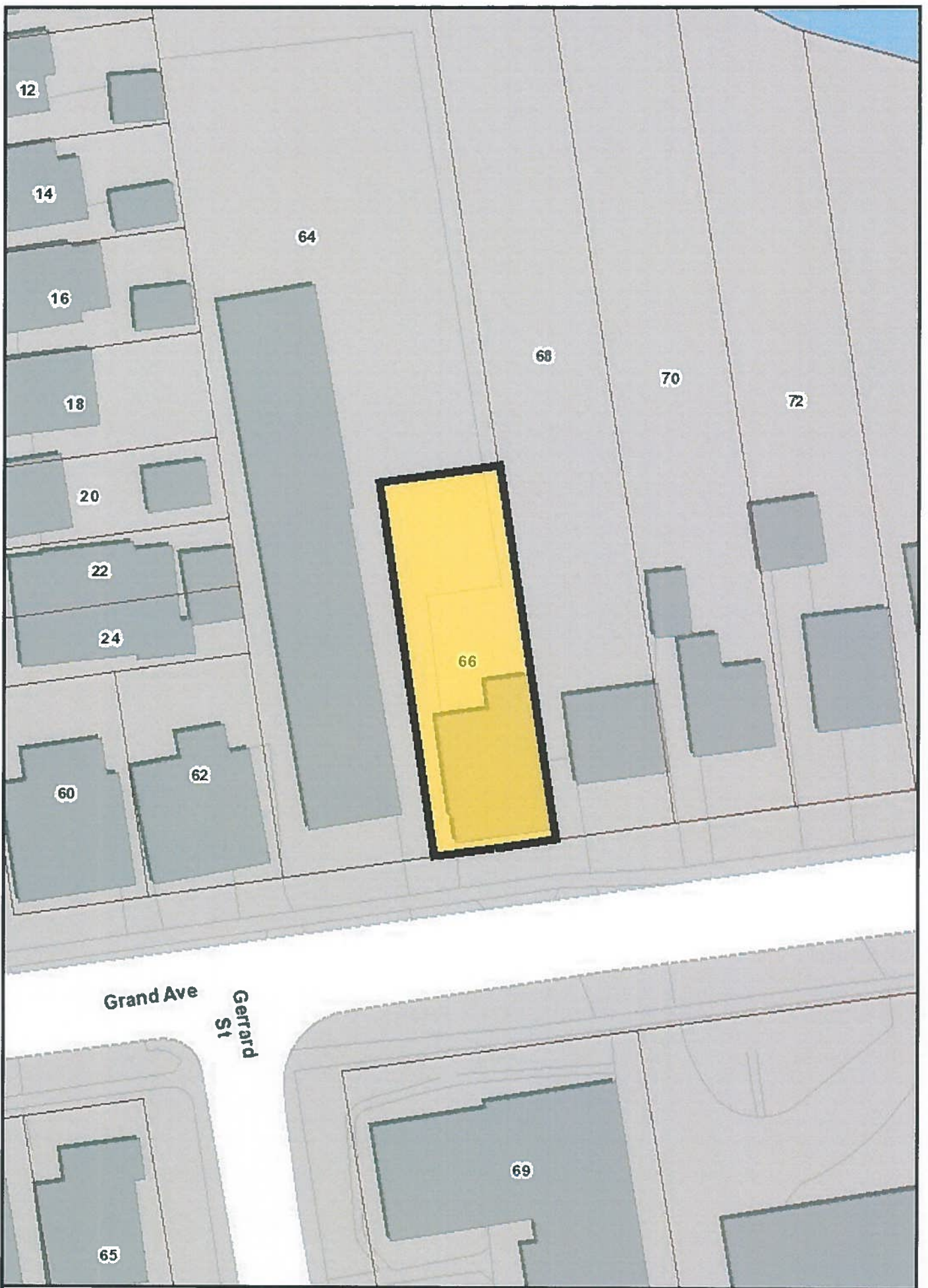
IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful 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.



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: 66 Grand Avenue
 Applicant: Zelinka Priamo Ltd.
 File Number: A.058/19
 Created By: Sandra Fisher
 Date: 5/8/2019
 Scale: 1:500

Legend

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



