



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

May 24, 2019

**LONDON COMMITTEE OF ADJUSTMENT  
SUBMISSION NO. A.059/19**

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

**OWNER:**

Allen, Brian Thomas  
988 Glenbanner Road  
London ON N6E 1N2

**WARD: 4**

**LOCATION:** 906 Lorne Avenue, PLAN 352 BLK P PT LOTS 44 45 56 57 AND RP 33R9278 PARTS 3 AND 4, on the north side of Lorne Avenue, east of Ontario Street.

**PURPOSE:** To permit a converted dwelling with three units.

**VARIANCES REQUESTED:**

1. To permit two off-street parking spaces, whereas three are required.

**ZONING:**

Residential (R3-2)

**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 2:00pm**, 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.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at [www.london.ca](http://www.london.ca).

**NOTE:**

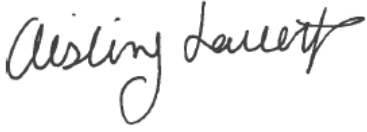
**COMMITTEE IS REQUIRED UNDER PROVISION OF THE PLANNING ACT OF ONTARIO, TO GIVE NOTICE OF THIS APPLICATION TO ALL ASSESSED PROPERTY OWNERS OF LAND LYING WITHIN 60 METRES (200 FEET) OF THE SUBJECT LAND.**

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.

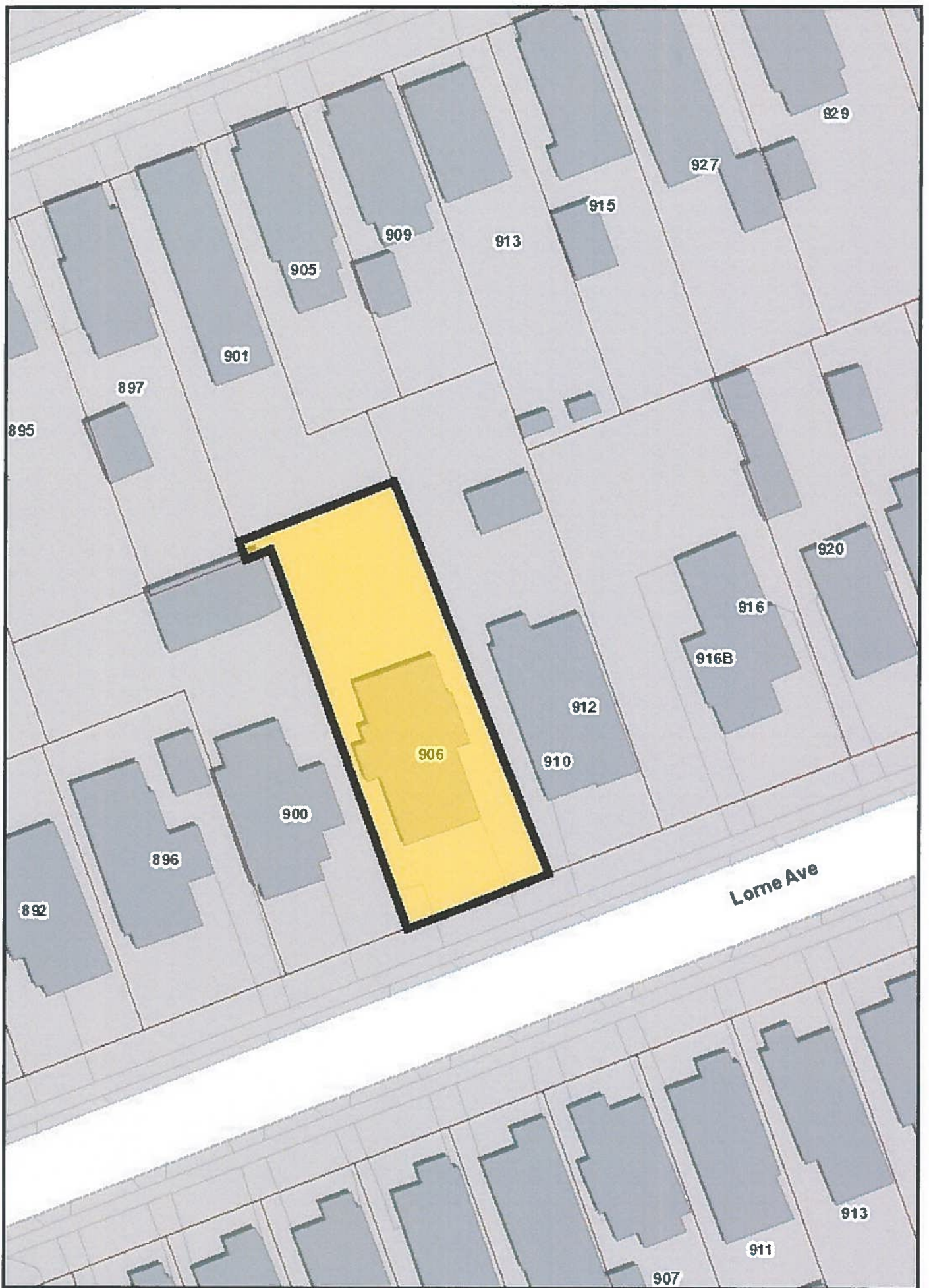
**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER.** This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful 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](mailto: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](mailto:alavery@london.ca), [www.london.ca](http://www.london.ca)



### Location Map

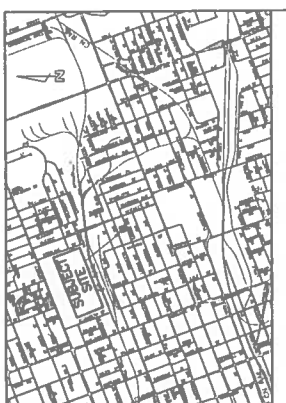
Subject Property: 906 Lorne Avenue  
 Applicant: Allen Brian Thomas  
 File Number: A.059/19  
 Created By: Sandra Fisher  
 Date: 5/13/2019  
 Scale: 1:500

### Legend

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



A.059/19



SITE PLAN  
LOTS 44, 45, 56 AND 57  
BLOCK 'P'  
REGISTERED PLAN 352 (3rd)  
CITY OF LONDON  
COUNTY OF MADRID



METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048  
IMPERIAL: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET  
AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048

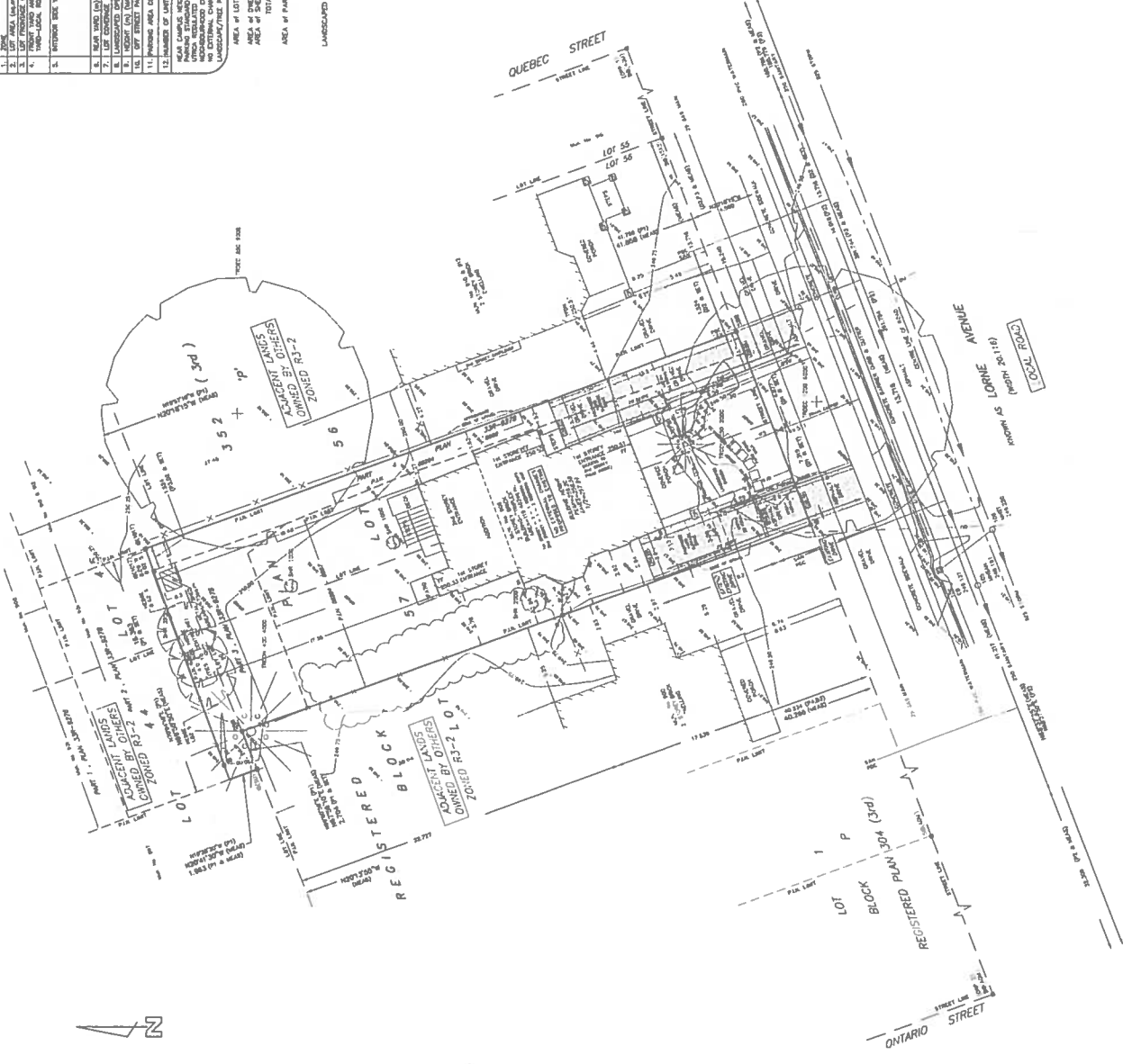
ENGINEER AND THE OWNERS ACCEPT FULL RESPONSIBILITY FOR THE  
ACCURACY AND RELIABILITY OF THE DATA AND INFORMATION  
CONTAINED HEREIN.

Table with 2 columns: PROPERTY, LOT AREA (SQ. METRES), LOT AREA (SQ. FEET), LOT AREA (SQ. YARDS). Rows include DWP 1, DWP 2, and DWP 3.

COORDINATE SYSTEM: UTM, ZONE 18N, DATUM: NAD 83, UNITS: METRES  
BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE LONDON  
MAGNETIC NORTH AS SHOWN ON THE PLAN AND THE NATIONAL GRID  
MAGNETIC NORTH AS SHOWN ON THE PLAN.

SITE DATA table with columns: NO., REQUIREMENT, EXISTING, PROPOSED. Rows include: 1. TOTAL AREA, 2. LOT AREA, 3. LOT FRONTAGE, 4. FRONT YARD AND SIDEWALK SETBACK, 5. SIDEWALK WIDE (W/100%), 6. REAR YARD (Y/100%), 7. LOT FRONTAGE (Y/100%), 8. LANDSCAPED OPEN SPACE (O/100%), 9. OFF STREET PARKING (O/100%), 10. NUMBER OF LOTS PER LOT (O/100%), 11. MAXIMUM INTER-CORNER DISTANCE, 12. MAXIMUM INTER-CORNER DISTANCE - W/100%, 13. MAXIMUM INTER-CORNER DISTANCE - Y/100%

AREA OF LOT = 308118 SQ. FT.  
AREA OF BUILDING = 119 420 SQ. FT. (29 248 SQ. M.)  
AREA OF YARD = 122 119 SQ. FT. (28 233 SQ. M.)  
AREA OF PARKING (EXISTING) = 14 400 SQ. FT. (3 318 SQ. M.)  
(PROPOSED) = 7 440 SQ. FT. (1 714 SQ. M.)  
LANDSCAPED OPEN SPACE = 307 584 SQ. FT. (64 811 SQ. M.)



- NOTES
- 1. REFER TO THE PLAN FOR THE LOCATION OF THE SITE.
- 2. THE DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 3. THE DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.
- 4. THE DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 5. THE DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

RECEIVED BY  
MAY 03 2018  
CITY OF LONDON  
DEVELOPMENT SERVICES

PROPOSED ELEVATION  
SHRUB - DRUMMALE (mm-RADIUS)  
TREES - DECIDUOUS - CALIFORNIA-ORANGE (mm-RADIUS)  
TREES - CONIFERUS - CALIFORNIA-ORANGE (mm-RADIUS)  
ELEVATIONS ARE GEODETIC AND ARE BASED ON GPS OBSERVATIONS.  
ELEVATIONS ARE SHOWN AS SHOWN ON DRAWINGS SUPPLIED BY THE CITY OF LONDON.  
THE OWNER IS TO OBTAIN LOCATES PRIOR TO ANY CONSTRUCTION.

AMTE OLS Ltd.  
LAND SURVEYORS  
Professional Corporation  
1110  
45444-100