



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

March 6, 2020

**LONDON COMMITTEE OF ADJUSTMENT
SUBMISSION NO. A.010/20**

NOTICE OF PUBLIC HEARING UNDER SECTION 45(2)(a)(II) OF THE PLANNING ACT, R.S.O. 1990

OWNER:

Mungo Bear Limited
358 Adelaide Street North
London, ON N6B 3J4

AGENT:

Pol Associates Inc.
94 Rollingwood Circle
London, ON N6G 1P7

WARD: 4

LOCATION: 538 Adelaide Street North, PLAN 212 BLK D LOT 4 TO 6 LOT 7 PT LOT 8 S/S PRINCESS, on the east side of Adelaide Street North, south of Princess Avenue.

PURPOSE: To permit a Personal Service Establishment

REQUESTS:

1. To change a portion of a non-conforming office use to a non-conforming personal service establishment with a gross floor area of 140 m² (1,506.9 ft²).
2. To permit a parking rate of 1 per/42.7m² (459.6 ft²) (28 spaces) for all lawful uses within the existing building(s).

ZONING:

Light Industrial LI (LI1)
Arterial Commercial AC
(AC4)

OFFICIAL PLAN:

Main Street Commercial
Corridor

THE LONDON PLAN:

Urban Corridor

WHEN & WHERE:

The Applicant and/or Authorized Agent shall attend this Hearing on Monday March 30, 2020, at 2:20 p.m., 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.

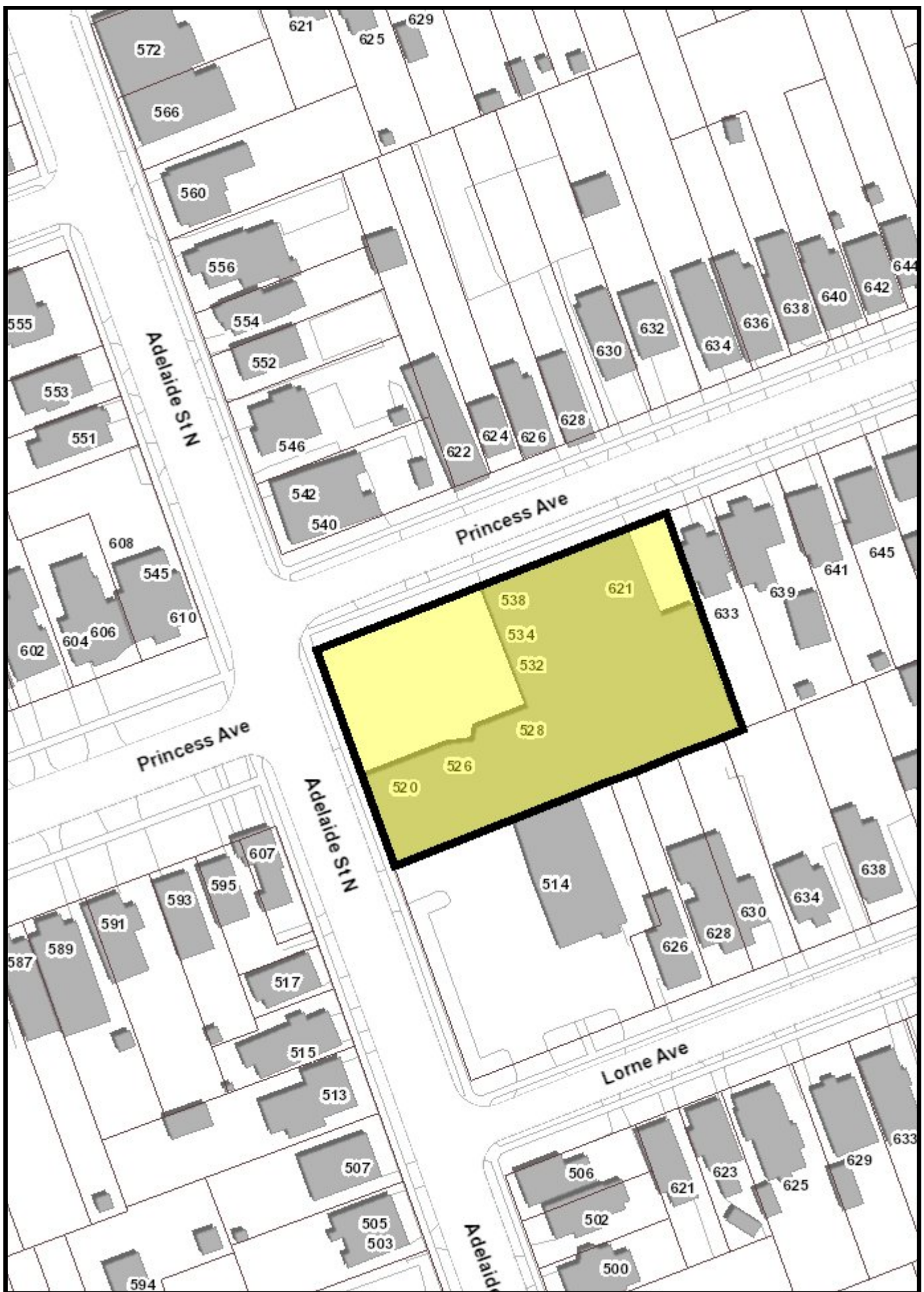
Notice of Collection of Personal Information

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 Melissa Campbell, Manager, Development Planning (Current Planning), Development & Compliance Services at 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4650, email: mecampbe@london.ca

A handwritten signature in black ink, appearing to read "Dan Murphy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.






Dan Murphy, Secretary - Treasurer
London Committee of Adjustment
The Corporation of the City of London
Phone: 519-661-CITY (2489) ext. 5923
dmurphy@london.ca, www.london.ca



Location Map

Subject Property: 538 Adelaide Street N
 Applicant: Pol Associates Inc.
 File Number: A.010/20
 Created By: Aisling Lavery
 Date: 1/17/2020
 Scale: 1:1000

Legend

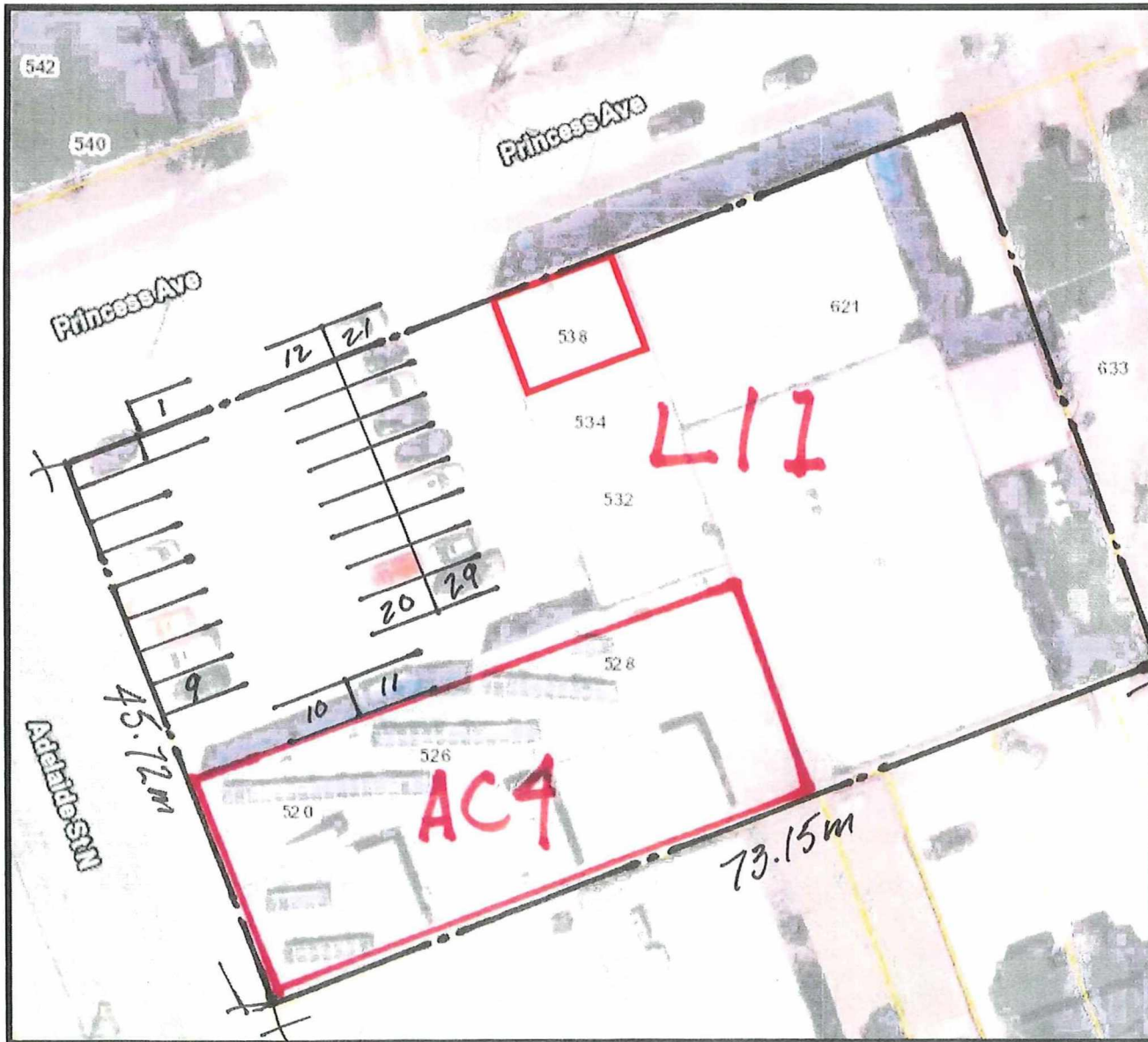
-  Subject Property
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Committee of Adjustment application for 538 Adelaide Street North Unit 201

Planning Act Section 45.2 change a non-conforming use. Parking has been recognized at 28 parking spaces for all permitted uses Variance A.062/17

William Pol, Pol Associates Inc. wpolassociates@gmail.com 519-933-5152



PARKING 29
INCLUDING 3
Boulevard spaces