



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

March 6, 2020

**LONDON COMMITTEE OF ADJUSTMENT
SUBMISSION NO. A.027/20**

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

OWNER:

Applewood Developments
660 Sunningdale Road East
London, ON N5X 3Z1

AGENT:

Waverly Homes
PO 67029 RPO
603 Fanshawe Park Road East
London, ON N6G 0V5

WARD: 5

LOCATION: 848 Kleinburg Drive, PLAN 33M749 LOT 6, on the north side of Kleinburg Drive, east of Taurus Street.

PURPOSE: To permit a dwelling.

VARIANCES REQUESTED:

1. To permit a west interior side yard setback of 1.1m (3.6ft), whereas 1.2m (3.9ft) is the minimum interior side yard setback required.

ZONING:

Residential R1 (R1-4(27))

OFFICIAL PLAN:

Multi-Family Medium Density
Residential

THE LONDON PLAN:

Neighbourhoods

WHEN & WHERE:

The Applicant and/or Authorized Agent shall attend this Hearing on Monday March 30, 2020, at 1:50 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.

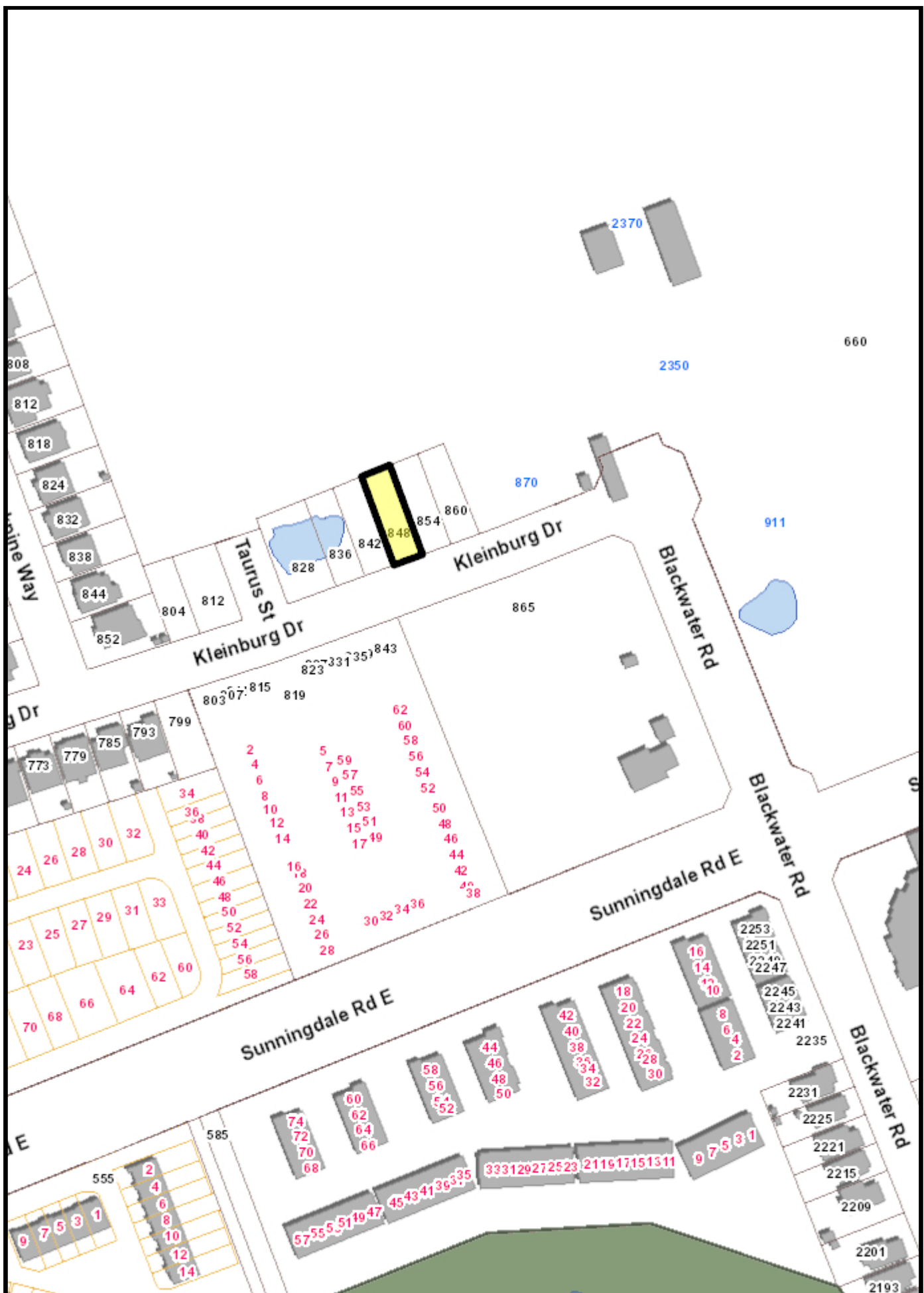
Notice of Collection of Personal Information

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 cursive script, appearing to read "Dan Murphy".






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: 848 Kleinburg Drive
 Applicant: Waverly Homes
 File Number: A.027/20
 Created By: Aisling Laverty
 Date: 2/10/2020
 Scale: 1:2000

Legend

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



LOT GRADING PLAN

of all of
LOT 3
PLAN 33M-749
 in the
CITY OF LONDON
COUNTY OF MIDDLESEX
 Scale 1 : 300
 2019



NOTE

AIR CONDITIONING UNITS, WOOD DECKS AND PATIOS ARE OPTIONAL AND ARE SHOWN ON THIS PLAN FOR THE CONVENIENCE OF THE BUILDER. THEIR APPEARANCE ON THIS PLAN DOES NOT OBLIGATE THE BUILDER TO INCLUDE THEM IN CONSTRUCTION.

- OVERLAND FLOW ROUTE
- PROPOSED ELEVATION
- DRAINAGE DIRECTION
- SWALE DIRECTION
- EXISTING ELEVATION
- DEEPER UNDERSIDE OF FOOTING REQUIRED



ONTARIO LAND SURVEYORS

123 ST. GEORGE STREET
 LONDON, ONTARIO, N6A 3A1
 TEL: (519) 204-6510 FAX: (519) 204-6511

Builder : WAVERLY HOMES	Drawn By : SM
Date : OCT. 18/19	MTE File No : 44980-102

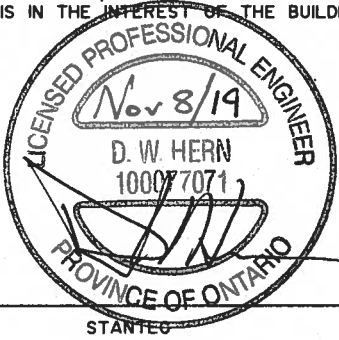


METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ENGINEERS CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR DRAINAGE AND RELATIVE ELEVATIONS, WITH THE ACCEPTED SUBDIVISION GRADING PLANS FILED WITH THE CITY ENGINEER OR ATTACHED TO THE SUBDIVISION AGREEMENT.

NOTE TO BUILDER: THIS CERTIFICATION DOES NOT INCLUDE THE INVESTIGATION OF ANY POTENTIAL UTILITY CONFLICTS WITHIN THE ROAD ALLOWANCE FRONTING AND/OR FLANKING THE SUBJECT LOT, OR THE LOCATION OF A DRIVEWAY CURB CUT IF APPLICABLE, AND IT IS IN THE INTEREST OF THE BUILDER TO CONFIRM UTILITY AND DRIVEWAY LOCATIONS.



BUILDER TO CONFIRM SANITARY PDC ELEVATION PRIOR TO POURING FOOTINGS

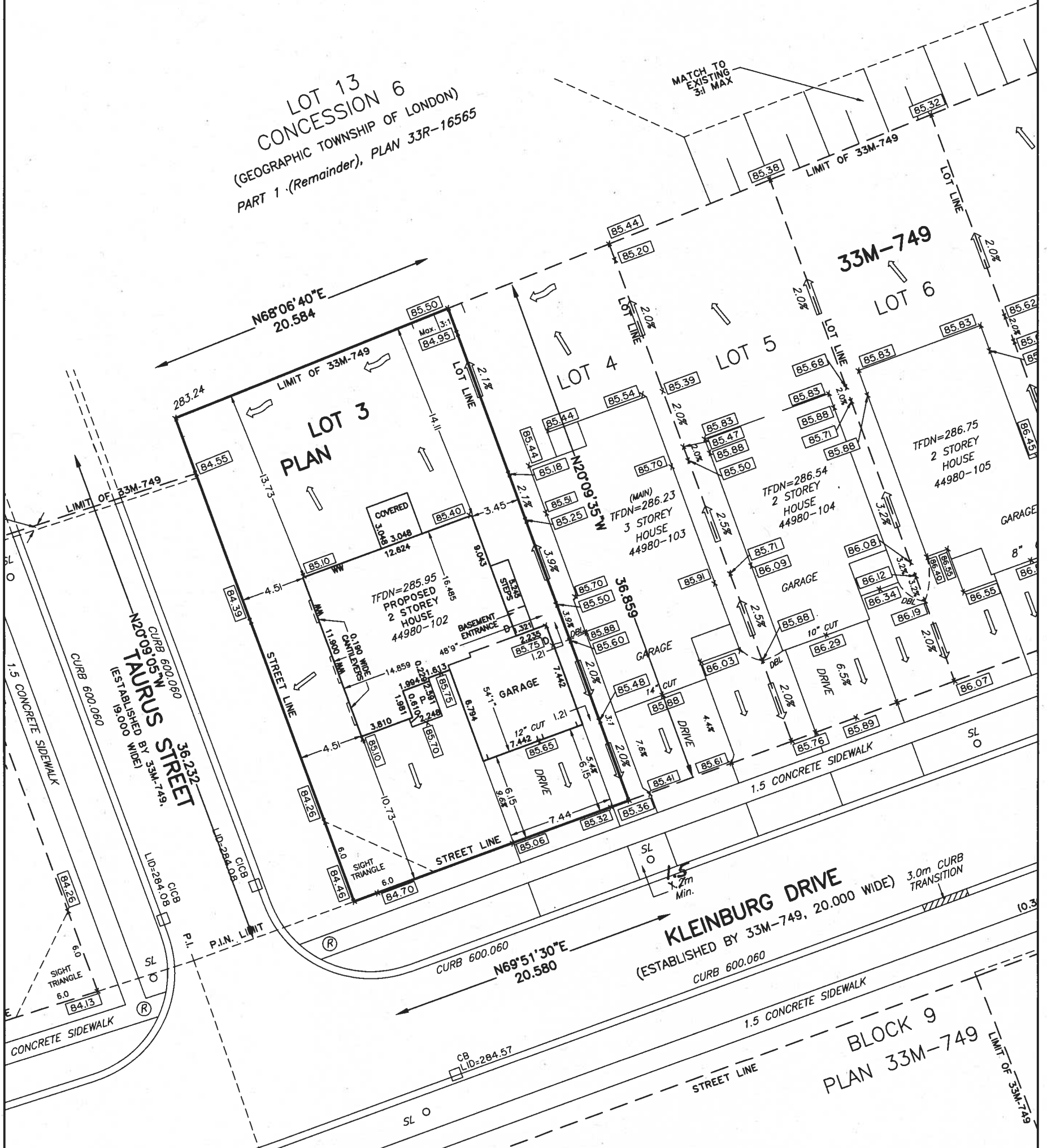
AREA of LOT = 752.016 Sq. m.
 AREA of DWELLING = 128.343 Sq. m. (17.07 %)
 AREA of GARAGE = 54.868 Sq. m. (7.30 %)
 AREA of PARKING = 45.477 Sq. m. (6.05 %)
 LANDSCAPED OPEN SPACE = 523.328 Sq. m. (69.58 %)

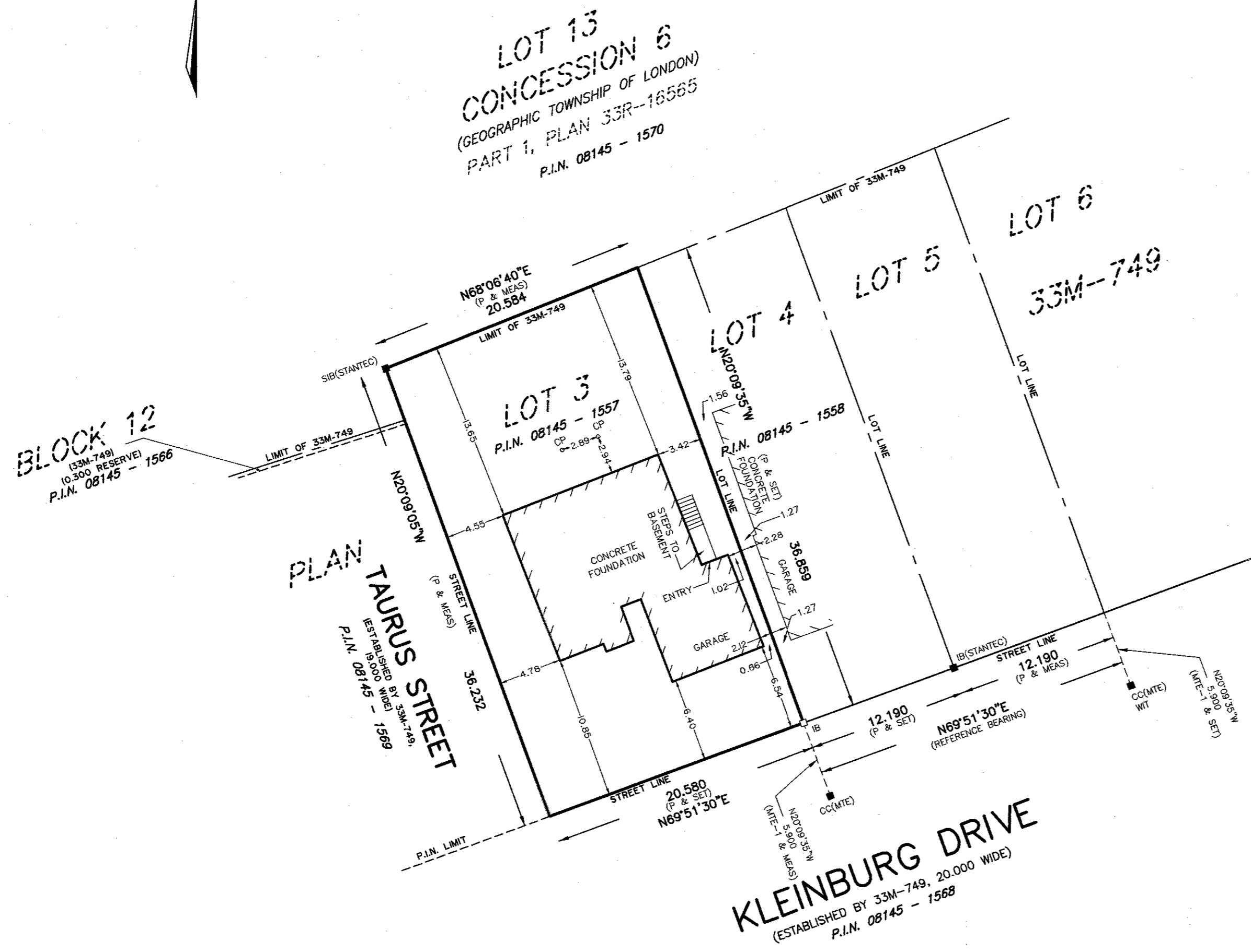
FINISHED FLOOR = MAIN 86.24
 TOP OF FOUNDATION = MAIN 85.95
 UNDERSIDE OF FOOTING = MAIN 83.11
 DRIVEWAY ELEV. AT GARAGE ENTRANCE = 85.65
 DRIVEWAY SLOPE = AS SHOWN
 BASEMENT WINDOW SILL ELEV. = 85.14
 BASEMENT SLAB = 83.34
 0.30 (12") CUT TO FINISHED GARAGE FLOOR FROM TFDN MAIN
 8'10" FOUNDATION WALL ON 6" FOOTING (MAIN - 2.84)

W DENOTES WINDOW
 WW DENOTES WINDOW WELL
 ADD 200.000 TO OBTAIN
 GEODETIC ELEVATIONS

ZONED RI-4(27)
 MAX. COVERAGE=40%
 FRONTAGE = 20.579m
 Mun. No. 828 KLEINBURG DRIVE

LOT 13
 CONCESSION 6
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 PART 1 (Remainder), PLAN 33R-16565





THIS REPORT WAS PREPARED FOR
WAVERLY HOMES
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE
BY OTHER PARTIES.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2113047



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 1025, Section 22(3).

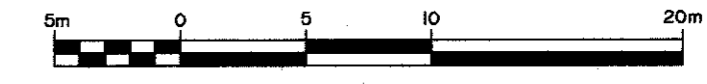
**SURVEYOR'S REAL PROPERTY REPORT
PART 2 REPORT SUMMARY**

- 1) - REGISTERED EASEMENTS/RIGHT OF WAYS
- NONE
- 2) - COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS
- NOT CERTIFIED BY THIS REPORT
- 3) - ADDITIONAL REMARKS
- NONE

**SURVEYOR'S REAL PROPERTY REPORT
PART 1
PLAN
OF ALL OF
LOT 3
PLAN 33M-749
IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX**

MTE | OLS LTD.
ONTARIO LAND SURVEYORS

SCALE 1 : 300



METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER ADDITIONAL PRINTS
OF THIS ORIGINAL REPORT CANNOT BE ISSUED SUBSEQUENT TO THE DATE OF
CERTIFICATION.

LEGAL LEGEND:

- DENOTES MONUMENT SET
- DENOTES MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- CC DENOTES CUT CROSS
- SU DENOTES SOURCE UNKNOWN
- WIT DENOTES WITNESS
- MTE DENOTES MTE OLS LTD.
- P DENOTES PLAN 33M-749
- MTE-1 DENOTES FIELD NOTES DATED DEC 10, 2019 (FILE No. 44980-102)
- CP DENOTES 0.300 CONCRETE PIER

NOTES:

BEARINGS ARE UTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF
KLEINBURG DRIVE, AS SHOWN ON PLAN 33M-749, HAVING A BEARING OF
N69°51'30"E.

SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND
THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF JANUARY, 2020.

FEBRUARY 5, 2020
LONDON, ONTARIO

P.R. Levac
P.R. LEVAC
ONTARIO LAND SURVEYOR



MTE ONTARIO LAND SURVEYORS LTD.
123 St. George Street
London, Ontario, N6A 3A1
phone: 519-204-6510

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OR IN PART WITHOUT THE WRITTEN PERMISSION OF MTE | OLS LTD.

CAD File : P:\P\44980\102\44980-102.DWG		
Surveyed by : M. Kern	Checked by : P.R. Levac, O.L.S.	File No. : 44980-102
Drawn by : R. Crowell	Date : February 5, 2020	