



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

July 24, 2020

**LONDON COMMITTEE OF ADJUSTMENT
SUBMISSION NO. A.049/20**

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

OWNER:

Ridgepoint Properties Inc.
248 Hunt Club Drive
London, ON N6H 3Z1

AGENT:

Zelinka Priamo Limited
318 Wellington Road
London, ON N6C 4P4

WARD: 3

LOCATION: 1176 Huron Street, PLAN 581 PT LOT 1, northeast corner of Huron Street and Briarhill Avenue.

PURPOSE: To construct four single detached dwellings.

VARIANCES REQUESTED:

Lots A, B and C

1. To permit lot areas of 416.1m² (ft²), whereas 450m² (ft²) is required.
2. To permit lot frontages of 12.0m (39.3ft), whereas 15.0m (49.2ft) is required.

Lot D

1. To permit an exterior side yard setback of 3.0m (9.8ft), whereas 8.0m (26.2ft) is the minimum required.
2. To permit a front yard setback of 7.4m (23.9ft), whereas 8.7m (28.5ft) is the minimum required.
3. To permit an interior side yard setback of 2.9m (9.5ft), whereas 3.0m (9.8ft) is required.
4. To permit a lot frontage of 9.5m (31.1ft), whereas 12.0m (39.3ft) is the minimum required.
5. To permit a parking area 0.7m (2.3ft) to a required road allowance, whereas 1.0m (3.2ft) is required.

ZONING:

Residential R1 (R1-6)

OFFICIAL PLAN:

Low Density Residential

THE LONDON PLAN:

Neighbourhoods

WHEN & WHERE:

The Applicant and/or Authorized Agent shall attend this Hearing on Thursday August 13, 2020, at 1:30 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.

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.

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.

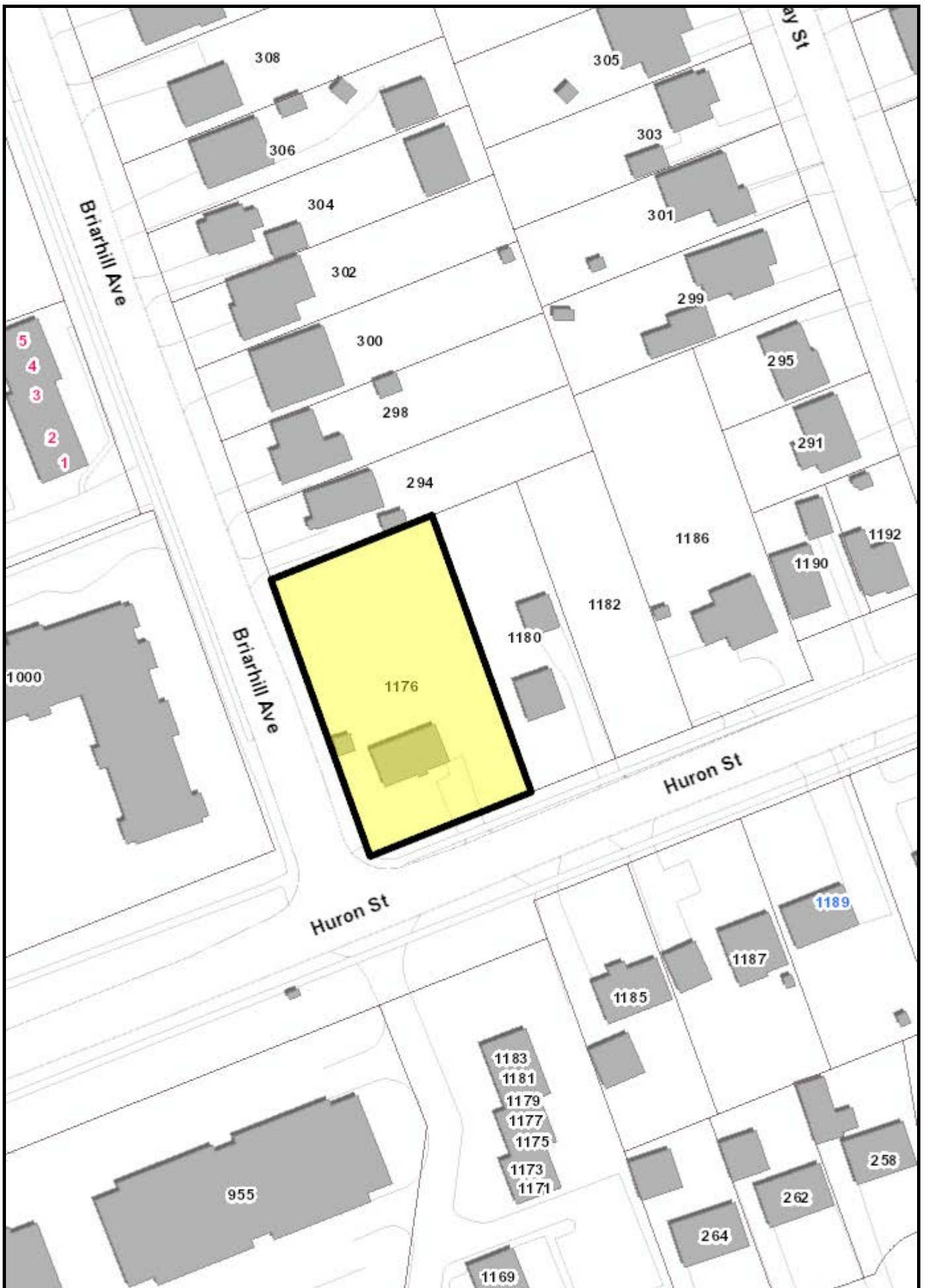
IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful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








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

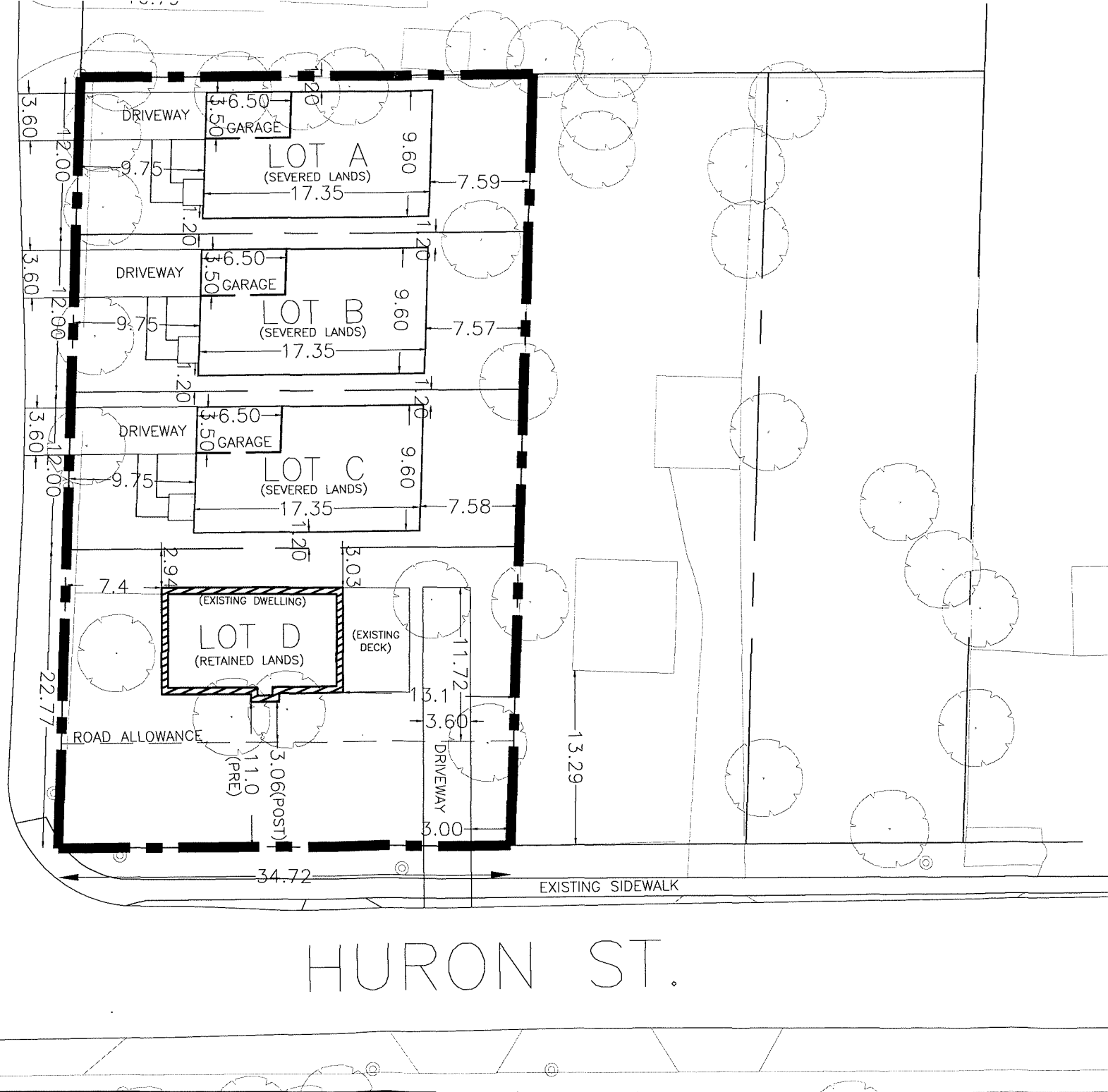
Subject Property: 1176 Huron Street
 Applicant: ZELINKA PRIAMO LTD
 File Number: A.049/20
 Created By: Sandra Fisher
 Date: 7/13/2020
 Scale: 1:1000

Legend

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



BRIARHILL AVE.



HURON ST.

CONCEPTUAL SITE PLAN
EXISTING DWELLING
3 NEW DWELLINGS

CITY OF LONDON
COUNTY OF ELGIN MIDDLESEX

SITE STATISTICS: LOT A, B & C
PROPOSED ZONE: R1-6


	REQUIRED	PROPOSED
LOT AREA	450 m ²	416.1 m ² *
LOT FRONTAGE	15.0 m	12.0 m*
FRONT YARD SETBACK	9.75 m	9.75 m
REAR YARD SETBACK	7.0 m	7.57 m
INTERIOR SIDEYARD SETBACK	1.2 m	1.2 m
LOT COVERAGE	40.0%	40.0%
LANDSCAPED OPEN SPACE (min)	35.0%	51.5%
HEIGHT	10.5 m	<10.5 m
PARKING AREA COVERAGE (max)	25.0%	8.4%
BUILDING DEPTH	60.0% (20.83 m)	17.38 m
GARAGE WIDTH	50.0% (4.8 m)	4.8 m


SITE STATISTICS: LOT D WITH
EXISTING DWELLING
ZONE: R1-6

	REQUIRED	PROPOSED/ EXISTING
LOT AREA	450 m ²	790.3 m ²
LOT FRONTAGE	15.0 m	22.77 m
FRONT YARD SETBACK	7.4 m	7.4 m
REAR YARD SETBACK	7.0 m	13.1 m
INTERIOR SIDEYARD SETBACK	3.0 m	2.94 m*
EXTERIOR SIDEYARD SETBACK	11.0 m	11.0 m
LANDSCAPED OPEN SPACE (min)	35.0%	77.2%
HEIGHT	10.5 m	<10.5 m
BUILDING DEPTH (max)	60.0% (20.83m)	14.0m
GARAGE WIDTH	N/A	N/A
PARKING AREA COVERAGE (max)	25.0%	8.7%

* DENOTES MINOR VARIANCE REQUIRED

NO.	REVISION	DATE	INITIAL

 Ridgpoint Properties Inc.
1176 HURON ST.

 **ZELINKA PRIAMO LTD**
A Professional Planning Practice
318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zpplan.com

DRAWN BY BM	PROJECT NO. RPP/LON/19-01
DATE NOVEMBER 2019	SCALE 1:100



London
CANADA

Public Hearing Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Hearing process has been modified. The capacity for individuals in City Hall meeting rooms will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the Notice of Public Hearing for all options available for you to participate in the planning process.

Public Hearing Process – Prior to the Hearing

- Members of the public are asked to “pre-register” if possible to speak in person at a Public Hearing
 - **Pre-register by calling Dan Murphy, acting Secretary-Treasurer, London Committee of Adjustment at 519-661-CITY (2489) ext. 5923; or by emailing dmurphy@london.ca** Please indicate the Submission Number when contacting the Secretary-Treasurer, London Committee of Adjustment.¹
- Presentations by Applicants and members of the public will be strictly verbal; any other submission of photos, slides or written information must be submitted in advance of the Public Hearing. These can be forwarded to the Secretary-Treasurer, London Committee of Adjustment at the email noted above. In order to be considered, all submissions should be made prior to noon the day of the scheduled Public Hearing.

Public Hearing Process – At the Hearing

- Applicants and members of the public should self-screen for COVID-19 before entering City Hall, and anticipate being greeted by security and asked further COVID-19 screening questions upon entering City Hall.
- Applicants and members of the public are asked to enter City Hall no earlier than 10 minutes before their scheduled hearing time.
- When appropriate, Applicants and members of the public will have an opportunity to speak to the Committee, using the microphone in the meeting room. Floor markings will indicate where to stand.

¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990 RSO 1990, c.P. 13*, and will be used by the London Committee of Adjustment and City of London staff in their consideration of this matter. Please see additional information on the enclosed Notice of Public Hearing pages.