



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

August 28, 2020

**LONDON COMMITTEE OF ADJUSTMENT  
SUBMISSION NO. A.054/20**

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

**OWNER:**

Kadour Michael Joseph, Kadour Kimberley  
Jane  
194 Duchess Avenue  
London, On N6C 1P3

**AGENT:**

Kadour Michael Joseph, Kadour Kimberley  
Jane  
194 Duchess Avenue  
London On N6C 1P3

**WARD:** 4

**LOCATION:** 12 Horn Street and 16 Horn Street, PLAN 26 PT LOT 33 S/S BECHER, PLAN 26 PT LOT 33 S/S BECHER ST, west side of Horn Street, south of Becher Street.

**PURPOSE:** To construct a single detached dwelling and to permit a converted dwelling.

**VARIANCES REQUESTED:**

Parcel 1 (Retained – 16 Horn Street)

1. To permit a lot area of 246.3m<sup>2</sup> (2,651ft<sup>2</sup>), whereas a minimum lot area of 360m<sup>2</sup> (3,875ft<sup>2</sup>) is required.
2. To permit a rear yard setback of 3.0m (9.8ft), whereas a minimum of 7.0m (22.9ft) is required.
3. To permit a parking area located 0.0m from a rear lot line, whereas 3.0m (9.8ft) is the minimum required.
4. To permit a parking area located 0.4m (1.3ft) from a side lot line, whereas 3.0m (9.8ft) is the minimum required.
5. To permit an exterior side yard setback of 1.0m (3.2ft), whereas 2.2m (7.2ft) is the minimum required.
6. To permit a building depth of 85%, whereas 60% is the maximum permitted.

Parcel 2 (Severed – 12 Horn Street)

1. To permit a lot area of 276.8m<sup>2</sup> (2,979ft<sup>2</sup>), whereas a minimum lot area of 550m<sup>2</sup> (5,920ft<sup>2</sup>) is required.
2. To permit 1 parking space, whereas a minimum of 2 parking spaces are required.

Parcel 3 (Severed – 14 Horn Street)

1. To permit a lot area of 271.8m<sup>2</sup> (2,925ft<sup>2</sup>), whereas a minimum lot area of 360m<sup>2</sup> (3,875ft<sup>2</sup>) is required.
2. To permit a rear yard setback of 6.0m (19.6ft), whereas a minimum of 7.0m (23.0ft) is required.
3. To permit a building depth of 70%, whereas 60% is the maximum permitted.

**ZONING:**

Residential R3 (R3-2)

**OFFICIAL PLAN:**

Low Density Residential

**THE LONDON PLAN:**

Neighbourhoods

**WHEN & WHERE:**

**The Applicant and/or Authorized Agent shall attend this Hearing on Thursday September 17, 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](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.

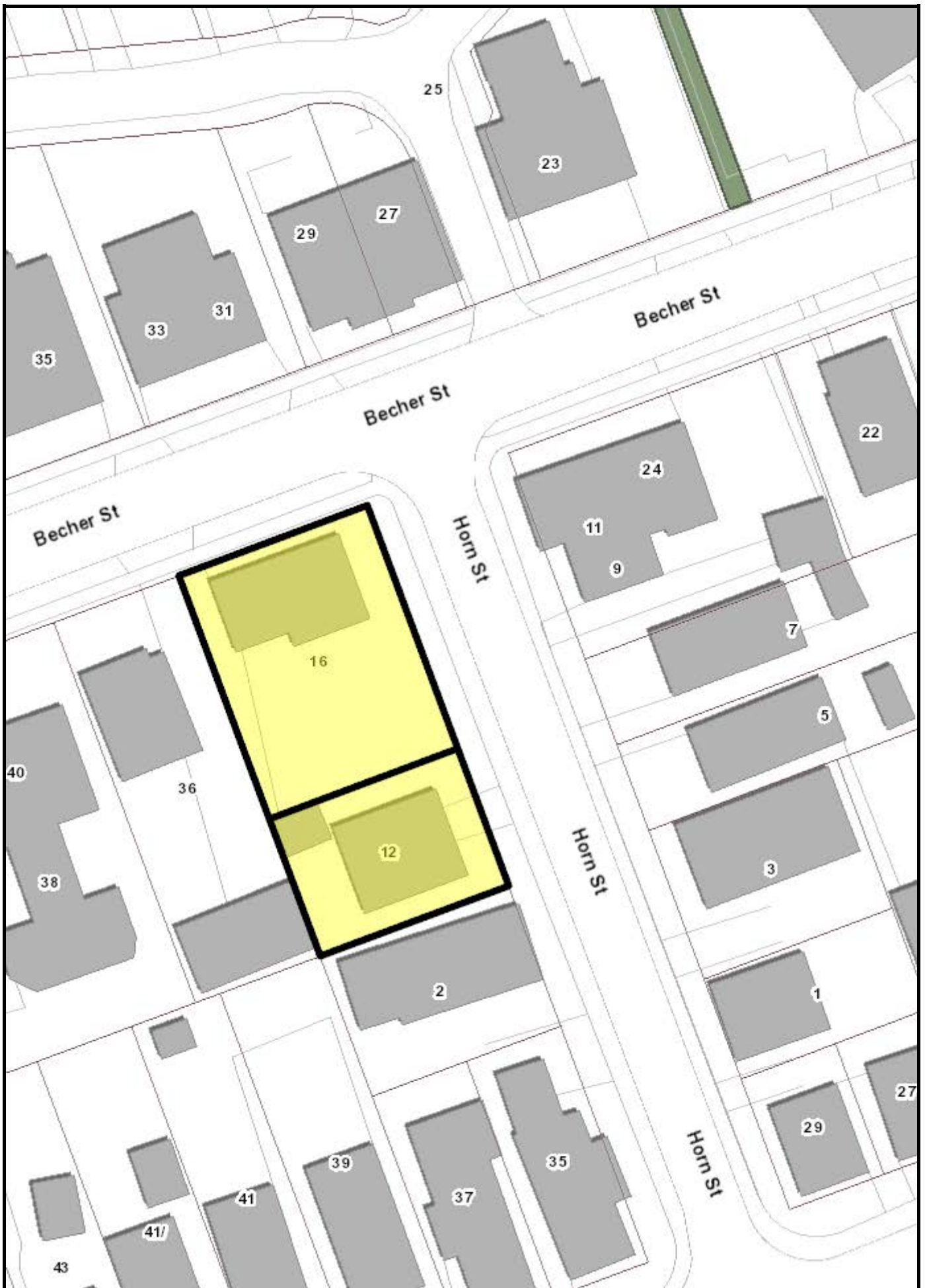
**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER.** This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful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



### Location Map

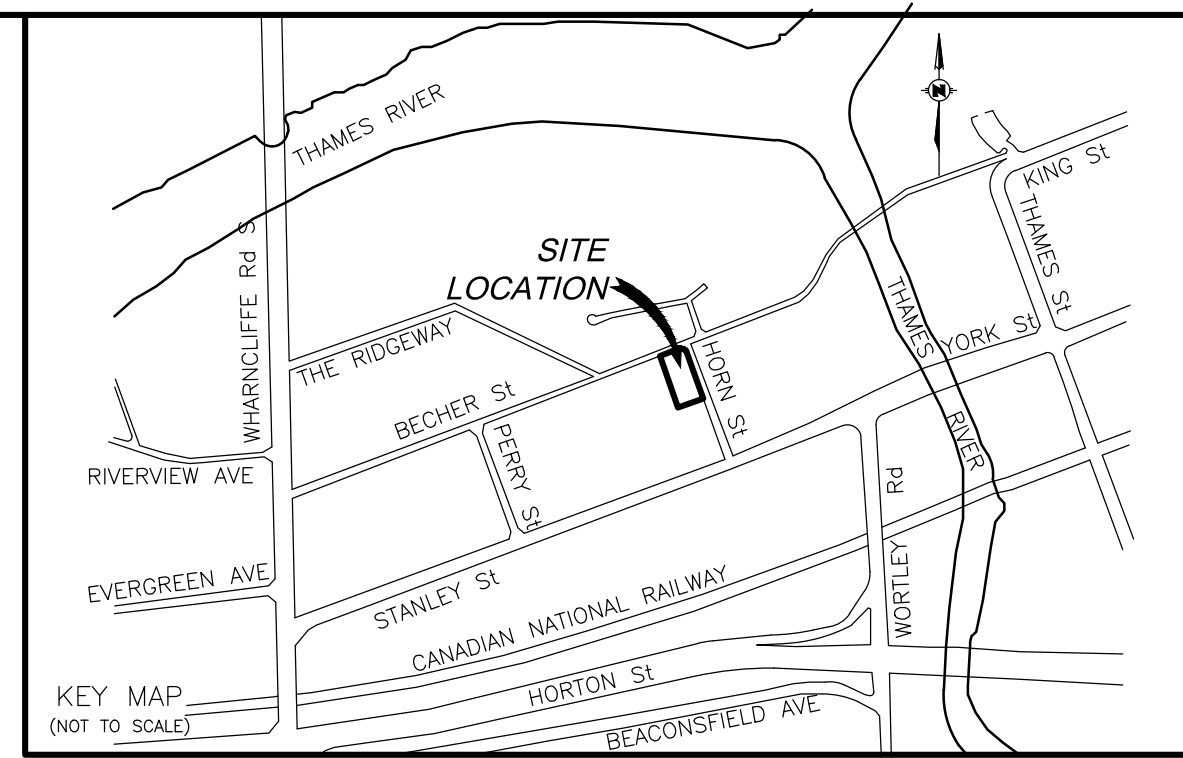
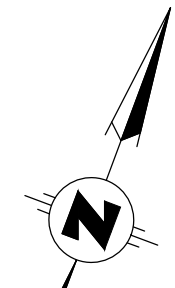
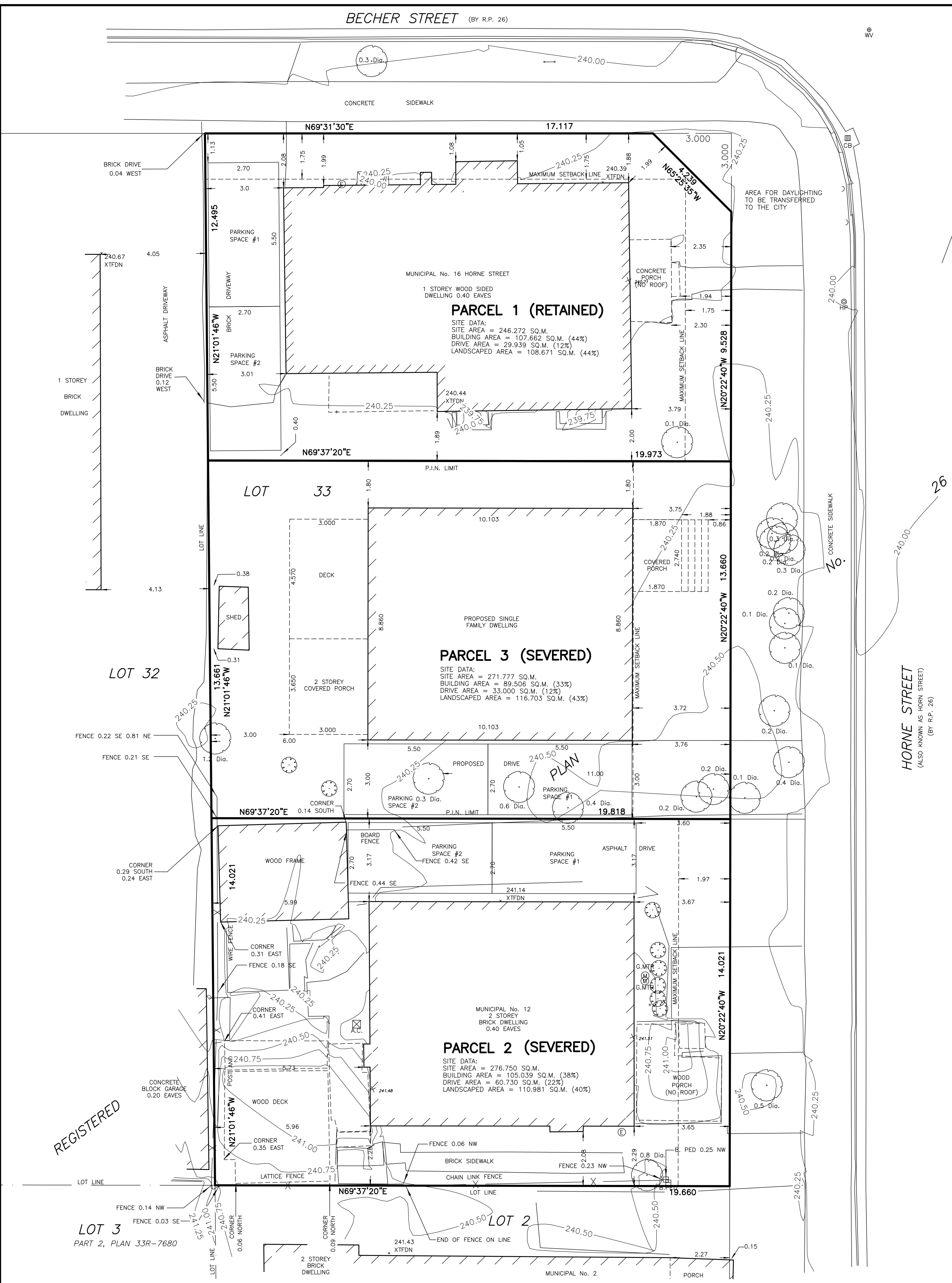
Subject Property: 12 Horn Street  
 Applicant: KADOUR MICHAEL  
 JOSEPH, KADOUR KIMBERLEY  
 JANE  
 File Number: A.054/20  
 Created By: Sandra Fisher  
 Date: 7/14/2020  
 Scale: 1:500

### Legend

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







**SITE PLAN**  
 OF PART OF  
**LOT 33,**  
**REGISTERED PLAN No. 26**  
 IN THE  
**CITY OF LONDON**  
**COUNTY OF MIDDLESEX**  
 SCALE 1:100 (METRIC)  
 (SCALE IN METRES)  
**J. PAUL CROCKER**  
 ONTARIO LAND SURVEYOR

ZONING= R3-2

A	PARCEL 1 REQUIRED	PARCEL 1 RETAINED	PARCEL 2 REQUIRED	PARCEL 2 SEVERED	PARCEL 3 REQUIRED	PARCEL 3 SEVERED
1 RESIDENTIAL TYPE	SINGLE DETACHED		DUPLEX		SINGLE	PROPOSED SINGLE
2 ZONE VARIATIONS	R3-2	R3-2	R3-2	R3-2	R3-2	R3-2
3 PERMITTED USES	SEE SECTION 7.2					
4 LOT AREA (m <sup>2</sup> )(MINIMUM)	360	246.3	550	276.8	360	271.8
5 LOT FRONTAGE (m)(MINIMUM)	9	12.5	12.0	14.0	12.0	13.7
PRIMARY TRANSIT AREA	MAX. FRONT & EXTERIOR SIDEYARD	2.96	3.79	3.03	3.75	3.72
	MIN. FRONT & EXTERIOR SIDEYARD	2.27	1.05	2.27	3.65	3.65
	GARAGE	6.0	NA	6.0	NA	6.0
	INTERIOR SIDEYARD	1.2/3.0	1.9/NA	1.2	2.1/3.2	1.8/3.0
	BUILDING DEPTH (%)	60	85	60	70	60
11 REAR YARD DEPTH (M)(MINIMUM)	7	3.0	7.0	5.7	7.0	6.0
13 LANDSCAPED OPEN SPACE (%) (MINIMUM)	30	44	25	40	25	43
14 LOT COVERAGE (%) (MAXIMUM)	45	44	40	38	40	33
15 HEIGHT (M)(MAXIMUM)	10.5	4.57	10.5	7.62	10.5	7.70
16 PARKING AREA COVERAGE (%) (MAXIMUM)	25	12	35	22	35	12
17 NUMBER OF UNITS PER LOT	1	1	2	2	1	1

**SURVEYOR'S CERTIFICATE:**  
 I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 14th DAY OF NOVEMBER, 2017.

DATE \_\_\_\_\_ J. PAUL CROCKER  
 ONTARIO LAND SURVEYOR

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

C:\\_CDvault\DWG\2010a\2017\17-21822\Site Plan (C-2236).dwg August 18, 2020

**Callon + Dietz** INCORPORATED  
 ONTARIO LAND SURVEYORS  
 LONDON NORTH BAY CARLETON PLACE  
 info@callondietz.com callondietz.com

SURVEY BY: \_\_\_\_\_ DRAWN BY: KC/TS FILE No: 17-21822 B PLAN No: C-2236

**ISO 9001**



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](mailto:dmurphy@london.ca)** Please indicate the Submission Number when contacting the Secretary-Treasurer, London Committee of Adjustment.<sup>1</sup>
- 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.

<sup>1</sup> 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.