



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

February 22, 2019

**LONDON COMMITTEE OF ADJUSTMENT
SUBMISSION NO. A.014/19**

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

OWNER:

2560533 Ontario Inc.
O/A Stoney Creek Commercial Inc.
201-303 Richmond Street
London, ON N6B 2H8

AGENT:

Kirkness Consulting Inc.
Urban and Rural Planning
1647 Cedar creek Crescent
London, ON N5X 0C8

WARD: 5

LOCATION: 1830 Adelaide Street North, PLAN 33M554 BLK 2, on the east side of Adelaide Street North, south of Sunningdale Road East.

PURPOSE: To construct a commercial plaza.

VARIANCES REQUESTED:

1. To permit a gross floor area of 5357.6m² (57668.2ft²), whereas 4000m² (43055.6ft²) is the maximum permitted.
2. To permit a maximum gross floor area of an individual retail use of 880m² (9472.2ft²), whereas 500m² (5382.0ft²) is the maximum permitted.
3. To permit a maximum gross floor area of an individual retail use of 980.4m² (10552.9ft²), whereas 500m² (5382.0ft²) is the maximum permitted.
4. To permit a maximum gross floor area of an individual retail use of 610m² (6566.0ft²), whereas 500m² (5382.0ft²) is the maximum permitted.
5. To permit a landscape strip adjacent to a noise attenuation barrier of 0.0m (0.0'), whereas 3.0m (9.8') is the required minimum.
6. To permit a 10 stacking spaces for a Drive-Through Facility, whereas 12 stacking spaces is the required minimum.

ZONING:

Neighbourhood Shopping Area
(NSA1, NSA2, NSA5)

OFFICIAL PLAN:

Neighbourhood Commercial Node
(NCN)

THE LONDON PLAN:

Shopping Area

WHEN & WHERE:

The Applicant and/or Authorized Agent shall attend this Hearing on Monday March 18, 2019, at 3:00pm, 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.

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.

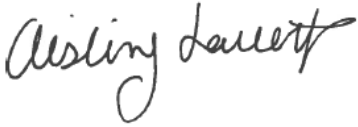
Written comments may be submitted to the Secretary - Treasurer prior to the hearing, and all personal information and comments will become part of the public record.

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

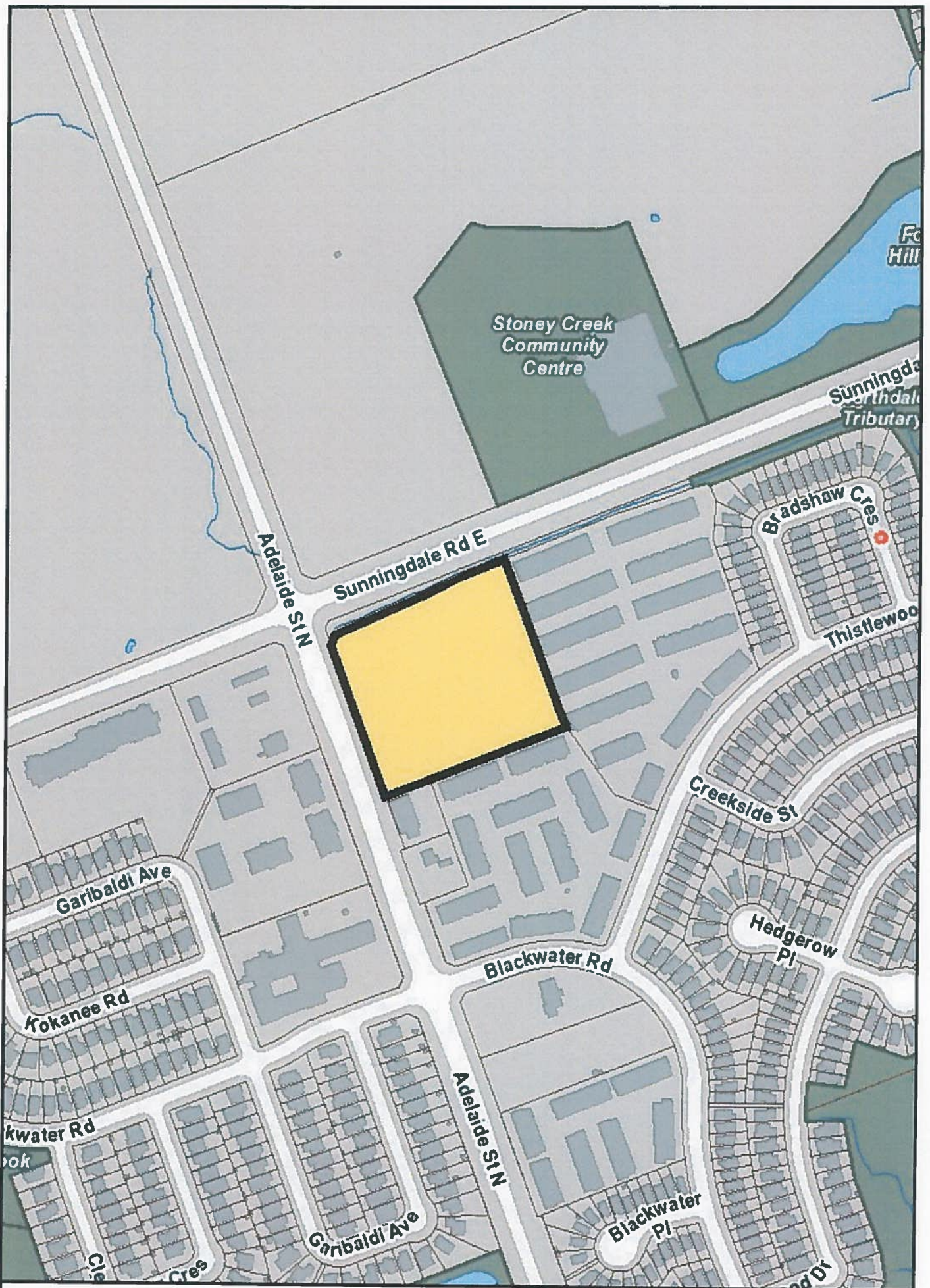
Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the London Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

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.








Aisling Laverty, Secretary - Treasurer
London Committee of Adjustment
The Corporation of the City of London
Phone: 519-661-CITY (2489) ext. 4988
alaverty@london.ca, www.london.ca



Location Map

Subject Property: 1830 Adelaide Street N
 Applicant: Kirkness Consulting Inc. Urban and Rural Planning
 File Number: A.014/19
 Created By: Sandra Fisher
 Date: 2/8/2019
 Scale: 1:4000

Legend

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



