



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

July 17, 2020

**LONDON COMMITTEE OF ADJUSTMENT  
SUBMISSION NO. A.047/20**

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

**OWNER:**

De Vries Pieter, De Vries Evelyn Joyce  
77 Glenwood Avenue  
London, ON N5Z 2P7

**AGENT:**

De Vries Pieter, De Vries Evelyn Joyce  
77 Glenwood Avenue  
London, ON N5Z 2P7

**WARD: 1**

**LOCATION:** 78 Glenwood Avenue, PLAN 438 LOT 78, east side of Glenwood Avenue, north of Flora Street.

**PURPOSE:** To construct a single detached dwelling.

**VARIANCES REQUESTED:**

1. To permit a north interior side yard setback of 1.2m (3.9ft), whereas 1.8m (5.9ft) is required.

**ZONING:**

Residential R2 (R2-2)

**OFFICIAL PLAN:**

Low Density Residential

**THE LONDON PLAN:**

Neighbourhoods

**WHEN & WHERE:**

**The Applicant and/or Authorized Agent shall attend this Hearing on Thursday August 06, 2020, at 3:30 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.

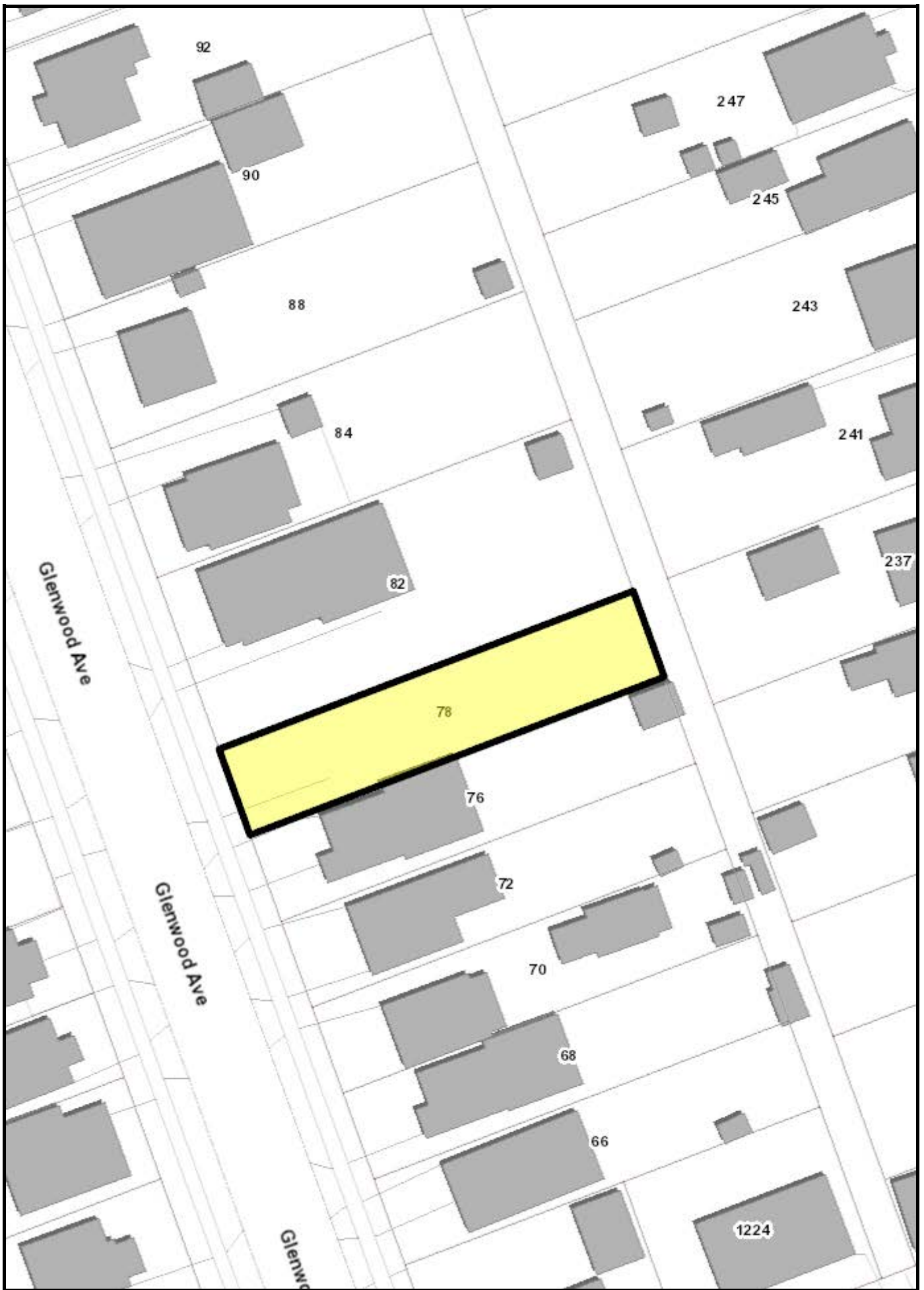
**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER.** This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful 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: 78 Glenwood Avenue  
 Applicant: De Vries Pieter, De Vries Evelyn Joyce  
 File Number: A.047/20  
 Created By: Sandra Fisher  
 Date: 7/10/2020  
 Scale: 1:500

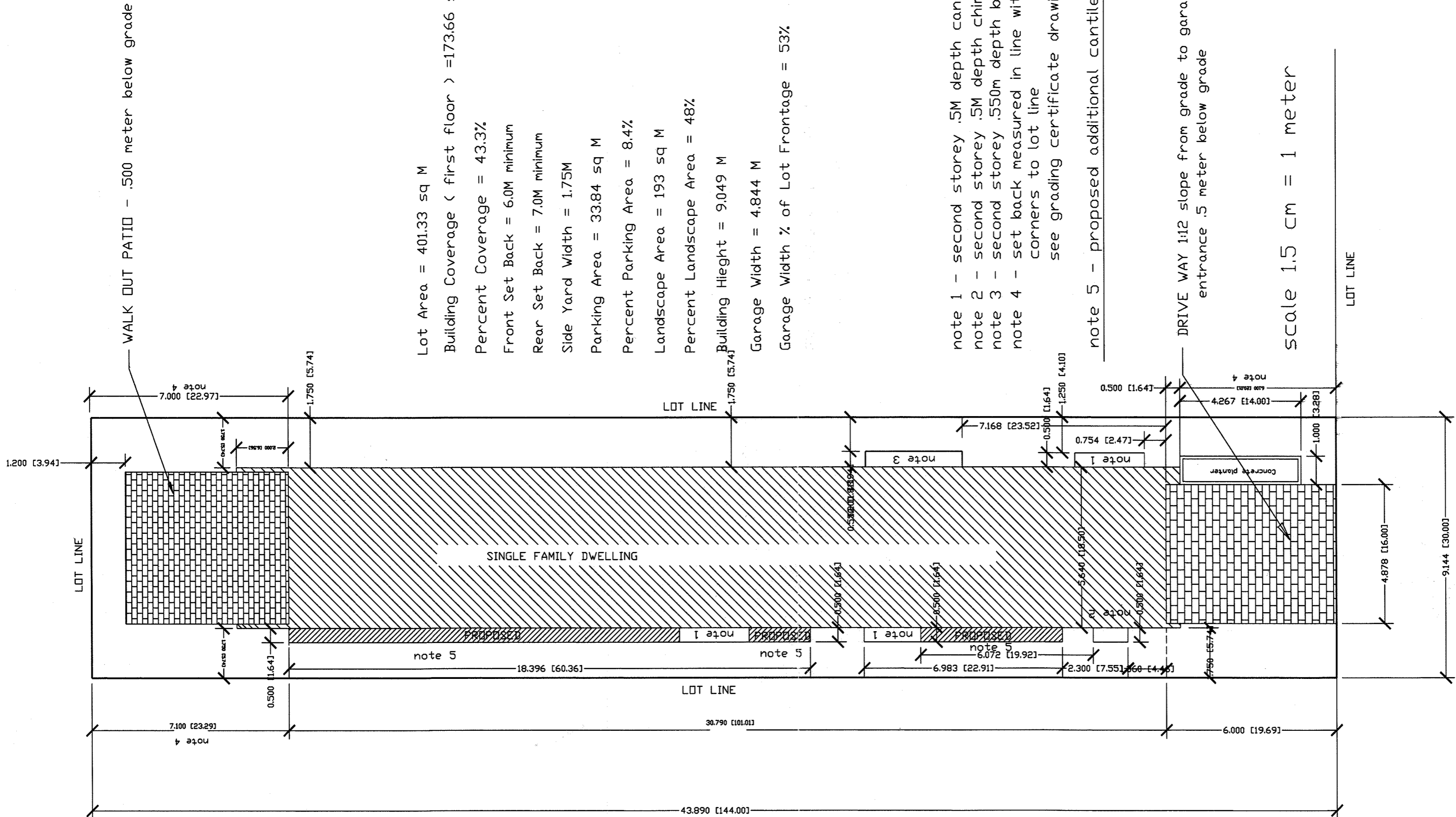
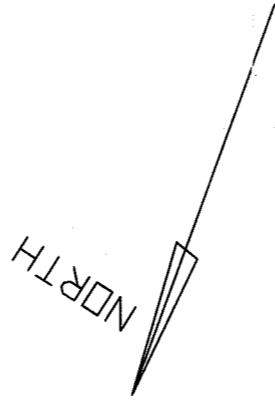
### Legend

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



Permit Application 17-013987  
78 Glenwood Avenue

DRAWING REVISED FEBRUARY 29, 2019



Lot Area = 401.33 sq M  
 Building Coverage ( first floor ) = 173.66 sq/M  
 Percent Coverage = 43.3%  
 Front Set Back = 6.0M minimum  
 Rear Set Back = 7.0M minimum  
 Side Yard Width = 1.75M  
 Parking Area = 33.84 sq M  
 Percent Parking Area = 8.4%  
 Landscape Area = 193 sq M  
 Percent Landscape Area = 48%  
 Building Height = 9.049 M  
 Garage Width = 4.844 M  
 Garage Width % of Lot Frontage = 53%

- note 1 - second storey .5M depth cantilever
- note 2 - second storey .5M depth chimney
- note 3 - second storey .550m depth bay window
- note 4 - set back measured in line with building corners to lot line  
see grading certificate drawing

note 5 - proposed additional cantilever

DRIVE WAY 1:12 slope from grade to garage entrance .5 meter below grade

scale 1.5 cm = 1 meter

DRAWING # 1

dimensions are in M [ft]  
single dimension is M

LOT 78 REGISTERED PLAN # 438(C)

78 GLENWOOD AVENUE SITE PLAN



London  
CANADA

# THE CITY OF LONDON:

## APPLICATION FOR VARIANCE OR PERMISSION UNDER SECTION 45 OF THE PLANNING ACT

<b>CONCURRENT APPLICATIONS FILED:</b>		<b>Date Received: (OFFICE USE ONLY):</b>
<b>Note to Applicant: For each application that is filed concurrently, complete and attach the appropriate application form and fees</b>		(Place Date Stamp Here)
<input type="checkbox"/>	Official Plan Amendment:	
<input type="checkbox"/>	Zoning By-law Amendment:	
<input type="checkbox"/>	Consent:	
<input type="checkbox"/>	Site Plan:	
<input type="checkbox"/>	Other (Specify):	<b>FOR REFERENCE PURPOSES</b> <b>Municipal address:</b>

<b>REQUIREMENTS FOR A COMPLETE APPLICATION INCLUDE:</b>	
<input type="checkbox"/>	The completed application form, and associated declarations.
<input type="checkbox"/>	A survey, site plan, or diagram of the proposal, dimensioned in metric and drawn to scale, showing all of the information as required by the <i>Planning Act</i> (see Section 9 herein).
<input type="checkbox"/>	Application Fee(s) made payable to the Treasurer, City of London.
<input type="checkbox"/>	A Letter of Authorization from the owner (with dated, original signature) <b>OR</b> completion of the Owner's Authorization on page 5 (item 15), <b>if the owner is not filing the application.</b>
<input type="checkbox"/>	Photographs or other relevant documentation that will assist in evaluating your application.
<input type="checkbox"/>	Completed Zoning Referral Record (see Schedule APP-1)

<b>PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION:</b>	
<i>List all reports, justifications, letters, studies, or documents prescribed by the City of London, or that the applicant believes would be beneficial to the application.</i>	

<b>THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:</b>	
City of London, Development and Compliance Services ATTN: Minor Variance Coordinator 300 Dufferin Avenue, Room 706, London, Ontario N6A 4L9	Telephone: 519-930-3500

CITY OF LONDON – APPLICATION FOR VARIANCE OR PERMISSION

INFORMATION AND MATERIAL TO BE PROVIDED IN AN APPLICATION UNDER SECTION 45 OF THE ACT (O.Reg 200/96)

**1a) Applicant Information:**

Complete the information below. All communications will be directed to the **Primary Contact** with a copy to the owner.

Note: If additional space is required for owner(s) information, please attach a separate sheet containing said information.

Registered Owner(s):

Name: Pieter de Vries & Evelyn de Vries

Address: 77 Glenwood Ave.

City: London

Postal Code: N5Z 2P7

Phone: work 519 452 1733

Cell: 519 520 6359

Fax: 519 452 1701

E-mail: p.devries@uvdynamics.com

Authorized Agent (authorized by the Owner to file the application, if applicable):

Name:

Address:

City:

Postal Code:

Phone:

Cell:

Fax:

E-mail:

Ontario Land Surveyor (if applicable):

Name:

Address:

City:

Postal Code:

Phone:

Cell:

Fax:

E-mail:

1b) Which of the above is the Primary Contact?  X Owner  Agent  Surveyor

2) Date application submitted to the City of London: MARCH 17 / 2020

3) The Current Official Plan designation AND London Plan Place Type:

NEIGHBOURHOOD LDR

~~\_\_\_\_\_~~

4) The current Zoning of the subject land and the uses permitted by that zone:

(Please use a separate sheet if needed)

R2-2 residential

**5) Describe the nature and extent of the relief from the Zoning By-law (what is being varied):**

- Extend length of two cantilevers on the north side of the structure from 2.15M ( 7 feet ) to 18.396M ( 60.36 feet ) and 6.983M ( 22.91 feet )
- Move railing of roof top terrace .5M towards edge of roof eaves

To

**6) Indicate why the proposed use, or regulations, cannot comply with the provisions of the Zoning By-law:**

Restrictive interpretation of “section 4.27 YARD ENCROACHMENTS PERMITTED”

*(2) Window sills, cornices, pilasters, cantilevers, eaves, gutters and similar non-structural architectural features  
.5M 1.6 feet*

**7) Description of Land:**

Geographic Township / Planning Area:

Lot(s): 78

Part Lot(s):

Concession(s):

Registered Plan Number: 438C

Municipal street address (if applicable): 78 Glenwood Ave.

Assessment Roll Number: 040380032000000

**8) Land Use, Existing and Proposed:**

Frontage (m) 9.14M ( 30 feet )

Depth (m) 43.89M ( 144 feet )

Area (m<sup>2</sup>) 401.15 M<sup>2</sup> ( 4320 sqft )

8 b) Existing Use of the subject land? Single family dwelling

8 c) The length of time that the existing use of the subject lands has continued?

8 d) Number of existing buildings/structures on the subject land? Single family dwelling under construction

8 e) On what date were all existing buildings or structures on the subject land constructed? 1920 to 1930 original structure (demolished ) – New single family dwelling under construction.

8 f) The date the subject land was acquired by the current owner? October 2015

8 g) Proposed use of the subject lands? Single family residential dwelling

8 h) If known, the number of proposed (new) buildings/structures? No additional buildings or structures

CITY OF LONDON – APPLICATION FOR VARIANCE OR PERMISSION

8 i) Specify the purpose/use of all proposed structures or buildings on the subject land. Single family dwelling

**9) A sketch illustrating the following information, in metric units, is required:**

Sketch is to include all existing and proposed buildings as described above (Section 8).

- (a) The address of the subject site, a north arrow, and any other information necessary to identify what the diagram pertains to and how it is oriented.
- (b) The boundaries and dimensions of the subject land.
- (c) The location, size (area and dimensions), and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line, and the side yard lot lines.
- (d) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells, and septic tanks.
- (e) The current uses on land(s) adjacent to the subject land (*for example, residential, agricultural or commercial*).
- (f) The location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road, or a right of way;
- (g) If access to the subject land will be by water only, the location of the parking and docking facilities to be used.
- (h) the location and nature of any easement affecting the subject land.
- (i) **NOTE:** Where an application for variance or permission is being made as part of the site plan approval process, diagrams, drawings, sketches, elevations, etc. shall be provided as prescribed through the Site Plan Consultation process and/or in accordance with the Submission Requirements of the Site Plan Control By-law C.P.-1455-541, Schedule 1.

**10) Access:** Access to the subject lands will be provided by?

<input checked="" type="checkbox"/>	Municipal Road	<input type="checkbox"/>	Provincial Highway	Note: if by water, provide parking/docking facility information and nearest public road.
<input type="checkbox"/>	Public Road, or Right of Way	<input type="checkbox"/>	Water only	

**11) Water Supply:** Water Supply to the subject lands will be provided by?

<input checked="" type="checkbox"/>	Municipal (piped) water	<input type="checkbox"/>	Privately owned and operated individual or communal wells
<input type="checkbox"/>	A lake or other body of water	<input type="checkbox"/>	Other (specify)

**12) Sewage Disposal:** Sewage disposal on the subject lands will be provided by?

<input checked="" type="checkbox"/>	Municipal sanitary sewer system	<input type="checkbox"/>	Privately owned individual or communal septic system
<input type="checkbox"/>	A Privy (outhouse)	<input type="checkbox"/>	Other (specify)

**12b) If the application would permit development on privately owned and operated individual or communal septic systems, and produce more than 4 500 litres of effluent per day, as a result of the development being completed, you are required to provide:**

- a) a servicing options report, and;
- b) a hydrogeological report

**13) Storm Drainage:** Storm drainage on the subject lands will be provided by?

<input checked="" type="checkbox"/>	Municipal sewers	<input type="checkbox"/>	Ditches or Swales	<input type="checkbox"/>	Other (specify)
-------------------------------------	------------------	--------------------------	-------------------	--------------------------	-----------------





**16) Applicant's Declaration:**

This must be completed by the person filing the application for the proposed Consent and in the presence of a Commissioner of Oaths.

I, Pieter de Vries \_\_\_\_\_ of the City of London \_\_\_\_\_  
 Print name of applicant Print name of City, Town, Township, etc.

in the Region/County/District of County of Middlesex solemnly declare that all of the statements

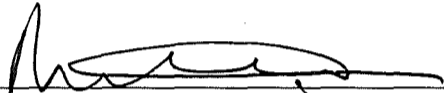
contained in this Application for Minor Variance at 78 Glenwood Avenue \_\_\_\_\_  
 (description of property)

and all supporting documents and plans are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Declared before me at:

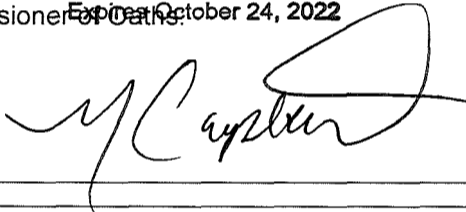
Region/County/District of Middlesex  
 in the Municipality of The City of London, this

17 day of MARCH, 2020  
 (Day) (Month) (Year)

  
 \_\_\_\_\_  
 Signature

**Melissa Jane Campbell, a Commissioner, etc.,**  
 Province of Ontario, for the Corporation  
 of the City of London  
 Commissioner of Oaths. Expires October 24, 2022

\_\_\_\_\_  
 Pieter de Vries



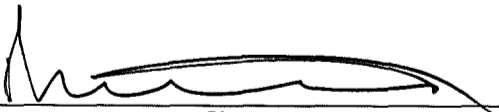
**17) Municipal Freedom of Information Declaration:**

In accordance with the provisions of the Planning Act, it is the policy of the City of London to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Pieter de Vries \_\_\_\_\_

The owner/authorized applicant, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the City of London to post a "Possible Land Use Change" sign, if necessary, and for municipal staff to access the subject site for purposes of evaluation of the subject application.

  
 \_\_\_\_\_  
 Signature

17 MARCH 2020  
 Day Month Year

**OWNER/APPLICANT'S INFORMATION (Mandatory, please print)**

Name: Pieter de Vries Mailing Address: 77 Glenwood Ave  
 Telephone No.: 519 453 7007 London, Ontario  
 E-mail Address: p.devries@uvdynamics.com N5Z 2P7  
 Cell No.: \_\_\_\_\_

**ZONING REFERRAL RECORD**

**Schedule APP-1**

To be completed by a Zoning By-law Enforcement Officer, 7<sup>th</sup> Floor, City Hall

**File No.**  
**A.**

<b>Description of Land (for Office Use Only):</b>	
Geographic Township / Planning Area: <b>London</b>	
Lot(s): <b>78</b>	Part Lot(s):
Concession(s):	Registered Plan Number: <b>438</b>
Municipal street address (if applicable): <b>78 Glenwood Ave.</b>	
Assessment Roll Number: <b>040380032000000</b>	

**Existing Zone(s) in Z.-1 Zoning By-law: R2-2**

BY-LAW RESTRICTIONS	REQUIRED	AS SHOWN ON PLAN
(a) Use	SDD	SDD
(b) Lot Area (m <sup>2</sup> ) (Min)	360	401.33
(c) Lot Frontage (m) (Min)	9	9.1
(d) Front Yard (m) Main Building/ Garage (Min)	6	6
(e) Rear Yard (m) (Min)	7	7
(f) Interior Yard (m) (Min) (North)	1.8	*1.2
(g) Interior Yard (m) (Min) (South)	1.8	1.75
(h) Landscaped Open Space (Min)	35%	47%
(i) Lot Coverage (%) (Max)	45%	43%
(j) Height (m) (Max)	9.0	9.0
(k) Off-street Parking	2	2
(l) Parking Area Coverage (%) (Max)	25%	8%
(m) Building Depth (%) (Max)	N/A	Pre-PTA
(n) Garage Width (%) (Max)	N/A	Pre-PTA
(o) GFA (%) (Max) and (m <sup>2</sup> ) (Max)	N/A	N/A
(p) Yard Encroachments (m) (Min) (South)	0.5	0.5

**CONSENT REQUIRED?**       Yes       No

<b>ZONING COMMENTS</b>
* Denotes Variance Required – Pre PTA

While every effort has been made to ensure that the information contained herein is correct, the information is not warranted or certified to its accuracy. The information MUST be verified before filing for your Consent Application

  
**Mike Shura**

**2022/03/13**  
YEAR/MONTH/DAY