



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

London
CANADA

NOTICE OF FINAL DECISION LONDON COMMITTEE OF ADJUSTMENT SUBMISSION NO.: A.013/16

February 16, 2016

OWNER:

George Gallant
485 McCormick Blvd
London ON N5W 5N2

AGENT:

Anderson Craft Ales Ltd
c/o Jim Anderson
Box 277
Rockwood ON N0B 2K0

WARD: 4

LOCATION: 1030 Elias Street, Pt Lots 38 and 39 Plan 115, Pt Part 2 RP 33R-13275, Parts 1 and 5 RP 33F-13897, on the north side of Elias Street, East of Glasgow Street

No appeal having been made during the statutory waiting period against the decision of the London Committee of Adjustment to Zoning By-law Z.-1 made on **January 25, 2016** with respect to the above property, you are hereby advised that the decision of the Committee is now **FINAL** and binding in that **George Gallant** is **GRANTED CONDITIONALLY** the requested Minor Variance **SUBJECT** to the following **CONDITIONS**:

1. A building permit is obtained prior to the commencement of construction.
2. A change of use permit is required.
3. The scale of the retail and manufacturing uses shall be limited to the proposed use only, as submitted.
4. The Applicant receives the necessary approvals from Provincial agencies to permit the manufacturing and sales of alcohol.

PURPOSE: To permit a brewing on premises establishment.

VARIANCES REQUESTED:

1. Permission to allow a brewing on premises establishment with 724m² (7,800 sq ft) of gross area for bottling and sales of beer for commercial use in place of a commercial establishment where individuals produce wine, beer or cider for personal use and consumption off the premises.
2. To permit 45 parking spaces and to allow the said amount of parking spaces for all permitted uses under the current zoning by-law for a gross floor area of ,2313.6m² (24,903.4 sq ft).
3. Permission to allow 66m² (710 sq ft) of retail sales of good permitted as an ancillary use to a "brewing on premises establishment for bottling and sales of beer for commercial use whereas 30m² (322 sq ft) is the maximum permitted.
4. Permission to allow the ancillary retail use to be accessible from the east wall of the building whereas the ancillary retail use is required to be accessible from the front of the building.

REASON: In all the circumstances, the Committee is of the opinion that the variance requested is minor and is desirable for the appropriate development of the land and is in keeping with the general intent and purpose of the By-law and Official Plan.

It is to be noted that this permission does not constitute a building permit and it will be necessary for you to obtain a building permit from the Building Division, City Hall, 300 Dufferin Avenue, Room 706, London ON N6A 4L9. Please note that this letter must be presented to the Building Department when applying for the permit. It is also to be understood that this decision does not affect any development agreement relating to the subject lands.

Peter Sikic, Secretary-Treasurer
London Committee of Adjustment
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