



OZ-8684
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September 21, 2016

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

Kim Nguyen

LOCATION:

1448 Adelaide Street North - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment and Official Plan amendments is to permit a personal service establishment in the existing building.

POSSIBLE AMENDMENT:

Change Official Plan to add a site-specific policy under Chapter 10 – Policies for Specific Areas to allow for a personal service establishment in the existing building.

Change Official Plan from a Low Density Residential designation to a Multi-Family, Medium Density Residential designation.

Change Zoning By-law Z.-1 from a Residential R2/Office Conversion (R2-2/OC2) Zone which permits low density residential development and professional and service offices in an existing building together with at least one dwelling unit to a Residential R2/Office Conversion Special Provision (R2-2/OC5(_)) Zone to permit low density residential development, medical/dental offices and offices in existing buildings with a special provision to add a personal service establishment in the existing building, with special provisions to allow for a reduction in parking from 37 parking spaces to 25 parking spaces, the permission to provide front yard parking spaces, the permission to locate the rear yard parking area closer to the side lot line than required, and to provide a driveway leading to the parking area less than 6.7 metres in width.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention Graham Bailey **by October 11, 2016**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 extension 4937.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 5 Councillor Maureen Cassidy (office phone 519-661-2500 extension 4005, e-mail mcassidy@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan and Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

FOR MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Graham Bailey at 519-661-2500 extension 7567, referring to "OZ-8684".

TO BE NOTIFIED:






If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP

Subject Site: 1448 Adelaide St N
Applicant: Kim Nguyen
File Number: OZ-8684
Planner: Graham Bailey
Created By: Graham Bailey
Date: 2016-09-12
Scale: 1:2500

LEGEND

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



