

Date: July 08, 2019

To: Chair and Members
Planning and Environment Committee

Re: Request for Delegation Status for Thames Village Joint Venture for the property located at lot 66, 1738 - 1754 Hamilton Road, London, Ontario.

On June 26, 2018, Council adopted Bylaw No. Z-1-182679 being a site specific by-law to The City of London Zoning Bylaw Z.-1. Thames Village Joint Venture respectfully requests delegation status at the Planning and Environment Committee meeting on July 22 in order to obtain the Civic Administration acceptance of a minor variance application relating to property located at 1738 Hamilton Road Lot 66, Old Victoria Subdivision.

The purpose of the Minor Variance application is amend the current residential R1-3(19) zoned lands to permit an Exterior Side Yard width of 2.5 meters whereas 8.0m is required within the Z-1 bylaw.

The reasons that we believe the minor variance application is appropriate and should be accepted by the Civic Administration are:

- A noise barrier wall will be installed on the exterior side of the building close to Hamilton Road which would minimize the visual impact of a dwelling unit adjacent to Hamilton Road;
- The reduced exterior side yard setback was not identified when the site specific zoning was being applied for;
- This change will not impact the general intent of the By-Law.
- The requested minor variance will maintain the general intent and purpose of the Official Plan and Zoning bylaw

Thames Village Joint Venture grants permission to put this communication on a public Agenda and the City of London website.

Regards,

Pooneh Derakhshan
Planner

Thames Village Joint Venture

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