

Report to London Committee of Adjustment

To: Chair and Members
London Committee of Adjustment
From: Michaela Hynes
Senior Coordinator – Committee of Adjustment
Subject: A-26075 – 703 Riverside Drive, Ward 8
Public Participation Meeting
Date: September 10, 2026

Executive Summary

Summary of Request

Variance under Section 45(1) of the *Planning Act* is requested as follows:

1. To permit a rear yard setback of 4.8m, whereas 7.5m is the minimum required.

Purpose and Effect

Variance requested to permit a rear addition to a single-detached dwelling.

Recommendation

The requested variance is being recommended for **approval** as it satisfies the provisions of Section 45(1) of the *Planning Act R.S.O. 1990 c.P.13*:

- The requested variance maintains the general intent and purpose of the Official Plan (The London Plan).
- The requested variance maintains the general intent and purpose of Zoning By-law No. Z-.
- The requested variance is minor in nature.
- The requested variance is desirable for the appropriate development or use of the subject lands.

Conditions

Should the Committee of Adjustment approve the requested variance, the approval would not be subject to any conditions.

Analysis

Property Description

The subject lands, municipally known as 703 Riverside Drive, are located on the northwest side of the intersection of Riverside Drive and Dunedin Drive, in the Oakridge Planning District. The surrounding area consists of low-density residential uses, primarily in the form of single-detached dwellings. Notably, the Thames River Valley Corridor is located approximately 115m to the south of Riverside Drive. The subject lands currently contain one (1) single-storey single detached dwelling. The applicant is requesting relief from the City of London's Zoning By-law to permit a reduced rear yard setback to accommodate a rear addition to the single detached dwelling.



Figure 1 – Aerial View of 703 Riverside Drive

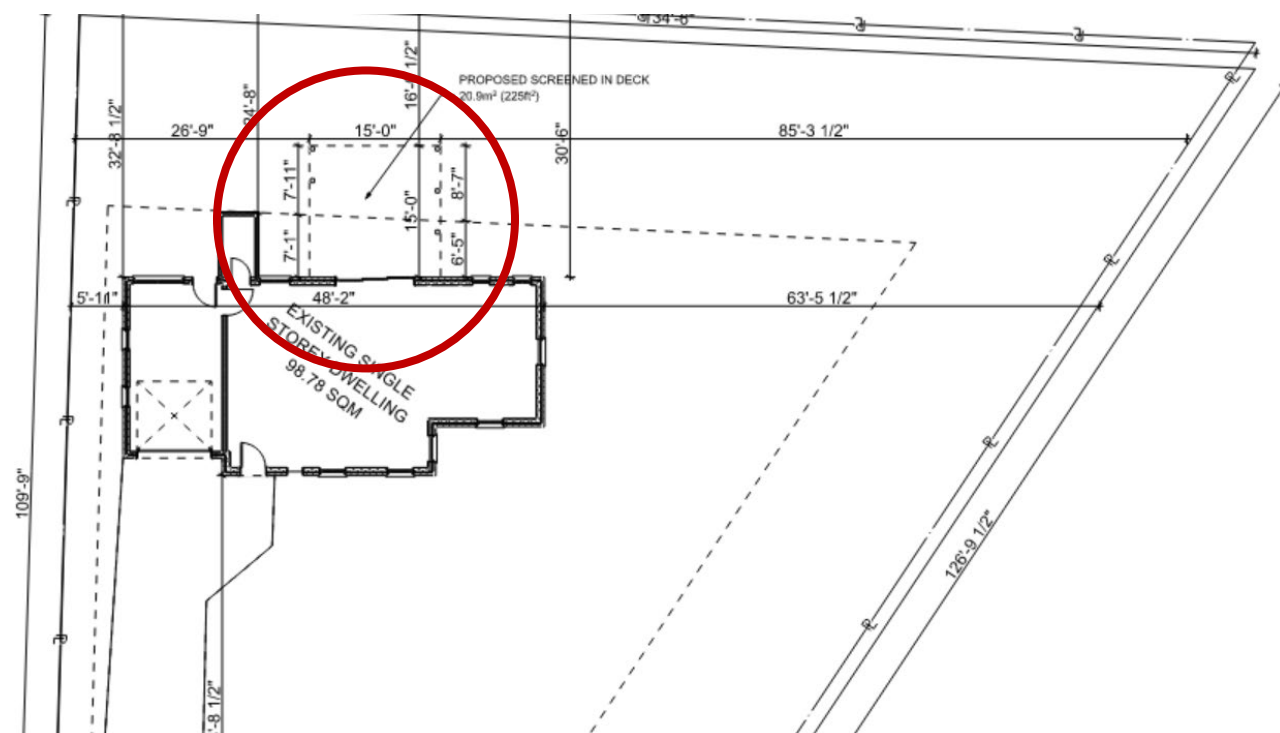


Figure 2 – Site Plan (addition circled in red)



Figure 3 – North Elevation (addition circled in red)

The Planning Act and the Provincial Planning Statement, 2024

Subsection 3(5) of the *Planning Act* requires that a decision that affects a planning matter shall be consistent with the *Provincial Planning Statement, 2024 (PPS)*. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development that are complemented by local policies addressing local interests. The application being considered does not involve broad policy considerations and has been reviewed in conjunction with The London Plan, which implements the policies of the *PPS*.

The London Plan, 2016

The subject lands are in the Neighbourhoods Place Type with frontage along a Civic Boulevard (Riverside Drive) and Neighbourhood Street (Dunedin Drive), as per Map 1 – Place Types and Map 3 – Street Classifications in The London Plan (TLP). The existing single detached dwelling is a contemplated use in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type and maintains the general intent and purpose of The London Plan.

Zoning By-law No. Z.-1

The subject lands are zoned Residential R1 (R1-10) Zone, pursuant to Zoning By-law No. Z.-1, which regulates low-density residential development in the form of single detached dwellings.

Variance 1: To permit a rear yard setback of 4.8m, whereas 7.5m is the minimum required.

The intent of regulating minimum yard setbacks is to ensure that all building components are located at an appropriate distance away from the lot lines to sufficiently accommodate for all onsite functions, including, but not limited to, site and building maintenance, landscape buffering, and mitigating potential adverse impacts such as privacy and noise concerns, and stormwater management.

Planning and Development staff are of the opinion that the requested variance is minor in nature when considering the context of the subject lands and existing development conditions. In this case, the requested variances would facilitate construction closer to the rear lot line than what is permitted, however, staff are of the opinion that there is no reasonable alternative in terms of location where this addition could be located. Specifically, due to the significant front and exterior side yard setbacks, any addition to the existing single detached dwelling would likely require a variance. Additionally, while the addition will abut the side lot line of the adjacent property, several mature trees are located along the shared property line and will provide a privacy buffer between the two

properties. Furthermore, there are no expected adverse impacts to neighbouring properties as a result of the construction of this rear addition.

As such, Planning and Development staff are of the opinion that the requested variance is minor in nature, is appropriate for the development and use of the lands and maintains the general intent and purpose of the Zoning By-law.

Conclusion

Planning and Development staff are recommending the **approval** of the variance as the variance maintains the general intent and purpose of The London Plan and the Zoning By-law, is minor in nature, and is desirable for the appropriate use and development of the lands.

Prepared by:	Matt Litwinchuk, BEDP, CPT, Planner
Reviewed by:	Michaela Hynes Senior Coordinator – Committee of Adjustment
Submitted and Recommended by:	Catherine Maton, MCIP, RPP Manager, Planning Implementation

Appendix A – Comments

Public Comments

A Notice of Public Hearing was sent to property owners and residents within a 60-metre radius of the subject site. Notice of Application was also published on the Public Notices webpage of the City’s London’s official website. There were **no** responses received during the public consultation period.

Internal/Agency Comments

Through the circulation of the application, responses were received expressing no concerns from the following staff and agencies: Ecology, Heritage, Upper Thames River Conservation Area (UTRCA), Landscape Architecture, and Engineering.