

Planning and Environment Committee Report

3rd Meeting of the Planning and Environment Committee
January 30, 2024

PRESENT: Councillors S. Lehman (Chair), S. Lewis, C. Rahman, S. Franke, S. Hillier

ALSO PRESENT: Councillors P. Cuddy, J. Pribil, S. Trosow and A. Hopkins; J. Adema, C. Cernanec, M. Corby, B. Coveney, J. Dann, K. Edwards, K. Gonyou, B. House, M. Hynes, A. Job, S. Mathers, H. McNeely, K. Mitchener, N. O'Brien, B. O'Hagan, N. Pasato, M. Pease, M. Tomazincic, M. Vivian and K. Wilding

Remote Attendance: I. Abushehada, M. Almusawi, E. Hunt, P. Kavcic, B. Lambert, M. Losee, B. Page, E. Skalski and J. Stanford

The meeting is called to order at 1:00 PM; it being noted that Councillor S. Franke was in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

Moved by: C. Rahman

Seconded by: S. Lewis

That Items 2.1 to 2.4, inclusive, BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

2.1 Delegated Authority for Consent

Moved by: C. Rahman

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend By-law CP-23 to provide for the Committee of Adjustment and Consent Authority and to repeal By-law CP-23, as amended;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D28)

Motion Passed

2.2 Building Division Monthly Report - November 2023

Moved by: C. Rahman

Seconded by: S. Lewis

That the Building Division monthly report for the month of November, 2023 BE RECEIVED for information. (2023-A23)

Motion Passed

2.3 Building Division Monthly Report - December 2023

Moved by: C. Rahman
Seconded by: S. Lewis

That the Building Division monthly report for the month of December, 2023 BE RECEIVED for information. (2024-A23)

Motion Passed

2.4 2nd Report of the Ecological Community Advisory Committee

Moved by: C. Rahman
Seconded by: S. Lewis

That the 2nd Report of the Ecological Community Advisory Committee, from its meeting held on January 18, 2024, BE RECEIVED for information.

Motion Passed

3. Scheduled Items

3.1 1st Report of the Community Advisory Committee on Planning

Moved by: S. Lewis
Seconded by: C. Rahman

That the 1st Report of the Community Advisory Committee on Planning (CACP), from its meeting held on January 10, 2024, BE RECEIVED for information; it being noted that the Planning and Environment Committee heard a verbal presentation from S. Bergman, Chair, CACP, with respect to these matters.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.2 900 Wilton Grove (Z-9677)

Moved by: S. Lewis
Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, based on the application by Blackbridge Property Inc., (c/o Monteith Brown Planning Consultants), relating to the property located at 900 Wilton Grove Road, the proposed by-law appended to the staff report dated January 30, 2024, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Light Industrial (LI2, LI3, LI7) Zone TO a Light Industrial Special Provision (LI2, LI3, LI7(_)) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- A. Lagrou, Monteith Brown Planning Consultants;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Light Industrial Place Type policies; and,
- the recommended amendment would permit an additional use that is considered appropriate within the surrounding context and will facilitate the reuse of the existing building;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.3 Demolition Request for Heritage Listed Properties at 16 Wellington Road and 26, 28 & 30 Wellington Road

Moved by: C. Rahman

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, with respect to the demolition requests, the following properties BE REMOVED from the Register of Cultural Heritage Resources:

- a) 16 Wellington Road;
- b) 26 Wellington Road;
- c) 28 Wellington Road; and,
- d) 30 Wellington Road;

it being noted that commemorative measures will be implemented during the BRT Wellington Gateway construction project in recognition of the significant cultural heritage value of the abovementioned properties;

it being further noted that no individuals spoke at the public participation meeting associated with these matters;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-R01)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Hillier

Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.4 3502 Manning Drive (OZ-9674)

Moved by: S. Lewis

Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Corporation of the City of London, relating to the property located at 3502 Manning Drive:

a) the proposed by-laws appended to the staff report dated January 30, 2024 as Appendix "A" and Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 to amend the Official Plan for the City of London, 2016, to:

i) amend Map 1 – Place Types to change the designation of portions of the subject lands FROM an Environmental Review Place Type TO Green Space Place Type and Waste Management Resource Recovery Area Place Type; and to change the designation of a portion of the subject lands FROM a Waste Management Resource Recovery Area Place Type TO a Green Space Place Type; and,

ii) amend Map 5 – Natural Heritage to DELETE a portion of the Valleylands designation; to ADD Significant Valleylands designation to a portion of the subject lands; to change the designation of the northerly-located wetland FROM an Unevaluated Wetlands TO Wetlands; and to DELETE the Unevaluated Wetlands designation from the westerly located feature;

b) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016, as amended in part a) above), to change the zoning of portions of the subject property FROM an Agricultural (AG2) Zone TO an Open Space (OS5) Zone and a Waste & Resource Management (WRM1) Zone;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- M. Williams; and,

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the policies of The London Plan, including, but not limited to, the Key Directions, Environmental Review Place Type, Open Space Place Type and Waste Management Resource Recovery Area Place Type;
- environmental studies have been undertaken and recommendations have informed the proposed designations and zoning;
- the recommended amendment is not intended to impact the character of the agricultural area and is solely intended to expand the Waste Management facility within the allocated subject lands; and,
- the recommended amendment considers both the long-term protection of agricultural resources and the long-term compatibility of uses;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.5 4366 Colonel Talbot Road (Z-9676)

Moved by: S. Lewis

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by Lambeth Health Organization Inc., (c/o Siv-ik Planning & Design Inc.), relating to the property located at 4366 Colonel Talbot Road:

a) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a holding Arterial Commercial (h-17*h-18*h-124*AC2) Zone TO a Business District Commercial Special Provision (BDC(_)) Zone;

b) the requested Special Provision, as part of the amendment to Zoning By-law No. Z.-1, that a single-lane drive-through exit shall be permitted onto Colonel Talbot Road, BE REFUSED for the following reason:

i) the requested Special Provision does not conform to the policies of The London Plan, including the Mobility policies and criteria of the Planning Impact Analysis, the Southwest Area Secondary Plan, nor the regulations of the Access Management Guidelines or Zoning By-law No. Z.-1 with regards to drive-through facility locations;

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) relocate the exit of the drive-through lane internal to the site;
- ii) a landscape buffer between a drive-through lane and adjacent properties of 3.0 metre to the north and 1.5 metres to the east shall be provided;
- iii) implement the recommendations of the noise study; and,
- iv) short-term bicycle parking is required;

it being noted that the Planning and Environment Committee received the Project Summary from M. Davis, Siv-ik Planning and Design Inc., with respect to these matters;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- M. Davis, Siv-ik Planning and Design Inc.; and,
- M. Zuech;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Main Street Place Type policies;
- the recommended amendment conforms to policies of the Southwest Area Secondary Plan, including but not limited to the Main

Street Lambeth North Neighbourhood policies; and,

- the recommended amendment facilitates the redevelopment of an underutilized site with an appropriate range of uses at an appropriate scale and intensity;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.6 934 Oxford Street West (Z-9678)

Moved by: C. Rahman

Seconded by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by 2419361 Ontario Inc., relating to the property located at 934 Oxford Street West:

a) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone, BE REFUSED for the following reasons:

i) the proposed development does not conform to the Official Plan, The London Plan, for the City of London including, but not limited to, the Key Directions, City Design policies, and Intensity and Form policies of the Neighbourhoods Place Type;

ii) the proposed development, in its current form, is too intense and cannot meet site design requirements such as appropriate building and parking area setbacks, appropriate parking configuration, impact mitigation and waste and snow storage;

iii) the proposed development sets a precedent for similar developments in the area. This would result in multiple access points to Oxford Street West which is not in keeping with access management guidelines which seek to consolidate access points along higher order roads to ensure access points appropriately separated and safe.

b) the Civic Administration BE DIRECTED to transfer the planning application fee for this Zoning Bylaw amendment to a subsequent application on the same property;

it being noted that the Applicant submitted a revised concept plan on January 16, 2024 with the intention of working through issues with Staff; however, the statutory timelines under the *Planning Act* require a decision at the February 13, 2024 Council meeting to avoid issuing a refund;

it being further noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated January 25, 2024, from T. Whitney, Zelinka Priamo Ltd;
- a communication from A. Johnson; and,
- a revised recommendation from Deputy Mayor S. Lewis;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- T. Whitney, Zelinka Priamo Ltd.;
- C. Beck on behalf of A. Johnson;
- A-M. Valastro; and,
- M. Zwart, Oakridge Presbyterian Church;

it being also noted that the Municipal Council refuses this application for the following reasons:

- the proposed development does not conform to the Official Plan, The London Plan, for the City of London including, but not limited to, the Key Directions, City Design policies, and Intensity and Form policies of the Neighbourhoods Place Type;
- the proposed development, in its current form, is too intense and cannot meet site design requirements such as appropriate building and parking area setbacks, appropriate parking configuration, impact mitigation and waste and snow storage; and,
- the proposed development sets a precedent for similar developments in the area. This would result in multiple access points to Oxford Street West which is not in keeping with access management guidelines which seek to consolidate access points along higher order roads to ensure access points appropriately separated and safe;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (3): S. Lehman, C. Rahman, and S. Franke

Nays: (2): S. Lewis, and S. Hillier

Motion Passed (3 to 2)

Additional Votes:

Moved by: S. Lewis

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Lewis
Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Lewis
Seconded by: S. Hillier

Motion to approve the application by 2419361 Ontario Inc., relating to the property located at 934 Oxford Street West:

- a) the proposed ~~attached~~ by-law BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone TO a Residential R8 Special Provision (R8-4(_)) Zone; and,
- b) pursuant to subsection 34(17) of the *Planning Act*, no further notice be given;

it being noted that the Municipal Council approves this application for the following reasons:

- this decision is consistent with the Provincial Policy Statement; and,
- the statutory deadline for a decision under Bill 109 regulations cannot be met if a referral back or if recirculation of notice on the revised concept prepared by the applicant in response to staff concerns on the original application submission were directed.

Yeas: (2): S. Lewis, and S. Franke

Nays: (3): S. Lehman, C. Rahman, and S. Hillier

Motion Failed (2 to 3)

3.7 Housekeeping Amendments to the Zoning By-law (Z-9679)

Moved by: S. Lewis
Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law Z.-1, by correcting errors and omissions, adjusting and adding definitions, and amending general provisions and definitions;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:

- M. Wallace, London Development Institute;

it being noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the general intent of The London Plan, including but not limited to the City Building Policies; and,
- the recommended amendment support's Council's commitment to supporting streamlined planning and building approvals, avoiding unnecessary processes and increasing the supply of housing;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: C. Rahman
 Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: S. Lewis
 Seconded by: C. Rahman

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.8 City-Wide 5-Bedroom Limits and Increased Permissions for Additional Residential Units (OZ-9661)

Moved by: S. Lewis
 Seconded by: C. Rahman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Official Plan and Zoning By-law requirements for 5-bedroom limits and additional residential units:

- a) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 TO AMEND the Official Plan for the City of London, 2016, Policy 942 relating to additional residential unit permissions and amend wording referring to accessory buildings containing additional residential units;
- b) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 TO AMEND Zoning By-law No. Z.-1 Sections 2, 4, 5, 6, 7, 8 relating to additional residential unit permissions, in part to conform with the Official Plan for the City of London, 2016, as amended in part a) above; and,

c) the proposed by-law appended to the staff report dated January 30, 2024 as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 TO AMEND Zoning By-law No. Z.-1, to remove the city-wide 5-bedroom limit from Section 2 " Dwelling " definitions, to modify Section 2 " Dwelling Unit " definition to include reference to the Near Campus Neighbourhood 5-bedroom limit, and modify Section 4.37.5 to include provision for bedroom limit increases related to additional residential unit creation within Near Campus Neighbourhoods;

it being noted that the Planning and Environment Committee received the following communications with respect to these matters:

- a communication dated January 10, 2024 from A. Kaplansky;
- a communication dated January 19, 2024 from J-M. Metrailler;
- a communication dated January 24, 2024 from the R. Zelinka, Chair, London Area Planning Consultants;
- a communication dated January 26, 2024 from J. Halsall;
- a communication dated January 28, 2024 from M. Bartlett;
- a communication dated January 28, 2024 from C. Barker;
- a communication dated January 30, 2024 from S. Bentley, Interim President, Broughdale Community Association and area resident; and,
- a communication from AM. Valastro;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- A. Kaplansky;
- J. Reid;
- A-M. Valastro;
- T. Rutten;
- J. Zaifman, CEO, London Home Builders Association;
- M. Wallace, London Development;
- J.M. Fleming, City Planning Solutions on behalf of Copps Backyard Homes;
- S. Copp;
- J. Halsall;
- D. Jones, Orchard Park Sherwood Forest Executive;
- J.M. Metrailler;
- H. Pearce;
- S. Saker, Saker Realty;
- M. Bartlett, Broughdale Community Association Executive; and,
- M. Blosh;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to the general intent of The London Plan, including but not limited to the Neighbourhoods Place Type, Policy 942; and,
- the recommended amendment support's Council's commitment to increase housing supply and affordability;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Additional Votes:

Moved by: S. Hillier

Seconded by: C. Rahman

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

3.9 1310 Adelaide Street North and 795 Windermere Road (OZ-8709)

Moved by: S. Lewis

Seconded by: S. Lehman

That the following actions be taken with respect to the application by Royal Premier Development, relating to the property located at 1310 Adelaide Street North & 795 Windermere Road:

- a) the attached, revised, proposed by-law (Appendix "A") BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024 to amend the Official Plan for the City of London, 2016, by ADDING a new policy to the Specific Policies for the Green Space Place Type and by ADDING the subject lands to Map 7 – Specific Policies Areas – of the Official Plan;
- b) the attached, revised, proposed by-law (Appendix "B") BE INTRODUCED at the Municipal Council meeting to be held on February 13, 2024, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016 as amended in part a) above), to change the zoning of the subject property FROM an Open Space Special Provision (OS4(2)) Zone TO a Holding Open Space Special Provision (h-18*OS4(_)) Zone;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) ensure there is a network of walkways between the parking areas, building entrances, the public sidewalk on Adelaide Street North and the Thames Valley Parkway along Windemere Road to allow for safe and convenient pedestrian connectivity throughout the site and support transit usage; and,
 - ii) review City parking lot upgrades and field house as part of site plan review process;
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

- N. Dyjach, Strik Baldinelli Moniz;
- S. Pratt, Upper Thames River Conservation Authority;
- D. Windsor; and,
- M. Blosch;

it being further noted that the Municipal Council approves this application for the following reasons:

- the recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which permits development and site alteration in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards, vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies, new hazards are not created and existing hazards are not aggravated, and no adverse environmental impacts will result;
- the recommended amendment conforms to The London Plan, including but not limited to the Policies for Specific Areas, and the Green Space Place Type policies;
- the recommended amendment to Zoning By-law Z.-1 conforms to the in-force policies of The London Plan, including, but not limited to Specific Area Policies (Map 7), the Green Space Place Type, the Our Tools, and all other applicable policies in The London Plan; and,
- the recommended amendment will establish a principle of development for a site by allowing some additional development opportunity, while ensuring protection of public safety and minimizing property damage;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters. (2024-D14)

Yeas: (3): S. Lehman, S. Lewis, and S. Hillier

Nays: (2): C. Rahman, and S. Franke

Motion Passed (3 to 2)

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

Moved by: C. Rahman

Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

4. Items for Direction

None.

5. Deferred Matters/Additional Business

5.1 Deferred Matters List

Moved by: S. Lewis

Seconded by: C. Rahman

That the Deferred Matters List BE RECEIVED for information. (2023-D09)

Yeas: (5): S. Lehman, S. Lewis, C. Rahman, S. Franke, and S. Hillier

Motion Passed (5 to 0)

6. Adjournment

The meeting adjourned at 4:11 PM.