



Zelinka Priamo Ltd.

LAND USE PLANNERS

November 29, 2024

via email

Planning and Environment Committee
c/o Heather Lysynski (Committee Clerk)
City of London
300 Dufferin Street, London, ON
N6A 4L9

Attention: Planning and Environment Committee Members

**Re: Planning and Environment Committee (December 3rd)
Zoning By-law Amendment
Highland Golf Course
1922 Commissioners Road West and 205 Commissioners Road E**

City File: Z-9795
Our File: HCC/LON/23-01

On behalf of Highland Golf and Country Club (“Highland”), we are pleased to provide the following information for your consideration regarding the Zoning By-law Amendment (ZBA) application for the proposed maintenance shop at 1922 Highland Heights & 205 Commissioners Road East (“subject lands”).

Upon reading the City’s staff report provided for this application, there is a recommendation on Page 1, Section b), which states that the Site Plan Approval Authority **BE REQUESTED** to consider design issues through the site plan process. There is one design ‘issue’ listed that we would like to have removed from this consideration request which states:

iii) Removal of the access between the existing single detached dwelling and west property boundary;

We are requesting that this portion of the laneway (shown in yellow on the next page) remain as existing and not be removed through Site Plan Approval. This portion of the laneway is not proposed to be for car, truck or delivery traffic; however, it is necessary for the resident living at 205 Commissioners Road E as well as for work carts and golf carts to travel beyond the single-detached dwelling. While most of the vehicular traffic is diverted to the staff parking lot, as shown on the site plan, and will use the path of travel shown in red, Highland would still like to be able to utilize this driveway for their staff and maintenance operations.

We respectfully request the Committee remove this consideration for the Site Plan Approval Authority and that this laneway remain as is in order to maintain a path of travel for on-site operations.

We thank you for the opportunity to provide comments and we look forward to a favourable consideration of our proposal at PEC on December 3rd, 2024.

Yours very truly,

ZELINKA PRIAMO LTD.

Katelyn Crowley, BA, CPT
Senior Planner

