

December 5, 2018

RE: 6682 Fisher Lane, London – Owner: Joseph Marche

MTE OLS Ltd. project number – 44646-101

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#### PLANNING JUSTIFICATION REPORT:

The pre-consultation meeting was held on July 30, 2018. The owner, Joe Marche, is proposing to move a single detached dwelling to the subject property. The existing single detached dwelling will be retained until the new dwelling has been fully moved/constructed. After which, the existing dwelling will be demolished.

This site is unique in its shape and designation, being agricultural and open space. The London plan has this site designated as farmland place and green space type even though there is no farming taking place on site and there is an existing single family home on the property. The site is too small to allow farming and has a Municipal drain going through the south portion of the site. The current zoning is listed as AG2 and Environmental Review Zone.

We are requesting special provisions under the AG2 zone to permit reduced setbacks for the new single detached dwelling. The existing dwelling also does not meet the requirements of the AG2 zone. The attached site plan/grading plan illustrates the proposed location of the new dwelling. The new dwelling and accessory structures have been placed outside the regulatory floodplain as located and shown on the attached site plan. This plan has been reviewed and approved by the Kettle Creek Conservation Authority. Please see the attached email correspondence from Joe Gordon, Supervisor of Planning & Conservation Areas, Kettle Creek Conservation Authority.

The site plan also addresses the minimum distance separation by noting the distance to the surrounding structures on the adjacent farms. This is a requirement due to the agricultural nature of the surrounding area. The plantings have also been addressed on the site plan. Kettle Creek has commented on location and type of plantings they want to see. These have been shown on the site plan. Please see email correspondence from Kettle Creek.

From our pre-consultation meeting and discussions with the Conservation Authority we are confident that there is no adverse impact with this development from a planning perspective.

MTE OLS Ltd.,  
Patrick R. Levac, OLS

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**MTE OLS Ltd.**

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