

September 03, 2024

PLANNING AND DESIGN REPORT

Proposed Zoning By-law Amendment

To Permit an Animal Hospital Use
952 Southdale Road West
London, Ontario

Prepared For:



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1. INTRODUCTION

1.1 Purpose

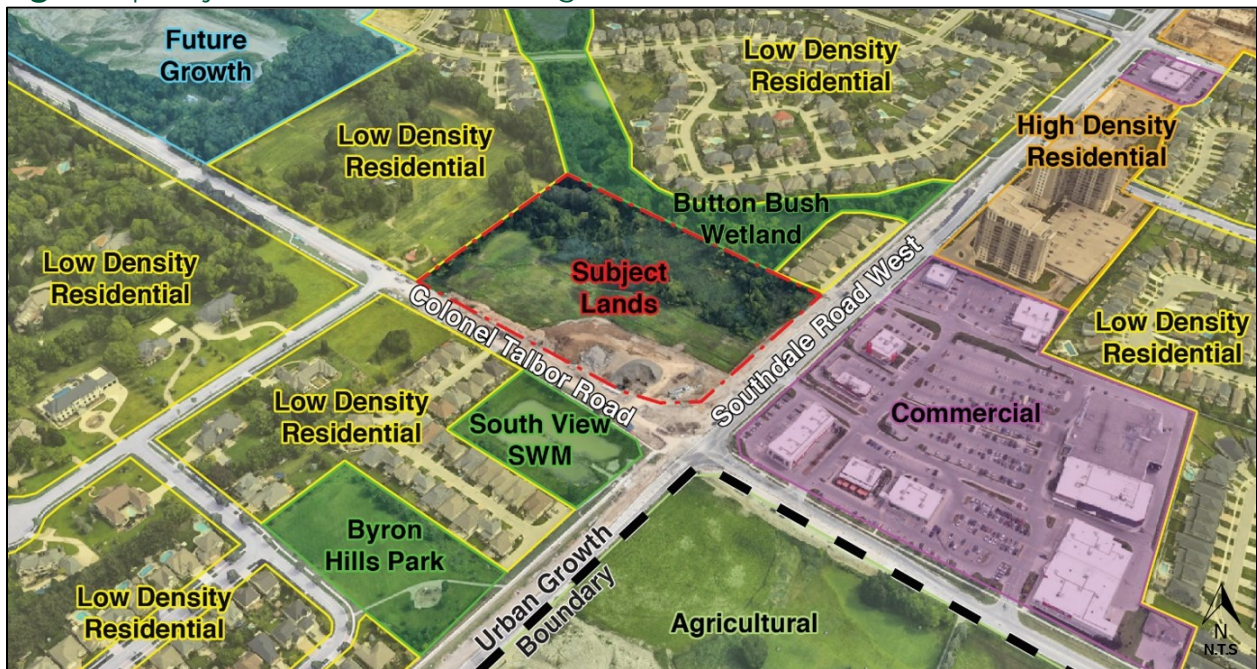
Monteith Brown Planning Consultants Limited (“MBPC”) has been retained by Forest Edge Commons Inc. (o/a Westdell Development Corp.) (“Westdell”) (c/o Paul Kitson) to assist with the preparation and submission of a Zoning By-law Amendment application to permit an animal hospital use within the larger commercial development proposed on the lands known municipally as 952 Southdale Road West (“subject lands”) in London, Ontario. The subject lands are under Westdell’s ownership.

The intent of this report is to analyze the land use planning merits to determine the appropriateness of the proposed Zoning By-law Amendment within the context of the surrounding community and the relevant planning documents including the Provincial Policy Statement (2020), new Provincial Planning Statement (2024), the London Plan (City of London’s Official Plan), and the City of London Zoning By-Law.

1.2 Subject Lands

The subject lands (See **Figure 1**, below), rectangular in shape and located at the northeast corner of the Southdale Road West and Colonel Talbot Road intersection, have a total area of approximately 3.98 hectares (9.85 acres), with approximately 162 metres of frontage along Southdale Road West, and 255 metres of depth along Colonel Talbot Road.

Figure 1 | Subject Lands & Surrounding Context



Source: MBPC, 2024

The property is located entirely within the City's Urban Growth Boundary and within the Westmount Planning District, in a predominantly established and up-and-coming commercial and residential area of West London. Based on review of aerial photography, the westerly half the site appears to have been historically used for agricultural purposes, with the easterly half of the site containing features associated with the North Talbot Provincially Significant Wetlands (PSW)/Button Bush.

The subject lands are adjacent to planned development lands to the north, Button Bush Wetland – South and established single-detached dwellings to the east, Southwood Crossing Commercial Plaza to the south, and established single-detached dwellings and South View Stormwater Management Pond to the west.

1.3 Previous & On-going Applications

It is understood that that an application for amendments to the London Plan (City of London Official Plan) and Zoning By-law was submitted to the City to permit a mixed-use commercial, office, and residential development on the property (File No. OZ-9431). The applications were approved by Council in December 2022.

It is further understood that Westdell was recently granted Site Plan Approval for the development of a multi-unit commercial plaza on the commercial portion of the subject lands, marketed as "*Forest Edge Commons*". Through discussions with the City's Zoning Department, it was discovered that the animal hospital use – proposed for one of the commercial retail units ("CRU") in the development – is not permitted under the existing 'Community Shopping Area, Special Provision' ('CSA1(6)') Zone applied to the subject site. As such, a Zoning By-law Amendment is required to seek permission for the use to be permitted on the property.

1.4 Pre-Application Consultation Meeting

A request for pre-consultation meeting with City of London Staff was submitted to the City via email on July 26, 2024. City Staff subsequently prepared and provided a Record of Pre-Application Consultation on August 15, 2024. The departmental comments noted no comments or concerns with respect to the proposal; as such, at the discretion of the City and the proponent, no formal pre-consultation meeting was held.

Through the Report, City Staff confirmed that a Zoning By-law Amendment would be required to permit an animal hospital use on the subject lands. As part of the Zoning By-law Amendment application, a Conceptual Site Plan, Zoning Data Sheet, and Planning and Design Report would be required as part of the complete application submission package.

Comments from the Upper Thames River Conservation Authority ("UTRCA") were received on August 12, 2024, under separate cover. The UTRCA had no objections with

respect to the proposed Zoning By-law Amendment. It was, however, noted that conditions of Section 28 Permit #50-24 would need to be satisfied and that the holding provisions currently applied to the site would need to be cleared.

Please note that the Section 28 Permit and the removal of holding provisions does not form part of this Zoning By-law Amendment application and shall be treated as a separate application/process.

All of the above-noted materials required as part of a complete application are included within this submission.

2. DEVELOPMENT PROPOSAL

As briefly discussed, the proponent has recently been granted Site Plan Approval for the development of a multi-unit commercial plaza, marketed as “*Forest Edge Commons*” on the subject lands. The commercial development is proposed to include a Grocery Store in the northerly portion of the lands (servicing as an anchor to the plaza), as well as two multi-unit 1-storey commercial blocks in the southerly portion of the site fronting Southdale Road West and Colonel Talbot Road.

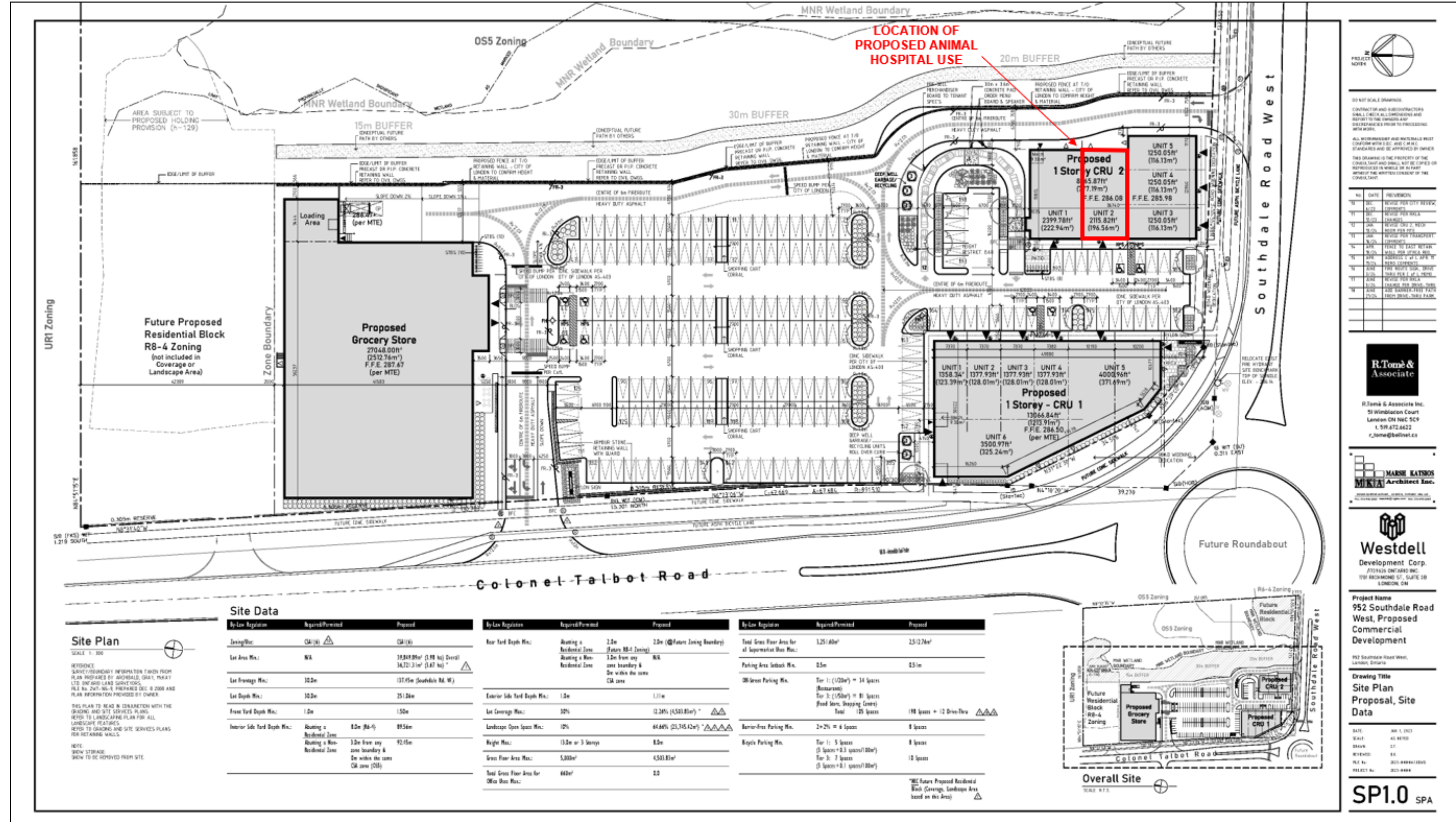
As part of the commercial development, one of the leased units is proposed for an animal hospital use (Unit 2 in Proposed CRU 2 – See **Figure 2** and **Figure 3**, below).

An animal hospital is defined in Section 2 (Definitions) of the Zoning By-law as: “*a building designed, used or intended for use by a veterinarian and his assistants for the purpose of providing for the care and treatment of livestock, may include overnight accommodation, and may include an animal clinic*”.

A Zoning By-law Amendment is required to permit the use under the existing ‘Community Shopping Area, Special, Zone Variation One, Special Zone’ (‘CSA1(6)’) that applies to the development lands. The use is permitted as of right in a number of commercial zones (i.e., NSA4, ASA1, BDC, AC2, AC4, HS, CC(4) and CC(13), etc.).

A Site Plan and Leasing Plan has been submitted as part of the complete application submission package; the Plans are also shown on the next few pages (**Figure 2** and **Figure 3**, respectively).

Figure 2 | Site Plan



PROJECT NUMBER: [Symbol]

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No.	DATE	REVISION
10	DEC 2023	REVISED FOR CITY REVIEW
11	DEC 2023	REVISED FOR PERMITS
12	JAN 2024	REVISED FOR PERMITS
13	JAN 2024	REVISED FOR PERMITS
14	JAN 2024	REVISED FOR PERMITS
15	JAN 2024	REVISED FOR PERMITS
16	JAN 2024	REVISED FOR PERMITS
17	JAN 2024	REVISED FOR PERMITS
18	JAN 2024	REVISED FOR PERMITS
19	JAN 2024	REVISED FOR PERMITS
20	JAN 2024	REVISED FOR PERMITS

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Project Name
952 Southdale Road West, Proposed Commercial Development

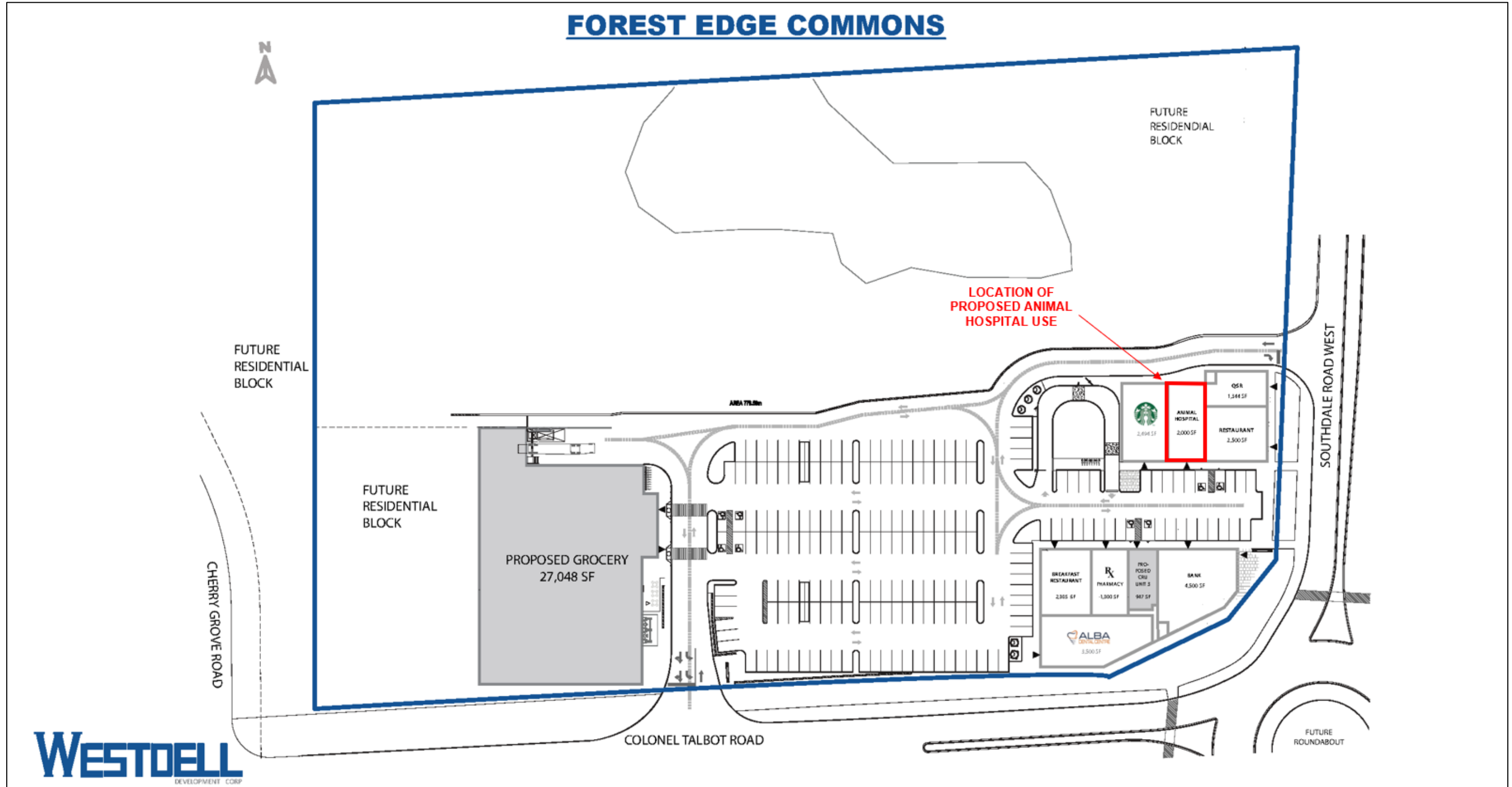
Drawing Title
Site Plan
Proposal, Site Data

DATE: JAN 1, 2023
SCALE: AS SHOWN
DRAWN: [Name]
REVIEWED: [Name]
FILE No.: 202-000012000
PROJECT No.: 202-0000

SP1.0 SPA

Source: R. Tome & Associate Inc., 2023

Figure 3 | Leasing Plan (Forest Edge Commons)



Source: Westdell

3. BACKGROUND AND TECHNICAL STUDIES

Through the Record of Pre-Application Consultation, no background and/or technical studies were required to be undertaken in support of the proposed Zoning By-law Amendment.

4. PLANNING FRAMEWORK AND ANALYSIS

The following section will provide an overview and analysis of the existing planning framework, identify the key policies and by-laws that relate to the subject lands, and discuss the Zoning By-law Amendment required to permit an animal hospital use within the larger commercial development proposed on the subject lands.

4.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. Any decision by a planning authority that requires approval under the Planning Act *“shall be consistent with”* policy statements issued under the Act. The PPS is intended *“to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together”* (Part III).

In brief, the proposed amendment to the City’s Zoning By-law to permit the animal hospital use on the subject lands is consistent with the policies of the PPS which seek to:

- Direct growth and development to existing settlement areas (Policy 1.1.3.1);
- Provide for land use patterns within settlement areas that are based on densities and a mix of land uses that:
 - efficiently use land and resources,
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - are transit supportive (Policy 1.1.3.2).
- Provide for opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (Policy 1.3.1);
- Promote opportunities for economic development and community investment-readiness (Policy 1.7.1);
- Protect natural heritage features for the long term (Policy 2.1.1) and prohibit development and site alternation in significant woodlands and wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions;

- Direct development to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards (Policy 3.1.1);
- Protect and prevent development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (Policy 2.6.2);

The proposed animal hospital use will complement, and contribute to, the appropriate range and mix of employment uses proposed within the mixed-use commercial development planned for the subject lands. Permitting the animal hospital use would support economic activity, diversity, and choice to account for the needs of existing and future businesses and residents within the Westmount community.

Based on the above analysis, the proposed amendment is consistent with the PPS.

New Provincial Planning Statement

On August 20, 2024, the Ontario government released the Provincial Planning Statement, 2024 (“2024 PPS”), introducing fundamental changes in how growth planning is carried out in the Province. The 2024 PPS is anticipated to consolidate and replace the primary policy documents that govern land use planning in southern Ontario, being the current Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

The 2024 PPS is slated to come into effect on October 20, 2024, and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after that date.

At the time of preparing this Planning and Design Report, the 2024 PPS has not come into effect. However, the proposed amendment has regard for the policies set out in the 2024 PPS by:

- Accommodating an appropriate range and mix of land uses to meet long-term needs (Policy 2.1.6);
- Focusing growth and development to Settlement Areas and Strategic Growth Areas (Policy 2.3.1.1, Policy 2.4.1.1);
- Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs and providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses (Policy 2.8.1.1);
- Preparing for the impacts of a changing climate by supporting the achievement of compact, transit-supportive, and complete communities (Policy 2.9.1);
- Protecting natural features and areas for the long term (Policy 4.1.1);

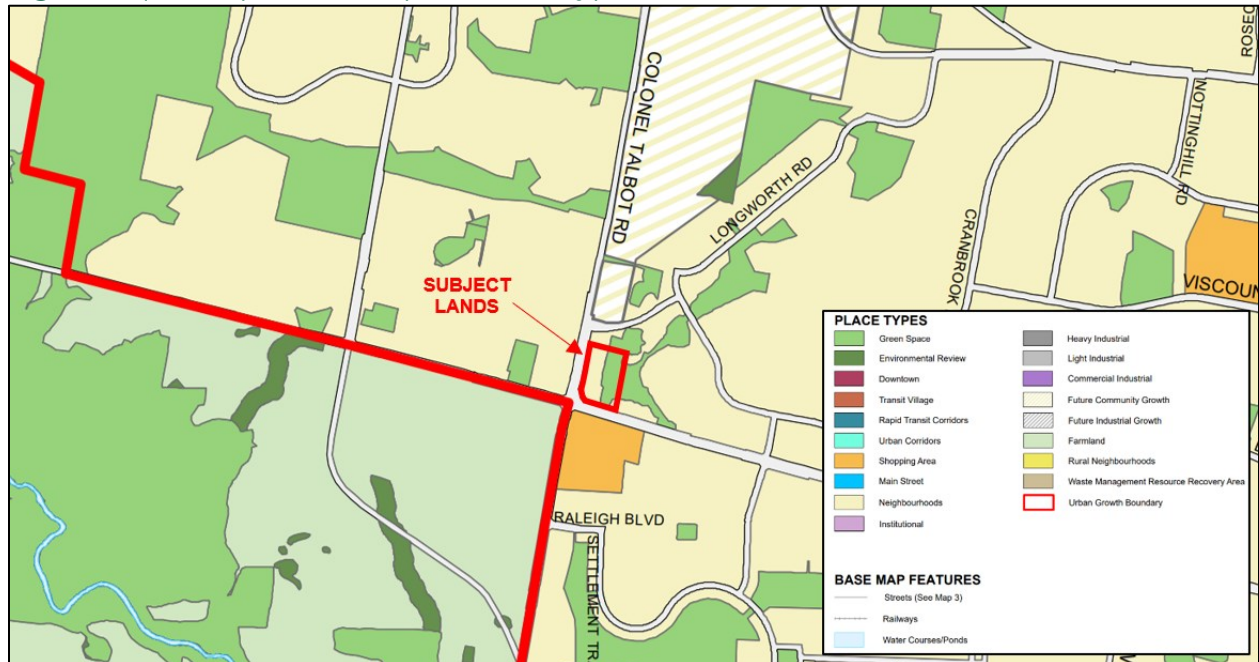
- Protecting and preventing development and site alteration on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (Policy 2.6.2); and,
- Direct development to areas outside of hazardous lands (Policy 5.2.2).

As such, the Zoning By-law Amendment has regard for the 2024 PPS.

4.2 The London Plan (City of London Official Plan)

Map 1 – Place Types of the London Plan delineates the westerly portion of the subject lands, associated with the proposed development, within the ‘Neighbourhoods’ Place Type, with the easterly portion of the subject lands associated with the North Talbot Provincially Significant Wetlands (PSW)/Button Bush delineated within the ‘Green Space’ Place Type (See **Figure 4**, below).

Figure 4 | Excerpt from Map 1 – Place Types, London Plan



Source: London Plan

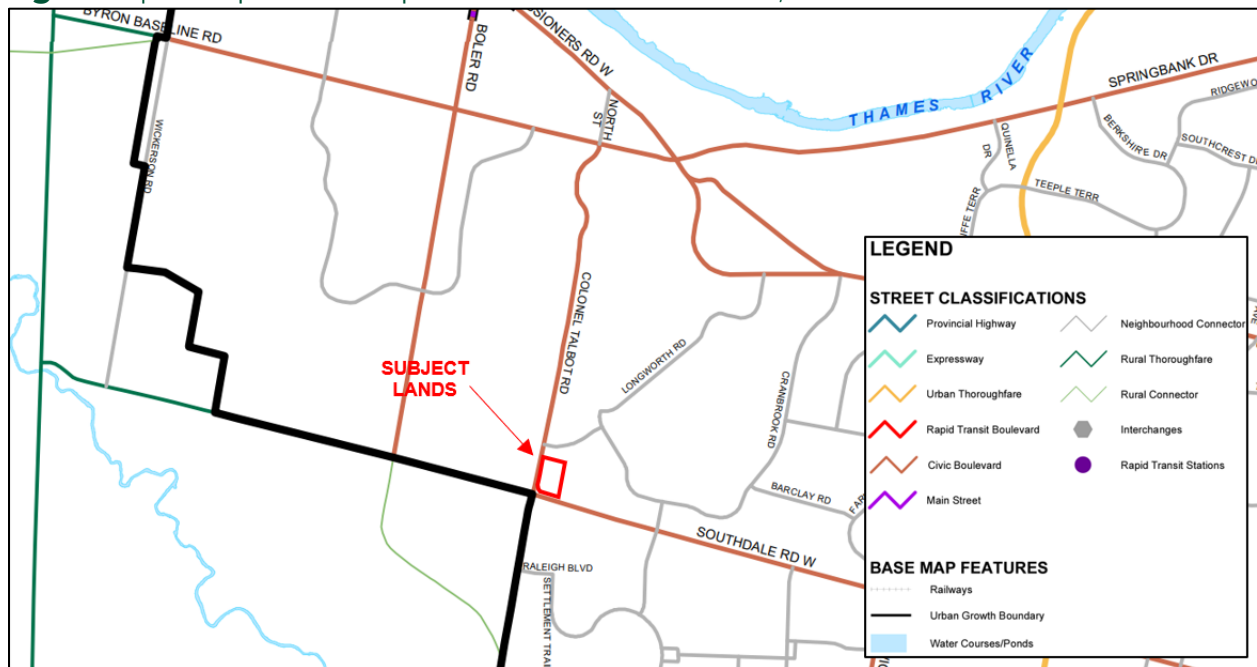
Neighbourhoods Place Type

Permitted uses for specific properties within the ‘Neighbourhoods’ designation depends on the classification of the higher-order street on which the property has frontage, as identified on Map ‘3’ of the London Plan (Policy 919.2). In this case, the subject lands are at the intersection of two Civic Boulevards (Southdale Road West and Colonel Talbot Road)(See **Figure 5**). Properties with frontages along a ‘Civic Boulevard’ are permitted a range of residential uses, including but not limited to, single-detached dwellings, townhouse dwellings, and low-rise apartments, with a minimum height of two (2) storeys, a standard maximum height of four (4) storeys,

and an upper maximum height of six (6) storeys (subject to an amendment to the Zoning By-law).

In addition, additional secondary uses in the form of mixed-use buildings and stand-alone retail, service, and office uses are permitted at two intersecting Civic Boulevards (Table 10).

Figure 5 | Excerpt from Map 3 – Street Classifications, London Plan



Source: London Plan

Notwithstanding the permitted uses and intensities noted above, a special policy was added to the London Plan specific to the subject lands, delineated as Special Policy Area 87 on Map 7 (Special Policy Areas) of the London Plan (See **Figure 6**).

Policy 1070C in the Plan reads as follows:

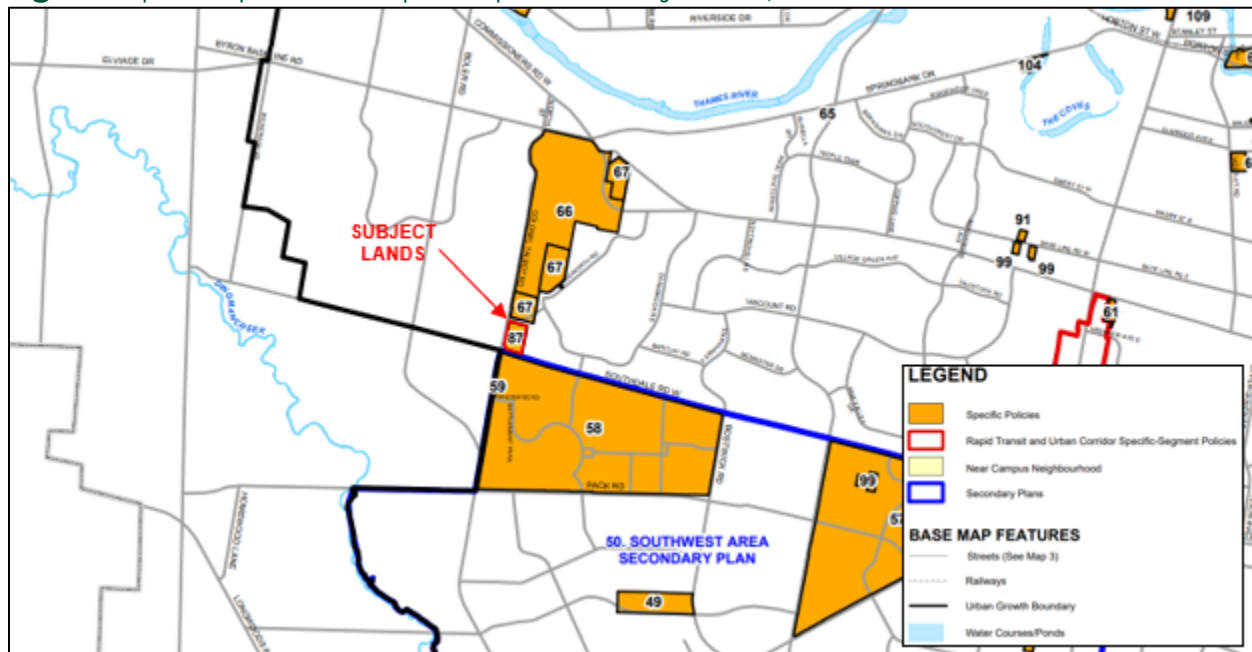
*1070C_ In the Neighbourhoods Place Type applied to the lands located at 952 Southdale Road West, **retail, service and office uses up to a combined maximum floor area of 5,000 m² may be permitted as part of a mixed-use site** [emphasis added], subject to the following conditions:*

1. *The site shall be developed for a mix of both commercial and residential uses.*
2. *Residential uses shall be designed and located on the site to provide for an appropriate transition from existing and future residential uses on abutting lands.*
3. *Residential uses on the northern portion of the site shall be designed with consideration for the planned connection of Gerrit Avenue and Cherrygrove Drive, and no rear lotting will be permitted onto the planned street connection.*

Design concepts shall be required to demonstrate how the lands to the north could be integrated with development on the property.

4. Maximum Building heights will be limited to four storeys, and zoning bylaw amendments for additional height will not be permitted. Minimum heights of one storey may be permitted.
5. The City Design chapter and the form policies of the Shopping Area Place Type of this Plan will provide direction for this development. In addition, buffering and/or screening measures should be provided to mitigate views of surface parking areas from the Civic Boulevards and to address the interface with lands located immediately north of the site. (OPA 78)

Figure 6 | Excerpt from Map 7 – Special Policy Areas, London Plan



Source: London Plan

The above-noted policy does not specifically prescribe what retail, service and office uses are permitted on the subject lands. The animal hospital use is intended to be a commercial-type service use that operates as a for-profit business and provides medical and veterinary care and related services to animals, a direct service to pet owners and the community. The use is anticipated to be low-impact, will not produce nuisance-related issues (i.e., noise, odour), and will expand on the range of permitted commercial land uses without posing compatibility issues with new site users. As such, it is our opinion that the use shall be permitted under the Special Policy Area that applies to the subject lands.

The proposed Zoning By-law Amendment is to allow for a new use only, and no changes to site design and/or building design are proposed. The layout of the existing commercial development, which includes the unit for the animal hospital use, maintains the maximum floor area policy (5,000 m²) in the London Plan.

The CRU that will lease the animal hospital use will have regard for the City Design Policies as part of the larger commercial development proposed for the subject lands, through the recently granted Site Plan Approval, including but not limited to:

- Site layout will promote connectivity and safe movement for pedestrians, cyclists, and motorists between, and within, sites (Policy 255);
- Buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings. Where a streetscape has not been built out, buildings should be sited with regard for the planned street wall or street line (Policy 256);
- Buildings should be sited with minimal setbacks from public streets and public spaces to create an inviting, active and comfortable pedestrian environment (Policy 259);
- Loading, garbage and other service areas will be located so that they will not have a negative visual impact from the street or detract from pedestrian connections (Policy 266);
- Sites shall be designed to provide a direct, comfortable and safe connection from the principle building entrance to the public sidewalk (Policy 268);
- Buildings should be sited to minimize the visual exposure of parking areas to the street (Policy 269);
- Surface parking located in highly visible areas should be screened by low walls and landscape treatments (Policy 278);
- To support pedestrian activity and safety, large expanses of blank wall will not be permitted along the street edge (Policy 285); and,
- A diversity of materials should be used in the design of buildings to visually break up massing, reduce visual bulk and add interest to the building design (Policy 301).

Green Space Place Type

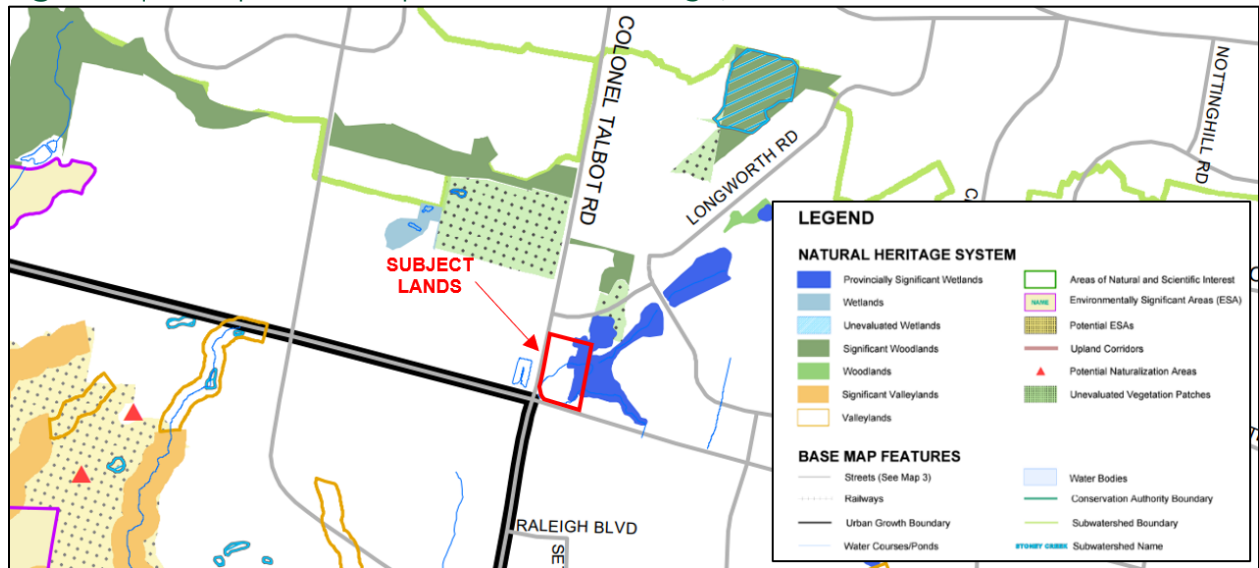
The Green Space Place Type applies to the City's Natural Heritage System, the parks and open space system, hazard lands, and natural resources (Policy 756). Specific permitted uses within the Green Space Place Type vary considerably and are dependent upon the natural heritage features and areas contained on the subject lands, the hazards that are present, and the presence of natural resources which are to be protected (Policy 762). In this case, it is understood that the commercial development proposed for the subject site is located outside the limits of the Green Space Place type.

Significant Valleylands

Further, Map 5 – Natural Heritage of the London Plan delineates the lands associated with the North Talbot Provincially Significant Wetlands (PSW)/Button Bush as 'Provincially Significant Wetlands' (See **Figure 7**). Development and site alteration shall not be permitted in provincially significant wetlands as identified on Map 5 or determined through environmental studies consistent with the Provincial Policy

Statement and in conformity with this Plan (Policy 1332_). In this case, it is understood that development is proposed outside the limits of the PSW.

Figure 7 | Excerpt from Map 5 – Natural Heritage, London Plan

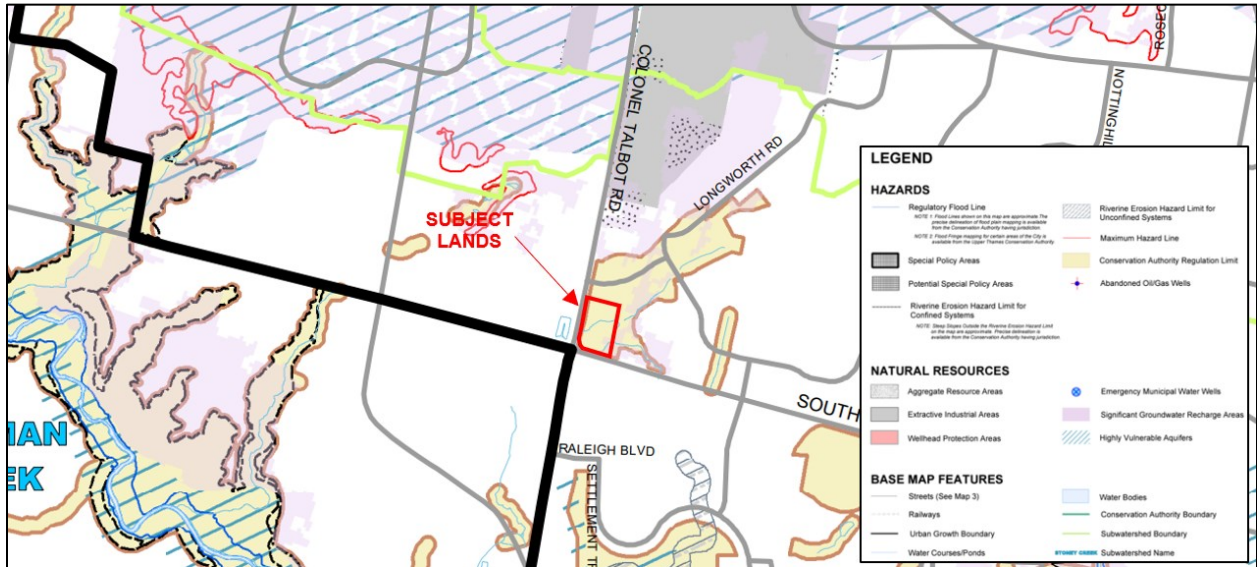


Source: London Plan

Hazards and Natural Resources

Map 6 – Hazards and Natural Resources delineates the property within a ‘Significant Groundwater Recharge Area’, ‘Highly Vulnerable Aquifers’, and ‘Conservation Authority Regulation Limit’ (See **Figure 8**). Significant groundwater recharge areas and highly vulnerable areas have been identified through Source Protection Plans (Policy 1302). For areas identified as significant groundwater recharge areas or highly vulnerable aquifers, a hydrological study may be required to determine the potential impacts of the proposed development on the quality and quantity of the groundwater resource as part of a planning or building permit application (Policy 1552). In this case, City Staff did not require a hydrological study as part of the complete application submission package.

Figure 8 | Excerpt from Map 6 – Hazards and Natural Resources



Source: London Plan

Based on the above analysis, the proposed amendment conforms to the London Plan.

4.3 Area Studies

The subject lands are not located in any Council-adopted Area Studies. The north limit of the Southwest Area Secondary Plan runs along Southdale Road West, adjacent to the south of the subject lands.

4.1 City of London Zoning By-law Z-1

The City of London Zoning By-law zones the westerly portion as 'Community Shopping Area, Zone Variation 1, Special Zone' ('CSA1(6)'), the north-westerly portion as 'Residential R8, Zone Variation 4, Special Zone' ('R8-4(80)'), the easterly portion of the site as 'Open Space, Zone Variation 5' ('OS5'), and the south-easterly portion along Southdale Road West as 'Urban Reserve, Zone Variation 2' ('UR2') (See **Figure 9**, below).

Figure 9 | Existing Zoning



Source: City of London Zoning Map, 2022 Overlay

Permitted uses under each of the zones are provided in the table below:

Table 1 | Zones and Permitted Uses

Zone	Permitted Use
'Community Shopping Area, Zone Variation 1, Special Zone' ('CSA1(6)')	<ul style="list-style-type: none"> • Assembly halls; • Automotive uses, restricted; • Bake shops; • Clinics; • Commercial parking structures and/or lots; • Commercial recreation establishments; • Convenience service establishments; • Day care centres; • Duplicating shops; • Financial institutions; • Home and auto supply stores; • Institutions; • Medical/dental offices; • Offices; • Patient testing centre laboratories; • Personal service establishments; • Private clubs; • Restaurants; • Retail stores; • Service and repair establishments; • Studios;

	<ul style="list-style-type: none"> • Supermarkets; • Taverns; • Video rental establishments; • Brewing on premises establishment; • Cinemas; • Commercial Schools; and, • Private Schools.
'Residential R8, Zone Variation 4, Special Zone' ('R8-4(80)')	<ul style="list-style-type: none"> • Apartment buildings; • Handicapped person's apartment buildings; • Lodging house class 2; • Stacked townhousing; • Senior citizen apartment buildings; • Emergency care establishments; and, • Continuum-of-care facilities.
'Open Space, Zone Variation 5' ('OS5')	<ul style="list-style-type: none"> • Conservation lands; • Conservation works; • Passive recreation uses which include hiking trails and multi-use pathways; and, • Managed woodlots.
'Urban Reserve, Zone Variation 2' ('UR2')	<ul style="list-style-type: none"> • Existing dwellings; • Agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities; • Conservation lands; • Managed woodlot; • Wayside pit; • Passive recreation use; and, • Farm Gate Sales.

Further, a 'h' and 'h-129' holding zone apply to the westerly portion of the subject lands. The 'h' and 'h-129' holding zone reads as follows in the Zoning By-law:

h Purpose: To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.

Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law;

h-129 Purpose: To ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority.

The location of the CRU (see Leasing Plan illustrated as **Figure 3**) proposed to lease the animal hospital falls within the CSA1(6) zone.

Proposed Zoning By-law Amendment

As previously discussed, the animal hospital use proposed as part of the commercial development is not permitted as-of-right in the existing CSA1(6) zone that applies to the development lands. As such, a Zoning By-law Amendment is required to permit the use. No other special provisions are required.

Specifically, the Zoning By-law Amendment seeks to **ADD** 'animal hospitals' as an additional permitted use under the existing CSA1(6) zone that applies to (portions of) the property.

The general CSA zone typically applies to community-scale commercial lands and is intended to provide for and regulate a wide range of community-scale retail and personal service uses, office, commercial recreation, community facilities and commercial school uses (s.s. 22.1). The proposed animal hospital use maintains the commercial nature of the proposed commercial development and is intended to serve as a commercial-type, service-based use that operates as a for-profit business and provides medical and veterinary care and related services to animals, a direct service to pet owners and the community.

For context, the CSA1(1) zone variation permits animal clinics, a similar-type use to the animal hospital use proposed for the subject lands; further, the animal hospital use has been flexibly applied in a number of commercial zones, including but not limited to, the 'Neighbourhood Shopping Area, Zone Variation 4' ('NSA4'), 'Associated Shopping Area, Zone Variation 1' ('ASA1'), 'Business District Commercial' ('BDC'), 'Arterial Commercial, Zone Variation 2 and 4' ('AC2' and 'AC4'), 'Highway Service Commercial' ('HS'), and 'Convenience Commercial, Special Zones' ('CC(4)' and 'CC(13)') zones. As such, recognizing that the use has been incorporated into various commercial zones across the City, it is anticipated that the use will not impose adverse effects if permitted in the CSA1(6) zone.

As previously mentioned, the proposed animal hospital use is anticipated to be low-impact, will not produce nuisance-related issues (i.e., noise, odour), and will expand on the range of permitted commercial land uses without posing compatibility issues with new site users. In addition, the animal hospital use forms part of a larger commercial development which will provide for a number of community-scale retail, service, and office uses as stipulated in the London Plan and the Zoning By-law.

The proposed Zoning By-law Amendment is to allow for a new use only, and no site specific regulations are required as part of this amendment. No changes to site design and/or building design are proposed. It is anticipated that the larger commercial development will maintain the appropriate set of built form standards set out in the Council-approved CSA1(6) zone that applies to the commercial development portion of the subject lands.

In conclusion, the proposed Zoning By-law Amendment maintains the general intent and purpose of the City of London Zoning By-law.

5. PROPOSED PLANNING APPROVALS

5.1 Zoning By-law Amendment

It is proposed that the existing CSA1(6) zone that applies to the portion of the subject lands proposed for the animal hospital be amended to **ADD** animal hospital use as an additional permitted use under the pre-existing zone.

The requested site-specific special provision for the existing CSA1(6) zone is shown in bold red font below.

CSA1(6)	952 Southdale Road West	
a)	Additional Permitted Use:	
	i) Animal Hospitals	
b)	Regulations	
	i) Front and Exterior Side Yard Depth (Minimum)	1.0 metres (3.3 feet)
	ii) Front and Exterior Side Yard Depth (Maximum)	3.0 metres (9.8 feet)
	iii) Rear Yard Depth (Minimum)	2.0 metres (6.6 feet)
	iv) Height (Maximum)	the lesser of 13.0 metres, or 3 storeys
	v) Gross Floor Area for All Permitted Uses (Maximum)	5000.0 square metres (53,819.6 square feet)
	vi) Gross Floor Area for All Office Uses (Maximum)	660 square metres (53,819.6 square feet), limited to the second floor
	vii) Gross Floor Area for all Supermarket uses	3,251.6 square metres (35,000 square feet)

(Maximum)

viii) The primary functional entrance of individual commercial units with frontage on Colonel Talbot Road and/or Southdale Road West shall be oriented to the adjacent street. Supermarkets shall be exempt from this provision.

ix) Parking Area Setback 0.5 metres (1.6 feet)
(Minimum)

6. CONCLUSION

Based on the above analysis, the proposed Zoning By-law Amendments is consistent with the Provincial Policy Statement, 2020 and has regard for the new Provincial Planning Statement, 2024, is in conformity with the London Plan, maintains the general intent and purpose of the City of London's Zoning By-Law, and represent good land use planning. As such, it is our opinion that the Zoning By-law Amendment should be approved.

Respectfully submitted,

MONTEITH BROWN PLANNING CONSULTANTS LTD.