



London
CANADA

P.O. Box 5035
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December 18, 2024

K. Crowley
Senior Planner
Zelinka Priamo Ltd.
By Email

I hereby certify that the Municipal Council, at its meeting held on December 17, 2024 resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Highland Golf & Country Club, c/o Zelinka Priamo Ltd., relating to the property located at 1922 Highland Heights and 205 Commissioners Road East:

- a) the proposed revised, attached, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on December 17, 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 properties at 1922 Highland Heights and 205 Commissioners Road East FROM a Residential R1 (R1-9) Zone TO a Residential R1 Special Provision (R1-9(_)) Zone and a Holding Open Space Special Provision (h-101*OS1(_)) Zone;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
 - i) enhanced landscape buffering along the north and west property boundaries that exceed the minimum requirements of the Site Plan Control By-law;
 - ii) installation of a board-on-board fence, exceeding the height requirements of the Site Plan Control By-law, along the north property boundary;
 - iii) removal of the access between the existing single detached dwelling and west property boundary;
 - iv) the Development Agreement shall reflect the need for an easement should the parcels be placed in separate ownership in the future;

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

- a communication dated November 29, 2024 from K. Crowley, Senior Planner, Zelinka Priamo Ltd.;

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

- K. Crowley, Senior Planner, Zelinka Priamo Ltd.;
- J. Schreff;
- M. Katsmenis;

- L. Pereira;
- Y. Leong;
- A. Balassone;
- K. Beck;
- C. McLaurin; and,
- D. Doueck;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024, which promotes economic development and competitiveness by encouraging the intensification of employment uses;
- the recommended amendment conforms to the policies of The London Plan, including but not limited to, the Green Space Place Type, City Building Policies, and Our Tools; and,
- the recommended amendment facilitates the development of a maintenance building that is accessory to the existing golf course and appropriate for the site and surrounding neighbourhood;

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. (3.9/1/PEC)



M. Schulthess
City Clerk
/hal

cc: S. Mathers, Deputy City Manager, Planning and Economic Development
H. McNeely, Director, Planning and Development
C. Maton, Manager, Planning Implementation
B. O'Hagan, Manager, Current Development
M. Corby, Manager, Site Plans
B. Lambert, Manager, Development Engineering
M. Vivian, Senior Coordinator – Committee of Adjustment
Documentation Services Representative
P&ED Admins/ATSR
T. Phillips, Administrative and Technical Support Representative
External cc List