7TH REPORT OF THE
PLANNING COMMITTEE

Meeting held on February 25, 2008, commencing at 3:05 p.m.

PRESENT: Councillor J. L. Baechler (Chair), Controllers G. Barber and G. Hume and Councillors N. Branscombe and R. Caranci and L. J. Fisher (Secretary).


I YOUR COMMITTEE RECOMMENDS:

1. (1) That, on the recommendation of the General Manager of Planning and Development, and in compliance with the City of London Official Plan, staff BE DIRECTED to arrange a public participation meeting of the Planning Committee for the consideration of the site plan required in connection with the possible development of all or a portion of lands bounded by St. James Street, St. George Street, Grosvenor Street and the Thames River (Grosvenor Gate site). (2008-D25-00)

2. (2) That, on the recommendation of the General Manager of Planning and Development, the City Solicitor BE DIRECTED to take all necessary steps in support of maintaining the common internal driveway connection between 232 and 236 Oxford Street West as originally approved by City Council in accordance with the registered development agreements. (2008-L03-01)

3. (3) That, on the recommendation of the General Manager of Planning and Development, in response to the letter of appeal to the Ontario Municipal Board, dated November 3, 2007 and submitted by Steven Ross on behalf of Mile Pavicic relating to Zoning By-law No. Z-1 concerning 535 Crestwood Drive, the Ontario Municipal Board BE ADVISED that the Municipal Council has reviewed its decision relating to this matter and sees no reason to alter it. (2008-D11-06)

4. (4) That, on the recommendation of the General Manager of Planning and Development, the following actions be taken based on the application of Drewlo Holdings Inc. relating to the property located at 1128 Fanshawe Park Road West:

(a) the attached proposed by-law BE INTRODUCED at a future meeting of the Municipal Council to amend Zoning By-law No. Z-1, in conformity with the Official Plan, to change the zoning of a portion of the subject lands FROM a Holding Residential Special Provision (h. R1-3(4) and h. R1-13(3)) Zone TO a Residential Special Provision (R1-3(4) and R1-13(3)) Zone to remove the holding provision; and

(b) removal of the holding provision as noted in part (a) above for the remainder of the lots within the first phase of this subdivision BE DEFERRED until such time as a looped watermain system is constructed and a second public access is provided. (2008-D11-02)

5. (5) That, the following actions be taken with respect to the attached draft Sign and Canopy By-law (By-law No. S.-3775-94, as amended):

(a) on the recommendation of the General Manager of Planning and Development, the draft By-law BE RECEIVED and BE CIRCULATED for review and comments by industry stakeholders and a public participation meeting of the Planning Committee BE SCHEDULED for the consideration of the amendments therein; and

(b) the Civic Administration BE REQUESTED to review what actions other
municipalities have taken to establish more restrictive regulations for mobile signs and to report back to the Planning Committee. (2008-D24-00)

6. (6) That NO ACTION BE TAKEN in response to the letter of appeal to the Ontario Municipal Board, dated December 14, 2007 and submitted by Steven Ross, on behalf of Leo and Maria Simas relating to the minor variance application A.151/07 concerning 3 Stanton Place. (2008-D16-00)

7. (7) That, on the recommendation of the General Manager of Planning and Development, based on the application of North Lambeth Inc. relating to the property located at 6946, 6954, 6960, 6968, 6976, 6982, 6998, 7006 and 7012 Clayton Walk for the removal of the Holding Provision, the proposed by-law attached hereto as Appendix “A” BE INTRODUCED at the Municipal Council meeting on March 3, 2008 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands located at 6998, 7006, and 7012 Clayton Walk FROM a Holding Residential R1 (h. R1-8) Zone, TO a Residential R1 (R1-8) Zone, and lands located at 6946, 6954, 6960, 6968, 6976, 6982 FROM Holding Residential R2/R4 (h.R2-3/R4-1) Zone, TO a Residential R2/R4 (R2-3/R4-1) Zone to remove the holding provision and allow the development of single detached, semi-detached, duplex and street townhouse dwellings. (2008-D11-05)

8. (11) That, on the recommendation of the General Manager of Planning and Development, the Draft report entitled “Closing the Gap: New Partnerships for Great Neighbourhoods Surrounding Our University and Colleges” BE RECEIVED and BE CIRCULATED to the following groups; it being noted that a final report will be presented to the Planning Committee in June 2008;

(a) The Town and Gown Committee;
(b) London Housing Advisory Committee;
(c) Council Housing Leadership Committee;
(d) relevant neighbourhood associations;
(e) London’s Neighbourhood Coalition on Town and Gown Issues;
(f) Housing Mediation Services;
(g) Student Councils for the University and Colleges;
(h) The University of Western Ontario and its affiliated colleges;
(i) Fanshawe College;
(j) London Development Institute;
(k) London Area Planning Consultants;
(l) interested landlords;
(m) London Transit Commission;
(n) London Police Department;
(o) London Fire Department; and
(p) other interested members of the Public.

(2008-C03-00)

9. (12) That, on the recommendation of the General Manager of Planning and Development, the report from the General Manager of Planning and Development outlining options and draft regulations to implement a rental residential business licensing program BE RECEIVED for information purposes; it being noted that a phased public consultation process will be initiated to discuss the draft regulations and implementation options. (2008-P10-00)

10. (13) That, on the recommendation of the General Manager of Planning and Development, based on the application of Wise Athletic Development Inc. relating to the property located at 587, 585 and 589 Clarke Road, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on March 3, 2008 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of the subject lands FROM a Restricted Service Commercial/Light Industrial (RSC1/RSC4/L17) Zone which permits a range of commercial and industrial uses TO a Restricted Service Commercial (RSC1/RSC3/RSC4) Zone to permit a range of uses including, but not limited to, animal hospitals, automotive related uses, bake shops, brewing on premises establishments, catalogue stores, convenience stores, day cares, home improvement and furnishing stores, kennels, personal service establishments, repair, rental and service establishments, restaurants, studios, taxi establishments,
assembly halls, clinics, commercial recreation establishments, emergency care establishments, funeral homes, laboratories, medical/dental offices and private clubs; it being noted that a scoped site plan approval will be required on the basis of a change to the existing building that substantially increases the usability thereof, and, further, that site plan approval will include consideration of relocating the driveway access from Clarke Road to Culver Drive, surfacing the parking lot and ensuring proper drainage is provided, ensuring noise and lighting impacts on the neighbouring residential uses are minimized, determining the extent of external waterworks that may be required, road widening on Clarke Road, and landscaping treatment of the frontage on Culver Drive;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

- D. Elver, representing the applicant and expressing support for the staff recommendation but requesting clarification with respect to the location of access to the site noting that access from Clarke Road would be problematic due to the young age of their target group during summer months.

- A. Sleegers, 587 Clarke Road – indicating support for the continuing access from Clarke Road for the residential properties on this site.

(2008-D11-08)

11. That, on the recommendation of the General Manager of Planning and Development, based on the application of 460936 Ontario Limited relating to the property located at 6224 Colonel Talbot Road, the attached proposed by-law BE INTRODUCED at the Municipal Council meeting on March 3, 2008 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands FROM a Holding Highway Service Commercial Special Provision (h-17.HS(2)) Zone TO a Holding Highway Service Commercial Special Provision (h-17.HS1(2)) Zone to permit automotive uses, restricted, convenience service establishments, convenience stores, personal service establishments, automobile repair garages, vehicle repair garages, and private clubs;

it being noted that the proposed by-law is a technical amendment to apply the proper zone to the subject site in accordance with the previous intent of Council;

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- J. Davis, Jack E. Davis Holdings Ltd. – representing the applicant and expressing support for the staff recommendation.

(2008-D11-03)

12. That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the site plan approval application of Crown Developments Ltd. relating to the property located at 1777 Highbury Avenue North:

(a) the attached site plan, landscape plan as marked, servicing and grading plans and development agreement clauses for a 10 cluster dwelling development BE APPROVED, subject to the approval of the servicing plans; and

(b) the applicant BE ADVISED of the following claims and revenues information:

<table>
<thead>
<tr>
<th>Estimated Revenue</th>
<th>Estimated Claims</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Works Reserve Fund</td>
<td>$57,060.00</td>
</tr>
<tr>
<td>Other Reserve Funds (City Services &amp; Hydro)</td>
<td>$82,737.00</td>
</tr>
</tbody>
</table>
it being pointed out that there were no oral submissions made at the public participation meeting held in connection with this matter. (2008-D25-00)

13. (16) That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the application of Crown Developments Ltd. relating to the property located at 1777 Highbury Avenue North:

(a) the attachment proposed by-law BE INTRODUCED at the Municipal Council meeting on March 3, 2008 to amend Zoning By-law No. Z-1 (in conformity with the Official Plan) to change the zoning of the subject lands FROM a Holding Residential R6 Special Provision (h-56*R6-1(11)) Zone TO a Holding Residential R6 Special Provision (h-56-R6-1(11)) Zone to remove the holding provision; and

(b) the attachment proposed by-law BE INTRODUCED at the Municipal Council meeting on March 3, 2008 to amend Zoning By-law No. Z-1 (in conformity with the Official Plan) to change the zoning of the subject lands FROM a Holding Residential R6 Special Provision (h-69*R6-1(11)) Zone TO a Residential R6 Special Provision (R6-R6-1(11)) Zone to remove the holding provision;

it being noted that in light of a revised site plan being submitted by the applicant HGC Engineering has been requested to submit revised noise mitigation measures. If these measures are not received and the applicant has not agreed to fully implement these recommendations prior to the February 25th meeting date, staff will recommended Council not give three readings of the by-law to remove the noise Holding Provision (h-56);

it being pointed out that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- J. Tsantilas, representing the applicant and expressing support for the staff recommendation.

(2008-D11-02)

14. (17) That the following actions be taken with respect to the application submitted by Crown Developments relating to the properties located at 1777 Highbury Avenue North for a draft plan of vacant land condominium:

(a) the report from the General Manager of Planning and Development relating to this matter BE RECEIVED;

(b) the Approval Authority BE ADVISED there are no further amendments to the conditions of draft condominium approval; and

(c) the Approval Authority BE ADVISED that at the public participation meeting associated with this matter, the following individual made an oral submission in connection therewith:

- J. Tsantilas, representing the applicant and expressing support for the approval of a draft plan of vacant land condominium at this location. (2008-D08-00)

15. (18,20) That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to a street renaming:

(a) on approval of the street name change, the City Clerk BE REQUESTED to introduce the attachment revised proposed By-law to re-name Medway Park Court to Medway Park Drive;
Medway Park Court BE RENAMED to Medway Park Drive April 1, 2008;

pending the approval of the street name change, the affected property owners/tenants on Medway Park Court BE REIMBURSED by Vista Woods Estates Limited in the amount of $50.00 per business for the costs associated with the street name change identified in part (a) above;

it being pointed out that at there were no oral submissions made at the public participation meeting held in connection with this matter. (2008-D17-00)

16. (19,21) That, on the recommendation of the General Manager of Planning and Development, the following actions be taken regarding the Official Plan Review Process:

(a) the attached revised proposed by-law, as amended by the changes indicated following part (c) below, to amend the Official Plan for the City of London to reflect the results of the Official Plan Five Year Review, undertaken pursuant to Section 26.(1) of the Planning Act, BE INTRODUCED at the Municipal Council meeting to be held on March 3, 2008 and the by-law BE FORWARDED to the Minister of Municipal Affairs and Housing for approval;

(b) the Minister of Municipal Affairs and Housing BE ADVISED that the Municipal Council declares that the Official Plan for the City of London, as amended by the attached revised by-law, does not conflict with provincial plans, has regard for provincial interests, and is consistent with the Provincial Policy Statements; and

(c) the Civic Administration BE AUTHORIZED to make further amendments of a minor typographical nature to the proposed by-law prior to the Municipal Council meeting;

it being noted that the by-law noted in parts (a) and (b) above has been revised to reflect the following amendments made at the direction of the Planning Committee;

1. In By-law No. 135 – in the 7th point - amended by inserting “by deleting “though” after “growth” in the third line and replacing it with “through” as the second last change.

2. In No. 139 – in the 4th point (paragraph iv) – amended by inserting “by deleting “though” after “create” in the third line and replacing it with “through” as the first change.

3. In No. 139 – in the 9th point (paragraph vi) (b) amended to make the second point read “place; and”.

4. In No. 139 – by inserting a new 10th point - in paragraph vi) (c) by deleting the period at the end and replacing it with “; and”.

5. In No. 156 by changing “designation” in the first line by capitalizing “Separation: after “Minimum Distance” in the third line; in the second paragraph by inserting “all” after “encroachment of” in the second line,

6. In No. 172 by amending Schedule “B” in the second line to read “B1”.

7. In No. 180 by adding at the beginning “in the first paragraph by capitalizing “Separation: after “Minimum Distance” in the third line; in the second paragraph by inserting “all” after “encroachment of” in the second line,

8. In No. 199 paragraph iii) by replacing “Income” with “income” in the second line.

9. In No. 201 by adding an “s” to Statement in the first line of paragraph “iv)”.

10. In No. 207 by replacing paragraph “xj) as follows:
"x) Consistent with Provincial Policy Statement and the Affordable Housing Strategy for the City of London (2005), a municipal target for the provision of housing that is affordable to Low- and Moderate-income Households has been established as follows:

(a) Create 1,200 new affordable housing units (or rental units made newly affordable) by December 31, 2010. Council may periodically review the target as a means of monitoring and evaluating the policy. The City may establish a new target during the life of this Plan without an amendment to the Official Plan policy. This target will be reviewed in accordance with Section 12.2.4. of this Plan and at the time of any comprehensive Official Plan review.

(b) Council may periodically review the target as a means of monitoring and evaluating the policy. The City may establish a new target during the life of this Plan without an amendment to the Official Plan policy. This target will be reviewed in accordance with Section 12.2.4. of this Plan and at the time of any comprehensive Official Plan review.

11. In No. 255 by inserting “by deleting “Archaeological Resources” from the sidebar and replace it with “Scope” as the second point.

12. In No. 407 by inserting a comma and deleting “and” after “suitable” in the second line as the second point.

13. In 510 by inserting the following as 510A:

510 A. Amend paragraph 19.7.1. iii) by:
- deleting “Private Roads” from the sidebar and replacing it with “Common Element Condominium Roadway”;  
- deleting General Manager of Environmental Services and City Engineer” from the end of the first paragraph and replacing it with “City”;
- deleting the second paragraph in its entirety and replacing it with the following:
  “The creation of a non-condominium road to serve new free-hold lots shall be prohibited. Access-ways to free-hold lots as common element condominium roadways can be supported provided it is demonstrated that it can be integrated into a plan of subdivision, it promotes efficient land utilization, and it will serve a maximum of five new free-hold lots.”;
- deleting “private road shall” after “on a” in the first line of the third paragraph and replacing it with “common elements condominium roadway may”;  
- deleting “that” from the beginning of paragraphs (a), (b), (c), (d), (e), (f), (g), (i), and (j);  
- deleting “private road” after “limit of the” in the second line of paragraph (b);  
- inserting “element” after “common” in the first line and by deleting “private road” after “within the” in the first line of paragraph (c);  
- deleting “private road” after “the” in the first line of paragraph (f) and replacing it with “common element roadway”;
- deleting “shared private roadway of any private road” after “the” in the first line of paragraph (g) and replacing it with “common element roadway”; and by deleting “, and to the specification of the General Manager of Environmental and Engineering Services and City Engineer” from the end;
-deleting "the name to be used for the private road" after "identify" in the first line of paragraph (h); by adding "ing" to "number" in the second line by adding "a" after "indicating" in the second line; and by adding "way" to "road" in the third line;

-deleting "and" from the end of paragraph (i);

-deleting "private road" after "on the" in the first line of paragraph (j) and replacing it with "common element roadway"; by deleting "private" after "for the" in the last line; by deleting the period from the end and adding "way; and"; at the end of "road";

-adding a new paragraph at the end as follows:

"(k) private road development which does not result in a common elements condominium corporation being establish is prohibited."

14. In the Map Changes No. 133 by adding "and west" after "east" in the first line.

15. Amend Section 2.4.1. - City Structure Policies - Allowance for Choice - amend in part (xviii) by adding the words "affordability" following the word "servicing" in the last line.

16. Amend Section 2.15.1. by deleting the word "notion" and replacing it with the word "concept" in the fourth line.

17. Amend Section 2.5.4. - Economic Outlook by providing a statement to reference the source of statistics, and amend by adding a line to the second paragraph indicating the City of London, through aggressive economic development policies, intends to see a higher employment growth rate in a range beyond 0.8%.

18. Amend Section 12.2.2. - Availability of Housing, Municipal Affordable Housing Target - amend by deleting part (a), and subsequently deleting the preamble of (x) and by amending the heading to read "Affordable Housing Target".

19. Amend Section 15.1.1. - Natural Heritage Objectives - amend by deleting the words "where possible" in parts (iii) and (v).

**Strike-out Underline Version**

1. In Section 4.2.1. (renumbered 4.1.3.) paragraph ii) by striking out "though" and underlining "through".

2. In Section 4.2.4. (renumbered 4.1.6.) paragraph iv) by striking out "though" and underlining "through".

3. In Section 4.2.4. paragraph vi) (b) by striking out "and" at the end and underlining a period.

4. In Section 4.2.4. paragraph vi) (c) by striking out the period and underlining "; and".

5. In Section 12.2.1. paragraph x) (a) and (b) strike out "policy" in the second last lines and underlining "Section".

6. In Section 19.7.1. insert the attached strike-out underline amendments to paragraph iii). and;
Chapter 10 – Policies for Specific Areas:

189A. Amend subsection 10.1.3. by adding the following paragraph at the end:

"Block 1, Plan 33M-405" (in the sidebar)

"cxxxi) In accordance with Ontario Municipal Board Decisions 1610 (August 30, 1999) and 0854 (March 30, 2007), a driveway may be permitted in the Open Space Designation on Schedule "A" and the Provincially Significant Wetland delineation on Schedule "B1" on Block 1, Plan 33M-405."

It being further noted that staff will report back on the following matters at a future meeting of the Planning Committee:

(a) a review of various potential mapping discrepancies on schedules to the Official Plan with respect to properties located at 450 Pond Mills Road, 890 Southdale Road West, 9 and 11 Commissioners Road East, 70, 80 and 90 Highview Avenue East, 1515 Shore Road, 2029 Oxford Street West and 1300 Oxford Street West;

(b) a review of whether lands located at 1620-1640 Fanshawe Park Road East and 1999 Sunningdale Road East should be included within the Urban Growth Boundary;

(c) inclusion of language with respect to gateway development in the appropriate areas of the Official Plan;

(d) the matter of optimization as it relates to growth management principles (see Section 2.6.2. Growth Management Principles part iv);

(e) determination of measures for environmental net gain and net loss;

(f) a review of parameters and a plan for public consultation relating to the potential for Area Plans to only be conducted by the City rather than also by consultants retained by landowners (see Section 2.6.9 part iv – Area Planning);

(g) a review of Natural Hazards Objectives with respect to objectives related to public safety (see Section 15.1.2. part iv);

(h) a review of language to reflect Ministry of the Environment’s standards relative to stormwater management (see Section 2.9.3 part xi – Environmental Strategies, Hazard Protection);

(i) a review of sanitary sewerage policies (see Sections 2.6.4.1, Growth Servicing Policies, General, and 17.2, Sanitary Sewerage);

(j) a review of Section 15.3.3, Infrastructure, to potentially amend the following:

(i) use of the words “no reasonable alternative” instead of the words “preferred location” in part (i), third line;

(ii) use of the words “be consistent with” instead of “having regard for” in part (i), third line; and

(iii) a review to determine whether an additional policy is required to deal with compensation and mitigation as it relates to the environmental assessment process;

(k) a review with respect to a possible affordability sub-target (see Section 12.2.1 part v);
PC - 9

(i) a review of Section 12.2.2., Measures to Increase the Supply of Affordable Housing, part (i), the 25% Requirement;

(m) a review as to whether there is a necessity to include the words "in accordance with the Provincial Policy Statement" following part (i), Section 2.6.8.1., Applications to Expand the Urban Growth Area; and

(n) a general review of the use of the word "only" throughout the document;

it being pointed out that at the public participation meeting associated with this matter, the following individuals made an oral submission in connection therewith:

• W. Veitch, Land Development Manager, 301-100 Wellington Street – representing the following companies and expressing a number of concerns:

  (i) Cobblestone Gate Land Corp. – expressing concern about mapping discrepancies on schedules to the Official Plan relating to the property located at 450 Pond Mills Road, as outlined in the attached communication dated February 22, 2008;

  (ii) Highland Ridge Land Corp. – expressing concern about mapping discrepancies on schedules to the Official Plan relating to the property located at 890 Southdale Road West, as outlined in the attached communication dated February 22, 2008;

  (iii) Norquay Developments Limited - expressing concern about mapping discrepancies on schedules to the Official Plan relating to the properties located at 9 and 11 Commissioners Road East, 70, 80 and 90 Highview Avenue East, as outlined in the attached communication dated February 22, 2008;

  (iv) Norwest Land Corp. - expressing concern about mapping discrepancies on schedules to the Official Plan relating to the property located at 1515 Shore Road, as outlined in the attached communication dated February 22, 2008;

  (v) West Kains Land Corp. - expressing concern about mapping discrepancies on schedules to the Official Plan relating to the property located at 2029 Oxford Street West, as outlined in the attached communication dated February 22, 2008;

  (vi) 700531 Ontario Limited - expressing concern about mapping discrepancies on schedules to the Official Plan relating to the property located at 1300 Fanshawe Park Road East, as outlined in the attached communication dated February 22, 2008;

  (vii) North Gren Land Corp. – expressing concern about mapping discrepancies on schedules to the Official Plan relating to property in the vicinity of South Wenige Drive, Nicole Avenue and Stackhouse Avenue, as outlined in the attached communication.

• S. Janes, President, London Development Institute (LDI) – providing comments relating primarily to growth management as outlined in the attached communication from B. Card dated February 25, 2008 representing LDI; noting that they are prepared to support the Environmental and Engineering Services Department's initiatives to optimize servicing in the southwest area of the City; further noting that with growth management, it is hoped that marketplace response is something that private industry responds to rather than the City and that managed growth is needed for the future of this City.

• P. Masschelein, Sifton Properties Ltd. – noting they have no additional comments this evening but have comments previously on file.
C. Wiebe, MHBC Planning - representing J-Aar Excavating Limited with respect to the properties located at 1620-1640 Fanshawe Park Road East and Mark Talbot with respect to the property located at 1999 Sunningdale Road East, and requesting inclusion of these properties within the Urban Growth Boundary (UGB) for reasons expressed at the July 30, 2007 meeting of the Planning Committee; those reasons being that as the current UGB includes lands immediately adjacent to west and south property lines of the subject properties and both the Official Plan and Area Plan have identified a secondary collector road to be connecting through these lands in the future, the lands cannot continue to have gravel extracted as that operation would lower the grade too far to allow for future construction of the road, but the Ministry of Natural Resources will not allow extraction to cease without an approved development for the site; further noting the landowners are in a situation where it would only make sense to include their properties in the UGB.

T. Halwa, Community Planners Inc. - requesting an amendment to Section 9.2.14, Agricultural Land Consent Policies as outlined in the attached communication dated February 25, 2008, and also indicating there should be more reference made to gateway locations in the City to recognize them as such.

B. DeYoung, 314 Cromwell Street - noting that several sections of the Official Plan speak to improvements to the environment and that specific measures to track these improvements should be developed.

S. Pompili, Sergio E. Pompili and Associates Ltd. - indicating that he had no further comments at this time.

G. Faul, Lambeth Community Association, 11 Scottsdale Street – also representing Friends of Dingman Creek and Westminster Rural and Urban Association and outlining a number of proposed additions, amendments and revisions to the Official Plan as outlined in the attached communication noting they feel their concerns relating to planning matters in their area of the City are not taken seriously by staff and that the adoption of their proposed amendments to the Plan would be seen as consensus building and would give credibility to the process.

J. Boyce, 6197 Decker Drive - commending all parties involved for the preparation of the final Official Plan report and its emphasis on the environment, but expressing concern that in the future there will be a very large servicing pipe under Dingman Creek and that should there be any problems, there will be significant environmental impact, and requesting that no further amendments to the Official Plan be permitted until the next 5 year review.

C. Melo, 1538 Thornley Street – representing Friends of Dingman Creek and indicating no further comments at this time.

J. and R. Hewitt – 1805 and 1857 Fanshawe Park Road West – expressing concern that they are not clear as to how the environmental mapping impacts their properties, and that the commercial zoning will continue to abut their property, which will remain rural settlement; noting that there is significant development in this area and that it makes no sense to leave a small strip of 13 houses out of the commercial zoning as they will never receive sidewalks, street lighting or sewers, but will have to continue to deal with increasing traffic and development instead.

R. Dickinson, 11 18 St. Anthony Road - expressing support for the concept of Area Studies being conducted by the City only, rather than by development consultants, and noting that the Hazard Policies would be clearer if the Provincial Policy Statement was noted at the appropriate section of the Official Plan to allow for clarity;
it being also pointed out that the Planning Committee (PC) also received communications from S. Turner, Chair, The Urban League of London, A. Papmehl, G. McGinn-McTeer, President, Stoneybrook Heights/Uplands Residents Association, I. Donovan, T. Vilis, Masonville Residents Association and C. Agocs, all included in the PC Added agenda. (2008-D-18-00)

17. (22) That the City Clerk BE REQUESTED to issue a Hawker and Peddler Business Licence to A. Duch to permit an automotive parts swap meet to be held a maximum of three times during each of 2008 and 2009 on the property located at 5503 Colonel Talbot Road; it being noted the Planning Committee received an information report from the General Manager of Planning and Development and a Municipal Council resolution adopted at its meeting held on January 21, 2008 relating to this matter.

18. (9) That the monthly report of the Building Division for January 2008 BE NOTED AND FILED. (2007-D06-00)

II YOUR COMMITTEE REPORTS:

19. (8) That the Planning Committee received and noted an information report from the Director of Building Controls with respect to building permit fees collected and costs of administration and enforcement of the Building Code Act and regulations for the year 2007. (2008-D06-00)

20. (10) That the Planning Committee received and noted a communication dated February 5, 2008 from the City Clerk with respect to the Urban Design Program.

21. That Councillor J. L. Baechler disclosed a pecuniary interest in the Added, Added Communications with respect to an amendment to Chapter 10, Policies for Specific Areas, Section 169A., subsection 10.1.3 relating to Block 1, Plan 33M-405 as contained within clause 16 of this report by indicating that she owns property adjacent to that Block.

22. That the Planning Committee (PC) met in camera from 4:50 p.m. to 4:51 p.m. with respect a matter that pertains to litigation or potential litigation with respect to Coronation Drive, including matters before administrative tribunals, affecting the municipality or local board, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and for the purpose of giving directions to employees of the municipality. The PC is submitting a confidential report to the Municipal Council regarding this matter. (See Confidential Appendix to the 7th Report of Planning Committee enclosed for Council Members only.)

The meeting adjourned at 10:45 p.m.