

Dancor Construction Ltd.

Planning Justification Report

**Green Valley Manufacturing and Industrial Park
4423 Highbury Avenue South, London**

November 17, 2025

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Prepare By:

Arcadis Professional Services (Canada) Inc.
350 Oxford Street West, Suite 203
London, Ontario N6H 1T3

Prepare For:

Dancor Construction Ltd. c/o Sean Ford
15825 Robin's Hill Road, Unit 1
London, Ontario N5V 0A3

Our Ref:

30272658



Stefanie Pratt
Associate | Urban Planner | Location Lead



Emily Schnittke
Urban Planner

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1 Introduction

On behalf of our client, Dancor Construction Ltd. (“Dancor”), this Report has been prepared to inform the proposed Industrial Development Complex (“Green Valley Manufacturing and Industrial Park”) located on the lands municipally known as 4423 Highbury Avenue South, London, Ontario (“Subject Lands”). As shown on **Figure 1**, these Lands are located in south/south-east London, on the south side of Highway 401 and are currently vacant of any structures. The Lands are utilized for agriculture purposes divided by the Dingman Creek corridor which transects the south-central portion of the site running east to west.

As shown on the proposed Site Plan, submitted as part of this complete Minister Zoning Order (MZO) application package, the development will proceed in three (3) phases. At this time, the development concept has been prepared for the lands north of Dingman Creek in Phase 1 and 2 only, across an area of 23.1 hectares (57.1 acres). Phase 1 and 2 of the proposed development includes the construction of eight (8) industrial and employment use buildings totaling approximately 820,000 ft² (76,000 m²). No development is proposed to occur within the Dingman Creek corridor, which will be dedicated to the local conservation authority, Upper Thames River Conservation Authority (UTRCA).

The Lands are currently located outside of the City’s Urban Growth Boundary (UGB) and are designated and zoned for agricultural uses. A request for an MZO is being sought to bring these lands inside the City’s UGB and appropriately zone them for industrial uses. It is our opinion that the requested MZO satisfies both intake thresholds, for which the Minister will consider zoning orders, as the proposed development was endorsed by the City of London Council on March 4th, 2025 (**Appendix A**) and delivers economic development in the City of London through the creation of jobs and the provision of essential ancillary services such as logistics and warehousing to support existing and future industrial needs.

This Report provides an analysis of the land use planning framework applicable to the Subject Lands, including Provincial legislation, plans and policy, and the City of London planning framework. Based on our assessment of these policies, it is our opinion that this MZO request is justified, has regard for the “Matters of Provincial Interest”, is consistent with the PPS 2024 and conforms to the City of London’s Industrial Lands Need Assessment (ILNA) evaluation criteria for employment uses to be included within the UGB.

Moreover, it is our opinion that the proposed development promotes economic development and competitiveness in the City of London through the provision of a much needed form of employment use anticipated to support a wide range of existing and future economic uses in a strategic location for industrial investment as the Subject Lands position near Highway 401 means that they lie on a vital goods-movement corridor critical to the economic supply chain. For these reasons and other matters discussed in this Report, it is our opinion that the proposed development represents good land use planning and is in the public interest.

2 Site Location and Context

2.1 Municipal Address and Site Description

The Subject Lands are municipally known as 4423 Highbury Avenue, located in the southeast of the City of London and are legally described as follows:

CON 3 S PT LOT 11 RP 33R2805 PARTS 1 AND 3 REG 94.80AC 2093.34FR D

The Subject Lands can be described as a rectangular shaped parcel with an estimated lot area of 37.72 hectares (93 acres) bound by approximately 604.0 metres of lot frontage along Highbury Avenue South to the east, 561.0 metres of frontage along Dingman Drive to the south and 520.0 metres of frontage along Green Valley Road to the north. An existing rural residential lot, municipally known as 2105 Green Valley Road is located within the north-central area fronting Green Valley Road and is currently under separate ownership. No other structures are located on the Subject Lands. Please refer to **Figure 2** for an aerial image of the Subject Lands.

The majority of the Subject Lands are currently within the “Farmland” Place Type (designation) and zoned “Agricultural (AG2)” to account for the existing agricultural uses. Where Dingman Creek transects the south-central portion of the Subject Lands, the corridor is within the “Greenspace” and “Environmental Review” Place Types (designations) with the lands within the naturalized corridor representing “Unevaluated Vegetation Patches” and the area adjacent to Dingman Creek representing “Significant Valleylands”; this area is zoned “Open Space (OS4)”.

As determined by the Environmental Impact Study (EIS) prepared by Terrastory Environmental Consulting Inc., further detailed in Section 5.8 of this Report, the Dingman Creek Corridor contains natural hazards (see **Figure 3**) and natural heritage (see **Figure 4**) features such as floodplains, wetlands and woodlands. These features and their function are intended to be protected for the long-term through the establishment of development setbacks, implementing an Open Space (OSX) zone, as well as ultimately dedicating these lands to the UTRCA. In total, the environmental features and their setbacks represent 7.8 hectares (19.2 acres) of land, while approximately 9.7 hectares (23.9 acres) are proposed to be dedicated to provide for a more linear property boundary. Please refer to **Figure 5** which demonstrates the development limit and proposed property boundary of the Subject Lands surrounding the Dingman Creek corridor.

2.2 Neighbourhood Context

The Subject Lands are located along Highbury Avenue South, south of Highway 401, accessible via exits for Highbury Avenue South and Wellington Road South. Given that the Subject Lands are located within approximately 2.0 kilometres of Highway 401 via Highbury Avenue South, the proposed industrial use of the Subject Lands would benefit from the proximity to Highway 401, as a major goods-movement corridor that links Southern Ontario to both domestic and international markets in Windsor and Detroit.

The northern property line along Green Valley Road directly borders the City of London UGB, as per Map 1 of the London Plan, **Figure 7a**. The lands directly adjacent to the west are not currently captured within the UGB due to an existing hydro-corridor, running north-south, that negates development potential on this particular parcel. The Subject Lands are surrounded by agricultural and agricultural-related uses directly to the north, south, and east, with complementary industrial uses to the west. The lands directly north of the Subject Lands and across from

Green Valley Road are currently used for agricultural purposes; however, as per Map 1 of the London Plan, these lands are within the UGB and are designated 'Future Industrial Growth' and 'Green Space'.

Looking at a broader context of the surrounding uses, **Diagram 1** and **Table 1** demonstrate the neighbourhood level context of industrial uses within the direct vicinity of the Subject Lands. These neighbouring industrial uses include logistic services, warehouses, manufacturers, and freight facilities. The Subject Lands represent the final remaining parcel within this neighbourhood block to be considered for industrial development.



Diagram 1: Neighbourhood Context Map (Subject Lands outlined in Red)

Table 1: Description of Surrounding Land Uses within Proximity to the Subject Lands

No.	Land Use
1	Agriculture
2	Cassens Transport
3	Ryders Logistics Operations Center
4	Maple Leaf Foods
5	Green Valley Recycling
6	Agricultural Lands (designated 'Future Industrial Growth' and 'Green Space')
7	Industrial Lands

3 Overview of Proposed Development

The proposed development will proceed in three (3) phases. At this time, the development concept has been prepared for the lands north of Dingman Creek in Phase 1 and 2 only, across an area of 23.1 hectares (57.1 acres). Phase 1 and 2 of the proposed development includes the construction of eight (8) industrial and employment use buildings totaling approximately 820,000 ft² (76,000 m²). **Table 2** provides an overview of the proposed development in each Phase, which is to be read in conjunction with the Site Plan, **Figure 6**.

Table 2: Overview of Proposed Development in Each Phase

Phase 1 - North of Dingman Creek and east of the existing rural residential lot
<ul style="list-style-type: none"> Proposed Zone: General Industrial
<ul style="list-style-type: none"> Seven (7) buildings of varying size with associated truck and vehicular parking
<ul style="list-style-type: none"> Common Access Point: a new north-south street connection to Green Valley Road to an internal private road network identified as Street A and Street B
<ul style="list-style-type: none"> Future access to a bus route that utilizes Street A and Street B
<ul style="list-style-type: none"> Inclusion of Low-Impact-Development features
Phase 2 - North of Dingman Creek and west of the existing rural residential lot
<ul style="list-style-type: none"> Proposed Zone: General Industrial
<ul style="list-style-type: none"> One (1) large industrial building with associated truck and vehicular parking
<ul style="list-style-type: none"> Three (3) private access driveways from Building 'H' onto Green Valley Road
<ul style="list-style-type: none"> Additional access provided on Phase 1 lands via Street A and B connecting to Green Valley Road
<ul style="list-style-type: none"> Future access to a bus route that utilizes the Street A and Street B
<ul style="list-style-type: none"> Inclusion of Low-Impact-Development features
Phase 3 - South of Dingman Creek
<ul style="list-style-type: none"> Proposed Zone: Light Industrial
<ul style="list-style-type: none"> Approximately 4.4 hectares (10.9 acres) of land available for future development that will require servicing to be extended
<ul style="list-style-type: none"> Access will be provided via Dingman Drive

As previously addressed in Section 2.1 of this Report, the boundaries of the Dingman Creek corridor has been established through associated technical studies and no development will occur within these established limits. Dancor has entered into an agreement with the UTRCA to obtain future ownership of these lands, see Appendix C.

3.1 Required Planning Applications

3.1.1 Minister’s Zoning Order

The Subject Lands are currently located outside of the City of London’s UGB, within the ‘Farmland’ Place Type (designation) on Map 1 of the London Plan, and are currently zoned Agricultural Two (AG2) in the City of London Zoning By-law. A request for an MZO is being sought to bring these lands inside the City’s UGB and appropriately zone them for industrial uses.

Under Section 47 of the *Planning Act*, the Minister is authorized to make zoning orders that regulate the use of land in Ontario on the basis that the request is supported by a single-tier or lower-tier municipality and/or delivers a provincial priority that is supported by a minister. It is our opinion that the requested MZO satisfies both intake thresholds as the proposed development was endorsed by the City of London Council on March 4th, 2025 (**Appendix A**) and supports economic development in the City of London through the creation of jobs and the provision of essential ancillary services such as logistics and warehousing to support existing and future industrial needs, as further reviewed in Section 7 of this Report.

The MZO would effectively rezone the Subject Lands to permit the development of eight (8) industrial and employment use buildings. To reflect the changes of the Provincially approved MZO, an Official Plan Amendment will be undertaken by the City of London to bring these lands inside the UGB and appropriately designate (Place Type) them for industrial uses. The proposed zone change and Place Type (designation) for each phase of development are summarized in **Table 3** below:

Table 3: Current and Proposed Place Types and Zones of the Subject Lands

Phase	Existing Zoning	Proposed Zoning	Existing Place Type (Designation)	Proposed Place Type (Designation)
1	Agricultural Two (AG2)	General Industrial	Farmland	Heavy Industrial
2	Agricultural Two (AG2)	General Industrial	Farmland	Heavy Industrial
3	Agricultural Two (AG2)	Light Industrial	Farmland	Light Industrial

3.1.2 Draft Plan of Condominium – Comment Element

A Draft Plan of Condominium is required and will be submitted during the approvals process of the Site Plan Agreement Application to facilitate the development of eight (8) industrial and employment use buildings with common element roads and stormwater management infrastructure to provide for individual ownership of units within the buildings and shared ownership/maintenance of Street A and B and the stormwater management infrastructure.

3.1.3 Site Plan Approval

A future Site Plan Approval Application and related approval is required in order to develop the proposed development on the Subject Lands. As further detailed in Section 3.2 of this Report, the Site Plan Approval Application for Phase 1 and 2 would subsequently follow provincial approval of the MZO.

3.2 Project Timelines

Table 4 provides an estimated timeline for future downstream approvals to facilitate the proposed development in phases on the Subject Lands:

Table 4: Overview of Estimated Timeline for Future Downstream Approvals

Task	Phase 1	Phase 2	Phase 3
Minister Zoning Order	2025		
Site Plan Approval	2025/2026	2026/2027	TBD
Permit Application (S. 28 CA Act)	2026	2027/2028	
Building Permit	2026	2027/2028	
Draft Plan of Condominium	2026	2026	
Completion	2027	2029	

4 Policy and Regulatory Context

4.1 Planning Act

The *Planning Act*, R.S.O. 1990 sets out the legislative framework for land use planning in Ontario and provides the authority for the Minister of Municipal Affairs and Housing to issue policy statements and plans to guide land use planning and development in the province. The Act also sets out the legislative framework for local land use planning tools and plans, including Zoning Orders, Official Plans, Zoning By-Laws, Draft Plans of Subdivision and Site Plan Approvals.

4.1.1 Matters of Provincial Interest

Section 2 of the *Planning Act* sets out various “Matters of Provincial Interest”, which decision-makers must have regard to in carrying out their duties under the *Act*. The proposed Industrial Development Complex demonstrates regard for these “Matters of Provincial Interests”, as applicable to the proposed development, as follows:

(a) *the protection of ecological systems, including natural areas, features and functions;*

Comment: The *Planning Act* supports the protection of ecological systems including natural areas, features and functions. An EIS was prepared to inform the proposed development on the Subject Lands, which identified a number of natural features on the Subject Lands with ecological and/or policy significance. The EIS concludes that no negative impacts to the identified natural features with ecological and/or policy significance will occur as a result of this proposed development, should all technical mitigation measures recommended in Appendix 11 of the EIS be implemented in full. In addition, these lands and their buffers will be dedicated to the local Conservation Authority to ensure their long-term protection.

(b) the protection of the agricultural resources of the Province;

Comment: The Subject Lands are currently designated as 'Farmland' in Map 1 – Places Types of the London Plan. The *Planning Act* identifies the importance of protecting agricultural resources of the Province. While agricultural land is proposed to be removed from the agricultural landbase, the proposed expansion to the UGB would result in contiguous development adjacent to the UGB, preventing fragmentation and negative impacts on the surrounding agricultural areas. Further, there are no reasonable alternative areas within the City that could accommodate the expansion of the UGB that would avoid prime agricultural lands, as such, this issue is not unique to the Subject Lands.

(c) the conservation and management of natural resources and the mineral resource base;

Comment: As per Map 6 – Hazards and Natural Resources of the London Plan, the Subject Lands are not identified as an Aggregate Resource Area.

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Comment: The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest are also supported under Section 2 of the *Planning Act*. As addressed in Section 5.1 of this Report, a Stage 1 and 2 Archaeological Assessment was conducted in advance of the Subject Lands being developed. The Stage 2 field assessment resulted in the identification of 11 archaeological locations; however, Locations 1 through 11 do not meet provincial criteria for Stage 3 assessment and no further work is recommended as they are considered fully documented. In addition, this assessment included consultation with a local Indigenous community to verify these findings.

(e) the supply, efficient use and conservation of energy and water;

Comment: Under the *Planning Act*, the Province also prioritizes the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems. Given that the Subject Lands border the City of London's UGB to the north and west, the Subject Lands represent the logical extension of the UGB as the proposed Industrial Development Complex will utilize both existing and proposed municipal infrastructure and services, efficiently using existing energy and water systems.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Comment: Through the extension of existing utilities, Phase 1 and 2 can be adequately serviced along with the existing road network to access the Subject Lands which connects to the surrounding road network. In regard to the portion of the Subject Lands in Phase 3, as per the Zoning Order in **Appendix B** of this Report, a zoning provision has been included which states that "*in accordance with Section 36(1) of the Planning Act, no building can be constructed until it can demonstrated, to the satisfaction of the City, that servicing capacity is available*" to ensure the adequate provision of sewage and water services can be provided.

Please refer to the Civil Functional Servicing and Stormwater Management Feasibility Memorandum submitted as part of this complete MZO application.

(g) the minimization of waste;

Comment: The proposed development and UGB expansion are not anticipated to contribute to the minimization of waste.

(h) the orderly development of safe and healthy communities;

Comment: As detailed in Section 2.2 of this Report, the Subject Lands are surrounded by agricultural and agricultural-related uses directly to the north, east, south and west while the majority of the lands further south are used for agricultural and agricultural-related uses, with lands further north within the UGB used for heavy industrial and light industrial purposes. Given the surrounding neighbourhood context of the Subject Lands, the proposed Industrial Development Complex will avoid compatibility issues with sensitive land uses such as residences, and educational and health facilities.

In addition, movement throughout the site has been designed in a safe manner and with sufficient lighting.

(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Comment: At the building permit stage, the proposed development will comply with the requirements of the Accessibility for Ontarians with Disabilities Act (AODA) to ensure accessibility for persons with disabilities is provided.

(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;

(j) the adequate provision of a full range of housing, including affordable housing;

Comment: These matters of provincial interest do not apply to the proposed development.

(k) the adequate provision of employment opportunities;

(l) the protection of the financial and economic well-being of the Province and its municipalities;

Comment: The *Planning Act* requires decision-makers to have regard to the adequate provision of employment opportunities and the protection of the financial and economic well-being of the Province and its municipalities. The Industrial Development Complex intends to generate approximately 1,300 new full-time jobs for residents in the City of London and synchronously support the electric vehicle battery manufacturing plant currently under construction in the City of St. Thomas. To ensure the costs and financial impact on the City of London are minimized, the proposed development will efficiently use vacant land within an area where infrastructure and servicing can be provided with minimal extension to existing municipal infrastructure, as further addressed below. Development on these lands will provide the City significant one-time revenues from development charges and building permits, along with ongoing revenues from property taxes.

(m) the co-ordination of planning activities of public bodies;

(n) the resolution of planning conflicts involving public and private interests;

Comment: Dancor has worked in coordination and had productive conversation with the UTRCA, London Economic Development Corporation (LEDC), the Society of Saint Vincent De Paul, the City of London Staff, the City of London Council including the local Councillor, Mayor and Deputy Mayor to ensure any planning conflicts involving public and private interests are resolved prior to the approval of the MZO. In coordination with the City of London, the proposed development and MZO was endorsed by the City of London Council on March 4th, 2025 (**Appendix A**).

(o) the protection of public health and safety;

Comment: The portion of the Dingman Creek Corridor which transects the Subject Lands contains natural hazard features such as floodplains. The floodline that has been shown on **Figure 3** has been provided by the UTRCA and confirmed by the City of London. As there is currently an area of flooding that projects into the developable area, a cut and fill exercise is required to address the flooding hazard and ensure development can proceed safely. The proponent has engaged in consultation with the City and the UTRCA regarding the development and the cut and fill works required, and this information has been considered in developing the

proposed cut and fill regime submitted as a part of this application package. Ultimately, a permit from the UTRCA will be required through the Site Plan process.

(p) *the appropriate location of growth and development;*

Comment: As further addressed in Section 4.4 this Report, the City of London has undertaken an ILNA. The ILNA concludes that there is a deficit of 88 hectares of suitable vacant land supply for new industrial developments in the City of London, identifying a need for additional industrial lands by 2054, and thus warranting a UGB review for industrial land uses. The Subject Lands have previously been submitted as a candidate site and were to be evaluated within the context of the UGB Review (City of London Staff Report File No. O-9595). It is therefore our opinion that the Subject Lands represent an appropriate location for industrial growth and development. In discussions with City staff and through information presented to Council, these lands have been accounted for in the on-going expansion process to the City's UGB and industrial land supply.

(q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

Comment: No public or active transportation infrastructure currently exists along the roads adjacent to the Subject Lands. However, the incorporation of active and public transit infrastructure into the design of proposed development will be considered and addressed at the detailed design stage.

(r) *the promotion of built form that,*

(i) *is well-designed,*

(ii) *encourages a sense of place, and*

(iii) *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

Comment: The proposed development will incorporate a high quality of urban design. A Site Plan Approval Application will be submitted following the functional acceptance of the MZO.

(s) *the mitigation of greenhouse gas emissions and adaptation to a changing climate.*

Comment: New buildings will comply with the Ontario Building Code requirements, including energy efficiency. In addition, as per **Figure 5** and **6**, no buildings will be constructed within the established development limit established surrounding Dingman Creek corridor, preserving the existing wetland and its ecological function as a carbon sink. In addition, the proposed development will supplement existing industrial uses within surrounding communities to provide for much-needed parts for electric vehicles.

Based on the above, it is our opinion that the proposed development has regard for the "Matters of Provincial Interest" as required by the *Planning Act*.

4.1.2 Draft Plan of Condominium

Section 9(2) of the *Condominium Act*, 1998 provides that the provisions of sections 51, 51.1 and 51.2 of the *Planning Act* that apply to a plan of subdivision apply with necessary modifications to a Condominium description or an amendment to a Condominium description.

Therefore, when considering a Draft Plan of Condominium Application, area municipalities are required to have regard to the criteria set out in Section 51 (24) of the *Planning Act*. Notwithstanding that the Draft Plan of Condominium application will follow approval of this MZO application, it is our opinion that the proposed development has regard for these criteria, as demonstrated below:

a) *The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

Comment: As summarized in Section 4.1.1 of this Report, the proposed development has regard for matters of Provincial interest.

b) *Whether the proposed subdivision is premature or in the public interest*

Comment: It is our opinion that the proposed Industrial Development Complex is not premature and is in the public interest given that the City is in need of a greater inventory of industrial lands, as per the ILNA, thus, contributing to a much needed form of employment use anticipated to support a wide range of existing and future economic uses in the City of London.

c) *Whether the plan conforms to the Official Plan and adjacent Plans of Subdivision, if any;*

Comment: See the analysis in Section 4.3 of this Report for information on how the proposed development conforms to the London Plan, respectively.

d) *The suitability of the land for the purposes for which it is to be subdivided;*

Comment: Based on the studies and reports prepared in support of this MZO application, it is our opinion that the Subject Lands are suitable for the proposed development.

d.1) *If any affordable housing units are proposed, the suitability of the proposed units for affordable housing*

Comment: This criterion does not apply to the proposed development.

e) *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

Comment: For Phase 1, one (1) new north-south connection (“Street A”) via Green Valley Road will be developed to provide access to the internal condominium road network to each building. Phase 2 proposes three (3) driveway connections to Green Valley Road and one (1) driveway connecting to the internal condominium road network (“Street B”). Despite being classified as a “condo road”, Street A and Street B will be designed in accordance with municipal and provincial design standards and will facilitate access from emergency services.

f) *The dimensions and shapes of the proposed lots;*

Comment: It is our opinion that the dimensions and shapes of the proposed buildings support the logical and orderly development of the Subject Lands and are suitable for the form of employment units proposed.

g) *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Comment: The proposed development is Subject to the City of London Zoning By-law, with a portion of the Subject Lands regulated by the UTRCA. A request for an MZO is being sought to bring these lands inside the City’s UGB and appropriately zone them for industrial uses. In the future, permission from the UTRCA under O.Reg. 41/24 will be acquired to facilitate the proposed development plan to ensure public health and safety is maintained.

h) Conservation of natural resources and flood control;

Comment: The Dingman Creek corridor which transects the Subject Lands contains natural hazard features such as floodplains. Submitted as part of this complete MZO application, a flood hazard assessment was undertaken by Greck and Associates Limited. Based on this assessment, the proposed cut and fill works will not result in any negative impacts to the Regulatory flood storage, or upstream or downstream hydraulic impacts. In regard to the conservation of natural resources, the Subject Lands are not identified as an Aggregate Resource Area. While the Subject Lands are zoned and designated for agricultural uses, the proposed expansion to the UGB complies with MDS 1 – Type A and Type B, would result in contiguous development within the UGB, preventing fragmentation and negative impacts on the surrounding agricultural areas.

i) The adequacy of utilities and municipal services;

Comment: Phase 1 and 2 of the proposed development can be adequately serviced through the extension of existing utilities and municipal services. Please see the Civil Functional Servicing and Stormwater Management Feasibility Memorandum submitted as part of this complete MZO application. To ensure the adequate provision of sewage and water services can be provided to Phase 3 of the proposed development, no building will be constructed until it can demonstrated, to the satisfaction of the City, that servicing capacity is available.

j) The adequacy of school sites;

Comment: This criterion does not apply to the proposed development and will not be adequate for a school in based on the planned use of these lands in the long-term planning horizon.

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Comment: No development will occur within the established development limit surrounding Dingman Creek Corridor (**Figure 5**). In consultation with UTRCA, the Dingman Creek corridor is proposed to be legally conveyed to the UTRCA to ensure that the components of the Natural Heritage System on the Subject Lands are protected to the extent feasible for the long-term – see Appendix C for the Letter of Intent received from the UTRCA.

l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Comment: The proposed development will be built in accordance with the Ontario Building Code in terms of energy use and efficiency.

m) The interrelation between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under section 41(2) of this Act.

Comment: A future Site Plan Approval application will be submitted following the functional acceptance of this MZO application.

4.2 Provincial Planning Statement

The Provincial Planning Statement (PPS) took effect on October 20, 2024, and consolidates both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, for a streamlined province-wide land use planning policy framework that builds upon housing-supportive policies.

The PPS provides policy direction on “Matters of Provincial Interest” related to land use planning and key land use planning issues by promoting economic development and competitiveness, building strong communities, a clean and healthy environment, and supporting sustainable economic growth by 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.

While Bill 257 removed the requirement that MZO’s, under Section 47 of the *Planning Act*, must be consistent with policy statements issued under Section 3(1), the sections below provide a summary of the relevant policies of the PPS and describe how the proposed development and UGB expansion is consistent with this policy direction.

4.2.1 New Settlement Areas and Settlement Area Boundary Expansions

Section 2.3.2 of the PPS outlines a list of criteria for which planning authorities shall consider in allowing a settlement area boundary expansion, as follows:

- a) *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*

Comment: As further addressed in Section 4.4 of this Report, the City of London has undertaken an ILNA. The ILNA concludes that there is a deficit of 88 hectares of suitable vacant land supply for new industrial developments in the City of London, identifying a need for additional industrial lands by 2054, and thus warranting a UGB review for industrial land uses.

Based on the ILNA and UGB review undertaken by the City of London, it is our opinion that the proposed UGB expansion to incorporate the Subject Lands is needed to accommodate industrial land uses within the City of London, given the significant deficit of suitable industrial lands in the City.

- b) *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*

Comment: It has been identified that there is existing municipal infrastructure on Green Valley Road and Hubrey Road, however an external capacity assessment of the existing municipal sanitary and water networks has not been included within the scope of the Civil Functional Servicing and Stormwater Management Feasibility Memorandum prepared by Greck and Associates Limited (“Greck”) on August 15th, 2025. If necessary, and in consultation with the City of London, an external capacity assessment of the existing municipal sanitary and water networks to service the proposed development can be provided in the future.

- c) *whether the applicable lands comprise specialty crop areas;*

Comment: There are no specialty crop areas on the Subject Lands.

- d) *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*

Comment: There are no other reasonable alternative areas within the city that are directly adjacent to the existing UGB that could accommodate the UGB expansion that would avoid prime agricultural areas. It should be noted that in a City of London Staff Report (File No. O-9595), it states that the Subject Lands “had been previously submitted as a candidate site and were to be evaluated within the context of the UGB Review”.

- e) *whether the new or expanded settlement area complies with the minimum distance separation formulae;*

Comment: As part of the UGB Review a comprehensive evaluation process was undertaken by the city to identify preferred locations for expansion, utilizing a number of evaluation criteria including whether parcels meet the Province’s Minimum Distance Separation requirements. Based on the Preliminary Minimum Distance Separation Calculations completed by the City of London, Phase 1 and 2 of the proposed development will comply with MDS 1 – Type A and Type B, as demonstrated in **Figure 10** and **11**. MDS compliance will be addressed for Phase 3 of development in the future once servicing becomes available.

- f) *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*

Comment: While agricultural land is proposed to be removed from the agricultural landbase, the proposed expansion to the UGB would result in contiguous development within the UGB, preventing fragmentation and negative impacts on the surrounding agricultural areas. Furthermore, the Phase 3 lands will remain agricultural for the foreseeable future until servicing becomes available and development patterns on Dingman Drive are expanded.

- g) *the new or expanded settlement area provides for the phased progression of urban development.*

Comment: As addressed in Section 3 of this Report, development proposed on the Subject Lands will be developed in three phases to ensure the proposed development aligns with the timely provision of municipal infrastructure and servicing.

4.2.2 Employment

Section 2.8.1 of the PPS requires planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs (Policy 2.8.1.1.a)). As further addressed in Section 4.4 of this Report, the City of London ILNA concluded that there is an identified need for additional industrial lands by 2054, as there is a deficit of 88 hectares of suitable vacant land supply for new industrial developments at the end of the 30-year planning horizon. The proposed Industrial Development Complex will contribute to providing opportunities for a diversified economic base within the City of London, given the deficient availability of industrial lands in the City of London (Policy 2.8.1.1.b)). The Industrial Development complex is intended to provide essential ancillary services like logistics and warehousing to support a wide range of economic activities, including but not limited to the Volkswagen electric vehicle battery manufacturing plant, east of St. Thomas and southeast of London, as well as the planned \$5 billion LG/Stellantis electric-vehicle battery factory in Windsor and the \$15 billion Honda electric vehicle battery plant in Alliston.

It is our opinion that the location of the Subject Lands provides a strategic site for industrial investment as their position near Highway 401 means that they lie on a vital goods-movement corridor critical to the economic supply chain linking the GTA and the United States through Windsor/Detroit, which serves a primary goods-movement corridor (Policy 2.8.1.1.c).

4.2.3 Transportation and Infrastructure Corridors

Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation to meet current and projected needs, as per Policy 3.3.1 of the PPS. The Subject Lands are bound by Highbury Avenue to the east, Dingman Drive to the south and Green Valley Road to the north. The portion of Highbury Avenue South that is south of Green Valley road, and Dingman Drive are both classified as Rural Thoroughfares on Map 3 – Street Classifications in the London Plan; Green Valley Road is classified as a Neighbourhood Connector; and, the portion of Highbury Avenue South that is north Subject Lands is classified as Civic Boulevard and Urban Thoroughfare, before it connects the Provincial Highway. The London Plan recognizes that Rural Thoroughfare roads are a priority for movement of vehicles, farm equipment and freight/goods. This road classification is suitable for both the proposed industrial uses and the interim agricultural uses that will remain fronting on Dingman Drive. Civic Boulevards and Urban Thoroughfares are designed to accommodate heavier flows of traffic from a mix of land uses.

As per the Transportation Impact Brief (TIS) detailed in Section 5.9 of this Report, it is recommended that the City of London plan for traffic control signals at both intersections connecting from the Subject Lands to Highbury Avenue South. A traffic signal is identified as a requirement at Green Valley Road to proceed with Phase 1 and 2 of the proposed development, whereas a traffic signal is also identified as a requirement at Dingman Drive however not until Phase 3 of the proposed development is underway. In coordination with the City of London Staff, Dancor will work collaboratively with the City to appropriately plan for and implement traffic control measures accordingly to ensure the adjacent road network meets the current and projected needs of the Subject Lands and surrounding area to facilitate the movement of people and goods.

Please refer to the Transportation Impact Brief submitted as part of this complete MZO application.

4.2.4 Sewage, Water and Stormwater

The proposed Industrial Development Complex will utilize existing and proposed municipal sewage services, which are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety (Policy 3.6.2).

In accordance with Policy 3.6.1.a) & b) of the PPS, if necessary, and in consultation with the City of London, an external capacity assessment of the existing municipal sanitary and water networks to service the proposed development can be provided in the future to ensure services can be sustained by the water resources upon which such services rely and aligns with comprehensive municipal planning for these services.

In coordination with the City of London, the phasing of the proposed development on the Subject Lands will integrate servicing and land use considerations at all stages of the planning process (Policy 3.6.1.d)). Through the extension of existing utilities, Phase 1 and 2 can be adequately serviced, while the Zoning Order in **Appendix B** of this Report includes a zoning provision which states that *“in accordance with Section 36(1) of the Planning Act, no building can be constructed until it can demonstrated, to the satisfaction of the City, that servicing capacity is*

available” for the lands in Phase 3 of the proposed development”. Please refer to the Civil Functional Servicing and Stormwater Management Feasibility Memorandum submitted as part of this complete MZO application.

4.2.5 Natural Heritage

As further detailed in Section 5.8 of this Report and the EIS submitted as part of this complete MZO application, the proposed development is consistent with the applicable natural heritage policies in the PPS. The EIS was scoped with staff from the City of London and the UTRCA, which included a site visit with ecology staff from both parties. The report has identified a number of natural heritage features on the Subject Lands, all in connection to the Dingman Creek corridor. Informed by other technical studies such as the Hydrogeological Assessment, the EIS has identified a suitable buffer to protect these features from any negative impacts associated with the proposed development. In addition, these features will form part of a broader piece of land that will be ultimately dedicated to the UTRCA for long-term protection. Please refer to Appendix C for the Letter of Intent received from the UTRCA.

Please refer to the EIS submitted as part of this complete MZO application.

4.2.6 Natural Hazards

To protect public health and safety, development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards (Policy 5.1.1). As identified, the Subject Lands contain a flooding hazard associated with Dingman Creek. The extent of the floodplain has been verified by the City of London and UTRCA, as depicted on **Figure 3**.

As identified in the supporting technical studies submitted as part of this complete MZO application, UTRCA regulated features and hazard lands are located on portions of the Subject Lands including wetlands, watercourses and their associated meanderbelts and floodplains, valleylands, steep slopes and other hazard lands, and shorelines. It is the policy of the PPS that development shall generally be directed to areas outside of hazardous lands (Policy 5.2.2) and development and site alteration shall not be permitted within flooding and erosion hazards.

As per the flooding hazard assessment and site plan submitted as part of this complete MZO application, a grading exercise, referred to as cut and fill, is proposed to alter the location of the floodplain on the Subject Lands. These alterations have been proposed to ensure that there is no loss in floodplain storage and there will be no impacts on upstream or downstream properties as a result of these works. Once modified, no development will occur with the portion of the Subject Lands identified as hazardous lands. Permission from the UTRCA under O.Reg. 41/24 will be acquired in the future to facilitate the proposed cut and fill, and development plan. As a part of the land dedication referenced herein, the floodplain will also be captured within the dedicated area to the UTRCA.

4.3 The London Plan

The London Plan was adopted by City Council in June 2016 and ultimately approved in full through various Ontario Land Tribunal Hearings lasting until 2022. The City of London is currently undertaking an Official Plan Review of The London Plan under Section 26 of the *Planning Act* to address the City-wide ILNA and Draft Urban Growth Review Update. The London Plan, as approved, remains in force for all City By-laws and public works to conform to the policies of The London Plan. The existing and proposed mapping updates have been included on **Figures 7a through 7a** and **Figures 12a through 12c**, respectively.

4.3.1 Existing Designation - Farmland

The Subject Lands border the City of London's UGB to the North and are part of Rural London, designated as 'Farmland' on Map 1 – Places Types of the London Plan, as shown in **Figure 7a**.

The 'Farmland' Place Type in The London Plan is characterized as the prime agricultural area of London, consisting of agricultural land (Canada Land Inventory Classes 1, 2 and 3 solids) and associated Class 4 through 7 soils. The London Plan discourages uses which are not supportive of agriculture from locating in the Farmland Place Type. Permitted uses within the 'Farmland' Place Type include agricultural uses, home occupations, on-farm diversified uses and agricultural-related commercial and industrial uses directly related to farm operations in the area. Given that the proposed Industrial use of the Subject Lands is not intended to be an agricultural-related industrial use, the proposed development and use of the Subject Lands for an industrial complex does not conform to the permitted use and policies of the 'Farmland' designation in the London Plan.

Therefore, an update to the London Plan is requested as part of the MZO to expand the UGB boundary south to include the Subject Lands and re-designate the lands in Phase 1 and 2 from 'Farmland' to 'Heavy Industrial' and the lands in Phase 3 from 'Farmland' to 'Light Industrial'.

4.3.2 Industrial Place Type Expansion

Under the Industrial Place Type, Section 1127 of the London Plan outlines a set of criteria for which applications to expand the Industrial Place Types will only be permitted at the time of comprehensive review and only where the application has demonstrated the following:

1. *Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon.*

Comment: The City of London has undertaken a Vacant Land Inventory supply analysis for the purpose of the ILNA to determine the suitability of market-readiness of London's vacant industrial land supply. The ILNA concluded that there will be a deficit of 88 hectares of suitable vacant industrial lands to accommodate the projected industrial growth in the City of London. The deficit of 88 hectares of suitable vacant industrial lands in the City of London identified in the ILNA demonstrates that suitable opportunities to accommodate the projected industrial needs over the identified planning horizon are not available through redevelopment, intensification or designated growth areas.

2. *The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety.*

Comment: Development proposed on the Subject Lands will be developed in three phases to ensure the proposed development aligns with the timely provision of municipal infrastructure and servicing. Please refer to the Civil Functional Servicing and Stormwater Management Feasibility Memorandum submitted as part of this complete MZO application.

3. *In prime agricultural areas:*

- a. *The lands do not comprise specialty crop areas*

Comment: There are no specialty crop areas on the Subject Lands.

- b. *There are no reasonable alternatives which avoid prime agricultural areas.*

Comment: There are no reasonable alternative areas within the City that may accommodate the expansion of the UGB that would avoid prime agricultural lands, as such, this issue is not unique to the Subject Lands.

c. *There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas*

Comment: In a City of London Staff Report (File No. O-9595), it states that the Subject Lands “had been previously submitted as a candidate site and were to be evaluated within the context of the UGB Review”. Council endorsed the proposed development and MZO request on March 4th, 2025.

d. *The new or expanding settlement area is in compliance with the Minimum Distance Separation Implementation Guidelines and Formulae.*

Comment: As previously noted in this Report, based on the Preliminary Minimum Distance Separation Calculations completed by the City of London, Phase 1 and 2 of the proposed development will comply with MDS 1 – Type A and Type B. MDS compliance will be addressed for Phase 3 of development in the future.

4. *Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

Comment: The proposed expansion to the UGB would result in contiguous development within the UGB, preventing fragmentation and negative impacts on the surrounding agricultural areas. In addition, Phase 1 and 2 of the proposed development will comply with MDS 1 – Type A and Type B, mitigating impacts on livestock operations surrounding the Subject Lands.

Therefore, in accordance with the London Plan, it is our opinion that the proposed Industrial Development Complex conforms to the policies of this Plan to add new industrial lands to the UGB.

4.4 Industrial Land Needs Assessment

The PPS 2024 permitted the use of a planning horizon between 20 to 30-years of projected land needs and allowed planning authorities to base growth forecasts on Ministry of Finance population projections. On December 17th, 2024, City of London Council adopted a Lands Need Assessment (LNA) for Community Growth and initiated an Urban Growth Boundary Review contemplating a 30-year planning horizon.

The Industrial LNA (ILNA) has been concurrently undertaken with the UGB Review and includes an analysis of the suitability and market-readiness of industrial lands in conformity with policy 2.8.1.1 of the PPS 2024. The ILNA concludes that at the end of the 30-year planning horizon, there is a deficit of 88 ha of suitable vacant land supply for new industrial developments. There is an identified need for additional industrial lands by 2054, and therefore a UGB Review for Industrial land uses is warranted.

Based on the results of the ILNA, the City must consider including additional land within the UGB. Consistent with the policies of the PPS (Policy 2.3.2.1) and The London Plan (Policy 76), the City of London established a set of evaluation criteria, intended to support the evaluation of the most appropriate lands to be considered for inclusion within the UGB. The Final ILNA was brought forward to the Planning and Environment Committee (PEC) on October 1st, 2025, and adopted by Council on October 14th, 2025. The City of London had agreed to include the Subject Lands within the UGB, demonstrated through Council endorsement on March 4th, 2025. For consistency purposes, the Subject Lands have been evaluated in the Final ILNA based on the established set of evaluation criteria for employment areas as identified in the table below.

Table 5: City of London ILNA Evaluation of Subject Lands for Employment Areas

Criteria No.	Evaluation Criteria	City of London Assessment
1	Meets the Province's Minimum Distance Separation requirements (for separation between existing livestock operations and new sensitive land uses)	Criteria Met
2	Logical extension of an existing neighbourhood and/or will be large enough area to accommodate a complete new neighbourhood (Future Industrial Growth) through phased progression of urban development.	Criteria Conditionally Met
3	Addressing the need to designate and plan for land to accommodate an appropriate range and mix of land uses.	Criteria Met
4	Parcel shapes, size, configuration, topography, and potential for planned urban uses.	Criteria Met
5	Existing and planned infrastructure will be optimized: a logical integration with master servicing strategies.	Criteria Conditionally Met
6	Logical and financial viability of servicing new parcels or areas.	Criteria Conditionally Met
7	Impact on agricultural operations will be minimized, including directing expansions to lower classes of prime agricultural land categories to the extent possible, or mitigation where avoidance is not possible.	Criteria Conditionally Met
8	Protection of components of the Natural Heritage System and built heritage.	Criteria Not Met.
9	Alignment with economic development objectives and priorities	Criteria Conditionally Met

As demonstrated in **Table 5**, the Subject Lands meet or conditionally meet all of the Employment Area Criteria established by the City of London to evaluate potential lands to be included within the UGB expansion, except for Criteria 8. To ensure that the components of the Natural Heritage System on the Subject Lands are protected to the extent feasible, no development will occur within the established development limit surrounding the Dingman Creek Corridor (Figure 5), and these environmental lands will be dedicated to the UTRCA throughout later stages in this process; the environmental features will be located within the appropriate Place Type and zone to further ensure they're long-term protection. Please refer to the EIS submitted as part of this complete MZO application for additional information on the environmental features within this area.

4.5 Upper Thames River Conservation Authority

Under O.Reg. 41/24, pursuant to the *Conservation Authorities Act*, R.S.O. 1990, c. C.27, the UTRCA's regulatory jurisdiction includes areas within and adjacent to valley and stream corridors, shorelines, hazard lands, watercourses and wetlands. Most forms of development within the regulated area are required to obtain written permission from the local Conservation Authority in the form of a permit under Section 28.1 and Section 28.2 of the *Conservation Authorities Act*.

As shown on **Figure 3** and **4**, the natural hazard features on the Subject Lands that are regulated by the UTRCA include the following:

- Flooding hazard associated with Dingman Creek; and
- Wetlands.

Consultation with the UTRCA took place throughout 2022 and 2023 through the review of the Pre-Application Consultation package circulated through the City of London. In addition to this, scoping meetings for the technical reports and a site visit were conducted alongside staff from the UTRCA, City of London, and the consulting team. This scoping exercise was used to inform the technical reports that were completed and summarized in Section 5 of this report.

The existing wetland features on the Subject Lands will be retained in place and have been studied by ecological and hydrogeological experts to ensure adequate setbacks/buffers are provided. A 15 metre setback/buffer has been provided and can be seen on **Figures 4** and **5** of this report. For additional information, please refer to the EIS prepared by Terrastory Environmental.

As it relates to the flooding hazard, the originally limits shown on Figure 3 were confirmed by staff from the UTRCA and the City of London. These limits were established based on work through the Dingman Creek Environmental Assessment that is being led by the City in collaboration with the UTRCA. It is important to note that at the time of the application, this floodline has not been formally approved by either party through their respective processes, however is being utilized to inform safe development of the Subject Lands.

Given the natural topography of the Subject Lands, there is a portion of the flooding hazard that extends northward into the developable area due to low-lying topography. The applicants consulting team has consulted with staff from the City and UTRCA to propose a cut and fill exercise that would alter the extent of the floodline without impacting flood storage. This analysis has been undertaken by Greck & Associates, and submitted as part of this application. Please refer to **Figure 5** to view the existing floodline provided by the City and UTRCA, versus the proposed floodline as a result of the cut and fill works.

Overall, the proposed development has been designed to be located outside of natural hazard lands and will proceed in a safe manner. A permit application, for O. Reg 41/24 under Section 28.1 and 28.2 of the *Conservation Authorities Act*, will be required through the Site Plan and Building Permit stages of this process. The owner will continue to work with staff to address these requirements in the future.

4.6 City of London Zoning By-law No. Z.-1

4.6.1 Existing Zoning

The majority of the Subject Lands are currently zoned Agricultural (AG2) in the City of London Zoning By-law No. Z.-1, while the Dingman Creek Corridor which transects the Subject Lands is zoned as Open Space (OS4), as shown on **Figure 8**. As previously addressed in this Report, no development activity will be undertaken within the identified 'Development Limit' of the Dingman Creek Corridor.

The Agricultural Zone generally does not permit industrial uses and limits land uses to agricultural uses and agricultural-related uses. Therefore, to permit the proposed Industrial Development Complex, the following zone changes are required for each phase of development as summarized in **Table 6** below and shown in **Figure 9**.

As it relates to the zoning of the Dingman Creek Corridor, there will be an overall net increase in the lands that will be zoned for Open Space, based on the findings of the EIS and cut and fill analysis that have been submitted alongside this application.

Table 6: Current and Proposed Zones of the Subject Lands

Phase	Existing Zoning	Proposed Zoning
1	Agricultural Two (AG2)	General Industrial
2	Agricultural Two (AG2)	General Industrial
3	Agricultural Two (AG2)	Light Industrial
Dingman Creek Corridor	Open Space (OS4)	Open Space (OS5)

4.6.2 Proposed Zoning for Phase 1 and 2 - General Industrial (GI1) Exception Zone

As demonstrated in **Table 9** above, the lands in Phase 1 and 2 of the development are proposed to be rezoned as 'General Industrial' Zone. The purpose of the General Industrial Zone is to regulate a broad range of industrial activities which are appropriate in large industrial areas, or areas not adjacent to sensitive land uses. **Table 7** and the Zoning Order in **Appendix B** demonstrate the zoning provisions of the General Industrial Zone that will apply to Phase 1 and 2 of the Subject Lands

Table 7: General Industrial Zoning Provisions

Zoning Provisions	Proposed GI Zone Requirements
Permitted Uses	<ul style="list-style-type: none"> a. Auction establishments; b. Automotive use c. Automobile body shop; d. Automobile repair garages; e. Automobile rental establishment f. Automobile sales and service establishment g. Automobile service station h. Building or contracting establishments; i. Convenience service establishments j. Dry cleaning and laundry plants; k. Food, tobacco and beverage processing industries; l. Impounding Yard m. Manufacturing and assembly industries; n. Personal service establishment o. Printing, reproduction and data processing industries; p. Processed goods industries; q. Offices r. Repair and rental establishments; s. Retail stores t. Research and development establishments;

	<ul style="list-style-type: none"> u. Service and repair establishments; v. Service trades; w. Storage depots; x. Terminal centres; y. Tow Truck Business z. Transport terminals; aa. Truck sales and service establishments bb. Warehouse establishments; cc. Wholesale establishments;
Lot Area (m ²) Minimum	2500
Lot Frontage (m) Minimum	50.0
Front & Exterior Side Yard Depth (m) Minimum	1.5
Interior Side & Rear Yard Depth (m) Minimum	6.0
Landscaped Open Space (%) Minimum	5
Height (M) Maximum	50.0

4.6.3 Proposed Zoning for Phase 3 - Light Industrial Zone

The lands to be developed in Phase 3 are proposed to be rezoned as Light Industrial Zone, which provides for and regulates a range of industrial and associated secondary uses. Table 8 and the Zoning Order in **Appendix B** demonstrate the zoning provisions of the Light Industrial Zone that will apply to Phase 1 and 2 of the Subject Lands

Table 8: Light Industrial Zoning Provisions

Zoning Provisions	Proposed LI Zone Requirements
Permitted Uses	<ul style="list-style-type: none"> a. Bakeries; b. Business service establishments; c. Laboratories; d. Manufacturing and assembly industries; e. Offices support; f. Paper and allied products industries excluding pulp and paper and asphalt roofing industries; g. Pharmaceutical and medical product industries; h. Printing, reproduction and data processing industries; i. Research and development establishments; j. Warehouse establishments; k. Wholesale establishments; l. Custom workshop m. Brewing on premises establishments n. Service Trade o. Existing Self-storage Establishments

	<ul style="list-style-type: none"> p. Artisan Workshop q. Craft Brewery r. Tow Truck Business s. Dry cleaning and laundry plants; t. Food, tobacco and beverage processing industries excluding meat packaging; u. Leather and fur processing excluding tanning; v. Repair, service and rental establishments; w. Textile processing industries x. Assembly Hall y. Commercial recreation establishments z. Day care centres aa. Private clubs bb. Private parks cc. Automotive uses, restricted; dd. Clinics; ee. Convenience service establishments; ff. Convenience stores; gg. Financial institutions; hh. Medical/dental offices; ii. Personal service establishments; jj. Restaurants
Lot Area (m ²) Minimum	2500
Lot Frontage (m) Minimum	30.0
Front & Exterior Side Yard Depth (m) Minimum	1.5
Interior Side & Rear Yard Depth (M) Minimum	6.0
Landscaped Open Space (%) Minimum	5
Height (M) Maximum	50.0

4.6.4 Proposed Zoning for Dingman Creek Corridor

As previously detailed throughout this Report, the Dingman Creek Corridor which transects the Subject Lands will be protected for the long-term, with the entirety of the corridor and its' buffers to be dedicated to the UTRCA. The proposed OSX Zone is intended to function similar to the City's OS5 zone, which is the most restrictive Open Space within their By-law. It provides for development of low impact recreational facilities that do not normally include structures or buildings and require locations within or adjacent to the floodplain and other natural heritage features.

In order to protect the existing natural features and functions, as well as human health and safety from the associated natural hazards, the Dingman Creek Corridor is proposed to be rezoned as Open Space Exception Zone. As demonstrated in **Table 9**, the proposed OSX Zone will permit a limited range of uses to protect the

important natural features and functions identified in the EIS and Map 5 of the London Plan. As per the Zoning Order in **Appendix B** of this Report, the uses permitted on the Subject Lands will be subject to the provisions identified in **Table 9** below.

Table 9: Open Space Zoning Provisions

Zoning Provisions	Proposed OS5 Zone Requirements
Permitted Uses	a) Conservation lands; b) Conservation works; c) Passive recreation uses; d) Managed woodlot e) Agricultural uses
Lot Area (m ²) Minimum	200
Lot Frontage (m) Minimum	5
Front and Exterior Side Yard Depth	1.5
Rear and Interior Side Yard Depth (m) Minimum	6.0
Landscaped Open Space (%) Minimum	5
Height (m) Maximum	10.0

5 Supporting Studies

5.1 Stage 1 and 2 Archaeological Report

A Stage 2 Archaeological Assessment was prepared by TMHC Inc., dated August 8th, 2025, updated October 10, 2025 to inform the proposed development on the Subject Lands. A Stage 1 archaeological assessment was previously completed in 2024 for the proposed development, which demonstrated that the Subject Lands held archaeological potential and recommended that a Stage 2 archaeological assessment be undertaken. The Stage 2 archaeological assessment was conducted for the proposed development lands that were determined to retain archaeological potential following the Stage 1 archaeological assessment.

The Stage 2 field assessment resulted in the identification of 11 archaeological locations. Recommendations with respect to each of these locations and the overall Subject Lands are presented below:

- Locations 1 through 11 do not meet provincial criteria for Stage 3 assessment and no further work is recommended as they are considered fully documented.

- AfHh-63 does not meet provincial criteria for a Stage 3 assessment and no further work is recommended as it is considered fully documented.
- If there are any planned impacts within the Dingman Creek, a Marine Archaeological Assessment may be required (1.4%; 0.54 ha).

The above recommendations are subject to the conditions of the Stage 2 Archaeological Assessment and to the Ministry of Citizenship and Multiculturalism (MCM's) review and acceptance of this Report into the provincial register of archaeological reports.

It is important to note that throughout the Stage 2 Assessment, TMHC consulting with Caldwell First Nations and the applicant entered into an Agreement with this community to ensure there was sufficient review and consultation on the findings of this report. This consultation included a site visit between members of this community alongside staff from TMHC.

5.2 Arborist Report and Tree Protection Plans

An Arborist Report and Tree Protection Plans were prepared by Arcadis Professional Services (Canada) Inc., dated October 14th, 2025 to inform the proposed development on the Subject Lands. This report focuses on Phase 1 and Phase 2, located on the north side of Dingman Creek and identifies all trees within the proposed area of work and within 6.0 metres offset of the limit of the proposed work area.

Based on the assessment of trees that may be impacted by the development of a new building and walkway on the north end of the Subject Lands, the following table summarizes the tree assessment and the number of trees to be removed:

Table 10: Tree Assessment prepared by Arcadis Professional Services (Canada) Inc.

Tree Inventory	
Total number of trees inventoried	447
Total number of trees to be removed	171
Total number of trees to be preserved	276
Total number of trees to be considered to be public	0
Compensation Exemptions	
Number of trees (to be removed) considered dead	0
Compensation – Private Trees	
Number of trees included in compensation	171
Compensation required	595

The Arborist Report concludes the following:

- Care must be taken to protect trees that are listed to be protected with tree protection fencing as required by the city;
- Tree protection fencing shall be erected prior to the start of demolition and construction and maintained for the duration of the work;

- Site visits by a Certified Arborist (ISA) before, during and after construction are recommended to ensure proper tree protection methodology; and,
- Trees shall also be inspected for damage incurred during construction to ensure appropriate pruning and/or other mitigation measures are implemented

The findings of the Arborist Report have been denoted on the Tree Protection Plans submitted alongside this application.

5.3 Heritage Impact Assessment

A Scoped Heritage Impact Assessment (HIA) was prepared by Stantec Consulting Ltd., dated October 10th, 2025, to inform the proposed Industrial Development Complex located on the Subject Lands. The Subject Lands are a listed property on the City of London's Register of Cultural Heritage Resources (the Register). The Subject Lands are listed as containing a residence built in 1870 in the Vernacular architectural style, which does not exist on the Lands today.

The purpose of this Scoped HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a listed property, consideration must be given to the conservation of cultural heritage resources. The Scoped HIA concluded that the Study Area at 4423 Highbury Avenue South was found to meet no criteria of O. Reg. 9/06 and therefore is not considered to have sufficient cultural heritage value or interest (CHVI) to warrant an assessment of impacts, preparation of mitigation measures, or further study.

5.4 Civil Functional Servicing and Stormwater Management Feasibility Memorandum

A Civil Functional Servicing and Stormwater Management Feasibility Memorandum was prepared by Greck and Associates Limited ("Greck"), dated October 23rd, 2025, to inform the proposed Industrial Development Complex on the Subject Lands. The purposes of this Memorandum are to assess the high-level civil servicing considerations for sanitary servicing, domestic water and fire protection, stormwater servicing, stormwater management and grading for the proposed development by assessing the feasibility of the lands to be serviced by the existing municipal infrastructure.

Sanitary Servicing

- To service the Subject Lands, the existing sanitary sewer on Hubrey Road and Green Valley Road will require an extension of approximately 510 metres east along Green Valley Road. A sanitary control manhole will be required at the Phase 1 site entrance between Building A and B which will provide the connection from the proposed development to the extended municipal sanitary network in Green Valley Road.

Domestic Water and Fire Protection

- There exists a watermain located on Hubrey Road, Green Valley Road, Highbury Avenue South and Dingman Drive fronting the Subject Lands. There also exists a 400 mm diameter local watermain on Hubrey Road and the northside of Green Valley Road located to the west of Hubrey

Road. The nearest fire hydrant is located approximately 150 metres away from the development near the intersection of Hubrey Road and Green Valley Road.

- To service the Subject Lands, a watermain network is proposed to run through the roadways within the development and provide domestic and fire water servicing to each building. Proposed hydrants will be provided along the proposed network to provide fire protection for the proposed buildings.
- It is expected that the proposed watermain will achieve sufficient flow and pressures for servicing the proposed development domestic and fire water demands.

Storm Servicing and Stormwater Management

- **Water Quality:** The proposed stormwater management facility consists of a main cell and forebay. Further details regarding the stormwater management facility will be provided during the detailed design stage.
- **Water Quantity:** Post-development flows will be reduced to pre-development levels using a combination of orifices and weirs for the stormwater management pond and flow control roof drains for roof top storage. More details on the stormwater management pond, roof top storage, flow control roof drains, orifice and weir sizing will be provided at the detailed design stage.
- **Extended Detention/Erosion Control:** The Stormwater Management Pond has been sized to ensure that the greater of 40 m³/ha (as per MECP SWMP Manual) or the runoff volume from the 25 mm 4-hour Chicago storm is detained and released for at least 24 hours, respectively, as per water quality and erosion control criteria. More details and orifice sizing will be provided at the detailed design stage.
- **Water Balance:** A water balance analysis is required to estimate the pre-development and post-development infiltration and runoff on the Subject Lands. A water balance analysis will be completed at the detailed design stage using the methodology described in the MOE's "Stormwater Management Planning and Design Manual", March 2003. To achieve pre-development infiltration levels, infiltration of 25 mm of clean roof runoff from Building A,B,C and H via soakaways pits / infiltration galleries has been proposed.
- **Stormwater Facility Design:** Details regarding the stormwater management facility are to be confirmed during the detailed design stage in accordance with MECP Guidelines.

Grading

- The proposed development will be graded to ensure positive drainage is provided away from the proposed building and towards the stormwater management facilities and/or the watercourse.

5.5 Cut and Fill Analysis

A Cut and Fill Analysis Memorandum was prepared by Greck, dated October 23rd, 2025 to assess the floodplain in accordance with municipal and provincial requirements, guidelines and policies founded on accepted scientific and engineering principals including assessment requirements pertaining to cut/fill balance and floodproofing. As noted within the report, the floodline varies across the site ranging from 261.7m to 262.7m.

This proposal includes filling the eastern portion of the floodplain, located within the Phase 2 lands, with approximately 6,800m³ of fill. This will be offset by cutting an area of 7,380m³ on the western portion of the lands, located south of Phase 1. As shown on Drawing 1 of this report, the proposed cut and fill will also result in a positive outcome for the neighbouring property owner to the west – these lands are currently mapped within a portion of the

floodplain and the proposed fill works will block any water from flowing into this area moving forward, protecting the hydro-corridor infrastructure.

As the new “cut” area will be considered floodplain and a natural hazard associated with the Dingman Creek Corridor, it is included within the proposed OSX zone and will ultimately be dedicated to the UTRCA.

The Report recommends providing a 0.3m freeboard (vertical) from the Regulatory floodline for the proposed works. A freeboard of 0.3 m is an industry standard to account for any uncertainties involved in hydraulic modelling and will provide for a sufficient factor of safety for development on the Subject Lands. Floodwaters less than 0.3m in depth permit for safe pedestrian and vehicular ingress/egress as per Ministry of Natural Resources and Forestry (MNRF) Technical Guide: River & Stream Systems: Flood Hazard Limit, 2002.

Based on the flood hazard assessment, Greck is confident that the proposed cut/fill works considers all applicable flood hazards as per the Environmental Planning Policy Manual for the UTRCA and the River & Stream Systems: Flood Hazard Limit Technical Guide by the Ontario Ministry of Natural Resources, and respects the setbacks determined by Greck. In summary, the proposed cut and fill works will not result in any negative impacts to the Regulatory flood storage or upstream or downstream Regulatory Floodplain hydraulic impacts.

5.6 Geotechnical Assessment

A Preliminary Geotechnical Investigation report was prepared by EXP Services, dated October 28th, 2024. The purpose of this investigation was to examine the subsoil and groundwater conditions on the Subject Lands by advancing fourteen (14) boreholes to assist with the geotechnical design and construction of the proposed structures.

Based on the field work carried out on November 29th and 30th, and January 8th and May 27th, 2024, short term groundwater levels within the open boreholes were observed.

5.7 Hydrogeological Assessment

A Preliminary Hydrogeological Assessment was prepared by EXP Services Inc., dated October 8th, 2025, to inform the proposed development on the Subject Lands. The objective of the hydrogeological assessment was to examine the hydrogeological characteristics of the Subject Lands by reviewing the Ministry of the Environment, Conservation and Parks (MECP) Water Well Records (WWR), reviewing the soils and groundwater information provided from a series of sampled boreholes and monitoring wells at the Subject Lands, collecting groundwater elevations to identify seasonal variations, and assess the natural heritage features on the Subject Lands.

This current hydrogeological report supports Phases 1 and 2 of development and includes the approximate area extending from Green Valley Road south to Dingman Creek and Highbury South to approximately 600.0 metres west. Based on the results of the hydrogeological assessment, the following preliminary findings are presented:

- A Provincially Significant Wetland (PSW) associated with the Westminster Wetland Complex is present northeast of the Site, approximately 25 m north of the northern Site boundary. A small portion of surface water flows from the north area of Phase 1 to the north. These flows are captured in a swale/ditch on the south side of Green Valley Road and directed to stormwater infrastructure. Based on the data collected to date, no evidence of surface water or groundwater contribution to the PSW is apparent;

- Runoff from the Phase 1 and 2 Site area is expected to generally flow south towards Dingman Creek, with a small portion collected in roadside swales and ditches at the north and east site boundaries where existing stormwater infrastructure is present and controls those local flows;
- Shallow groundwater conditions were captured in monitoring wells BH4/MW and BH10/MW, advanced within the Phase 1 boundary. At the location of these wells, the water levels fluctuated between 3.6 m and 4.4 m below existing grade in BH4/MW and 2.3 m to 2.9 m below existing grade in BH10/MW. Two groundwater seepage areas identified along the northern slope of Dingman Creek banks were used to determine the southwest direction of groundwater flow in the unconfined sand aquifer. In the general area of Phase 2, the predominant shallow groundwater flow direction within the clayey silt till (aquitard) unit is
- Two (2) groundwater seepage areas were identified along the northern banks of Dingman Creek. These seepages are fed from the sand aquifer on Site;
- The majority of the Site is mapped as a significant groundwater recharge area and a highly vulnerable aquifer;
- Besides Dingman Creek itself, the natural heritage features located downgradient of Phases 1 and 2 are Meadow Marshes identified as MAMM1-3 by Terrastory Environmental Consulting Inc. (Terrastory). Based on the results of the hydrogeological assessment, it was determined that the marsh is surface water fed. In order to maintain the ecological function of the marsh, consideration should be given to the direction of clean runoff from the development area to this feature. Dingman Creek is understood to be a “cold water” watercourse, relying on groundwater to maintain its function. Given the coarse grained unconfined stratum observed in the eastern boreholes and documented presence of a SGRA, consideration will be necessary for implementation of Low Impact Development (LID) strategies during development to balance infiltration levels post-development. The specific type and design of LID will be identified during the detailed design stage;
- Based on the MECP WWR, there are three (3) water supply wells within a 500 m radius of the Site that are installed into the shallow overburden (approximately 12 m bgs or less) and one (1) water supply well installed to a depth of about 26 m;
- Groundwater chemistry results did not exceed the Ontario Drinking Water Quality Standards, Objectives and Guidelines (ODWQS) Maximum Acceptable Concentrations (MAC) for any of the analyzed parameters with the exception of nitrate which exceeded the ODWQS of 10 mg/L in select samples. It is noted that the groundwater on Site is not planned for use as drinking water, and the evaluation to the ODWQS are used for comparison’s sake only. The Ontario Provincial Water Quality Objectives (PWQO) guidelines were exceeded for several analyzed parameters in surface water, collected from Dingman Creek and surface water station SW3;
- A water balance will be completed once more details are provided regarding the Stormwater Management strategies for the development;
- The monitoring wells on Site have been maintained for ongoing study past the completion of this report. When the wells are no longer required, they should be decommissioned in accordance with O. Reg. 903; and,
- Based on the measured shallow groundwater elevations, groundwater may be encountered during the construction activities at the Site. The volume of water requiring management will depend on the excavation depths below the water table, and the encountered soils. Further information is required in order to complete detailed dewatering calculations. This includes the grading plan, building finished floor elevations, and

servicing elevations. A detailed dewatering assessment that includes calculations of dewatering rates, radius of influence, and dewatering discharge assessment can be completed at the detailed design stage once the design details are known.

Based on the recommendations included within the report, the development of the Subject Lands can proceed without impacting, or being impacted by, the groundwater table. The monitoring wells on the Lands are continuing to be monitored on a monthly basis to gather data to inform the next stage in the application process.

5.8 Environmental Impact Study

An EIS was prepared by Terrastory Environmental Consulting Inc., dated October 8, 2025, to evaluate the existing conditions of the Subject Lands and inform the proposed development given the presence of the natural heritage features associated with the Dingman Creek corridor that transects the Subject Lands. The purpose of the EIS is to present a biophysical characterization of the Subject Lands and adjacent lands (i.e., those within 120 metres of the Subject Lands) as a means to assess the potential for adverse effects on the natural environment and natural heritage features stemming from the proposed application. This report was scoped with staff from the City of London and the UTRCA, which included a site visit to determine and agree upon limits to the various features present.

The EIS concludes that the following natural features with ecological and/or policy significance have been identified:

- **Provincially Significant Wetlands:** located to the north and northeast of the Subject Lands, which form part of the Westminster PSW Complex.
- **Wetlands:** on the Subject Lands associated with Dingman Creek corridor.
- **Significant Woodlands:** on the Subject Lands associated with Dingman Creek corridor and on the adjacent lands that are located to the north and northeast of the Subject Lands.
- **Significant Valleylands:** associated with Dingman Creek corridor on the Subject Lands
- **Confirmed Significant Wildlife Habitat:** includes seeps and springs and habitats for Species of Conservation Concern (Eastern Wood-pewee associated with the woodlands on the Subject Lands and Wabash Pigtoe associated with Dingman Creek).
- **Candidate Significant Wildlife Habitat:** includes potential reptile hibernaculum and general potential for habitat for Species of Conservation Concern (Snapping Turtle, American Bumble Bee, Clymene Moth, Monarch, Yellow-banded Bumblebee).
- **Candidate Habitat for Endangered Bats** (Hoary Bat, Little Brown Myotis, Northern Myotis, silver-haired bat, and tri-colored bat).
- **Fish Habitat:** in Dingman Creek.

These features are shown across the various figures of the EIS have been summarized and shown on **Figure 5** of this Report. A buffer of 15m has been established from these features and will be included within the lands dedicated to the UTRCA.

The EIS determines that no negative impacts to the above-noted features will occur and the MZO application appropriately addresses applicable natural heritage policies, provided that all technical mitigation measures recommended in Appendix 11 of the EIS are implemented in full.

5.9 Transportation Impact Study

A Transportation Impact Study (TIS) was prepared by Paradigm Transportation Solutions Limited, dated October 2025 to estimate the transportation impact(s) of the proposed development on the adjacent transportation network and identify how those impacts, if any, might be mitigated.

Based on the findings of this study, the TIS concludes that development of the Subject Lands is forecast to have a largely insignificant impact on traffic operations in the broader study area, except at the intersection of Green Valley Road and Highbury Avenue. The assignment of site generated traffic at this intersection accelerates the timeline upon which the eastbound approach is forecast to operate with v/c ratios greater than 0.90. Without site generated traffic this approach is forecast to exceed capacity sometime between 2029 and 2034. Upon the opening of Phase 1 in 2027, the eastbound approach is forecast to operate with a v/c ratio of 2.79.

The TIS recommends that the City of London monitor the need for traffic control improvements at both Highbury Avenue and Green Valley Road, and Highbury Avenue and Dingman Drive, independent of the development of 4423 Highbury Avenue. Although traffic control signals are not currently warranted at Highbury Avenue and Green Valley Road based on projected 2039 background traffic volumes, their installation would be considered appropriate based on projected traffic operations with the development of Phase 1 of this project.

6 Public Consultation and Engagement

On February 19th, 2025, the project was brought forward to the City of London Planning and Environment Committee (EC) and further endorsed by Council on March 4th, 2025. Prior to the project being brought forward to the PEC and Council, Dancor consulted with City Staff, Ministry of Municipal Affairs and Housing (MMAH) Ministers Office and Assistant Deputy Ministers Office, Ministry of Economic Development and Job Creation, MPP Rob Flack, Upper Thames Conservation Authority, London Economic Development Corporation, and the Federal Government. The PEC and Council Meeting were open to the public, providing public awareness of a request being made for the Minister to consider making a zoning order. Furthermore, upon escalation from PEC to Council, the London Free Press published an article about the proposed manufacturing and industrial park which included notification on the upcoming Council meeting; this article has been provided as **Appendix D** to this report. No public and/or Agency Comments were received at, before, or after the PEC and Council meetings.

At a smaller scale, the owner installed a number of signs on all road-facing frontages of the property advertising for industrial development and consulted directly with the owner of the lands bordered by this development, municipally known as address 2105 Green Valley Road.

As it relates to consultation with Indigenous communities, one (1) community has been involved in the preparation of the Archaeology Assessment, initiated directly by the owners retained archaeologist consultant, THMC. On July 14th, 2025, a Technical Review Agreement was signed between Caldwell First Nation (CFN) and Dancor Construction Ltd. (referred to as Dancor Dundas Inc. in the Technical Review Agreement) to ensure CFN received adequate capacity resources for participating in the technical review of documents, materials and coordination with project staff associated with the Project located on the Subject Lands. In the fall of 2025, CFN was provided copies of the Stage 1 and 2 Archaeological Assessments. Fieldwork results were communicated to CFN via email, and a copy of the report was provided for review prior to the submission of this report to the Ministry of Citizenship and Multiculturalism (MCM). No concerns were raised with the report prior to submission.

During the preparation of technical reports, it is our understanding that staff from the City of London were contacted by members of the Indigenous community in relation to the timing of the application. In the fall of 2025, through communications with the author of this Report and a member of the Chippewa of the Thames community, preliminary information on the details of the proposed development and associated technical reports being developed to inform the project were provided. Upon completion of the various technical studies, summarized herein, all documentation associated with this application was posted for further comment through the Nations Connect portal on November 17, 2025.

7 Planning Justification

This MZO request is sought for the reason that this development is time sensitive as Dancor currently has three (3) major corporations ready to invest in the Subject Lands, where investment will be critical for the economic growth and prosperity of London, given that the ILNA reports that the industrial sector is projected to experience strong demands for new floor area to service population growth. The use of the MZO would enable the development on the Subject Lands to provide industrial and employment uses in the near term by expediting the municipal planning processes. While the City continues to work on their UGB expansion for community growth and industrial land needs, this application is seeking approval in advance of this process as various landowner appeals and concerns may draw out the approval and implementation of these studies. It is our opinion that the requested MZO satisfies both intake thresholds as the proposed development was endorsed by the City of London Council on March 4th, 2025 (**Appendix A**) and delivers a provincial priority that is supported by the Minister. The following sections below demonstrate how the proposed development supports the Ontario Governments economic development objectives.

7.1 Economic Development and Job Creation

Amidst uncertainty both domestically and globally, one of the Province's objectives is to build a stronger, more resilient economy. In the City of London, it is understood that there is an identified need for additional industrial lands by 2054, as there is a deficit of 88 ha of suitable vacant land supply for new industrial developments at the end of the 30-year planning horizon in the City of London, as per the ILNA. It is further understood that under the Ministry of Finance population forecast, there is a projected growth from 40,270 industrial jobs in 2024 to 58,530 industrial jobs in the City of London by 2054 at an average annual increase of roughly 1.5%. This represents approximately 18,260 additional industrial jobs over the next 30 years in the City of London.

It is policy of the PPS for planning authorities to promote economic development and competitiveness by 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. Given that the City is in need of a greater inventory of industrial lands, as per the ILNA, it is our opinion that the proposed Industrial Development Complex will contribute to a much needed form of employment use anticipated to support a wide range of existing and future economic uses including the Volkswagen electric vehicle battery manufacturing plant, east of St. Thomas and southeast of London, as well as the planned \$5 billion LG/Stellantis electric-vehicle battery factory in Windsor and the \$15 billion Honda electric vehicle battery plant in Alliston. The proposed development is also anticipated to create approximately 1,300 new full-time jobs for the residents in the City of London.

It is therefore our opinion that the Industrial Development Complex will promote job creation and a diversified economic base in the City of London through the provision of essential ancillary services, such as logistics and warehousing to critically support the local economy through employment opportunities, attracting investments and facilitating the movement of goods between the supply chain.

7.2 Strategic Location for Employment Growth

As per policy 2.8.2.1 of the PPS, planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors, including facilities and corridors identified in provincial transportation plans, for the employment area uses that require those locations.

The location of the Subject Lands provides a strategic site for industrial investment as their position near Highway 401 means that they lie on a vital goods-movement corridor critical to the economic supply chain linking the GTA and the United States through Windsor/Detroit, which serves a primary goods-movement corridor. It is therefore our opinion that the Subject Lands present a favorable location and opportunity to facilitate employment uses in an area in proximity to a major highway which has an approved MTO ramp for tandem trailers, making the Subject Lands a strategic location for investment and market accessibility for goods and people movement.

8 Conclusion and Recommendations

In summary, Dancor Construction Ltd owns the land municipally known as 4423 Highbury Avenue South, London which are approximately 38 hectares in size with frontage along Highbury Avenue South (604m), Green Valley Road (520), and Dingman Drive (561m). The lands are proposed to be converted from their agricultural and environmental state, to industrial with retention of the existing environmental features. The proposed industrial development project, referred to as Green Valley Manufacturing and Industrial Park, has been designed in three (3) phases:

- Phase 1: 23.1 ha (combined with Phase 2) located in the northeast portion of the Subject Lands. Proposed to contain seven (7) buildings
- Phase 2: 23.1 ha (combined with Phase 1) located in the northwest portion of the Subject Lands. Proposed to contain one (1) large industrial building; and,
- Phase 3: 4.4ha located across the southern portion of the Subject Lands. No development concept at this time.

Overall, the total gross floor area of industrial development is proposed at 820,000 ft², with future growth potential in Phase 3. Dividing Phase 1 and 2 from Phase 3 occurs naturally given the location of the Dingman Creek Corridor which transects these lands. This corridor encompasses all natural hazard and natural heritage features on the Subject Lands, totaling 9.8 ha. An area of 10.1 ha will ultimately be dedicated to the local Conservation Authority, which considers local property boundaries and ensures long-term protection of the features.

These lands represent the last lot within this neighbourhood that is not located within the Urban Growth Boundary and is not consider currently future industrial development within the City of London's planning documents. The inclusion of these lands with the UGB and change in land use from agricultural to industrial is fitting with the surrounding industrial subdivision. In addition, these lands have been identified as suitable within the City's Industrial Land Needs Assessment and have been accounted for in their consideration for future growth on the 30-year planning horizon. For these reasons, it is our opinion that this application has regard for the Planning Act, is

consistent with the Provincial Planning Statement, will conform to the London Plan, and will comply with Zoning By-law Z.-1.

The technical merits of this application are supported by the information contained with the following technical reports:

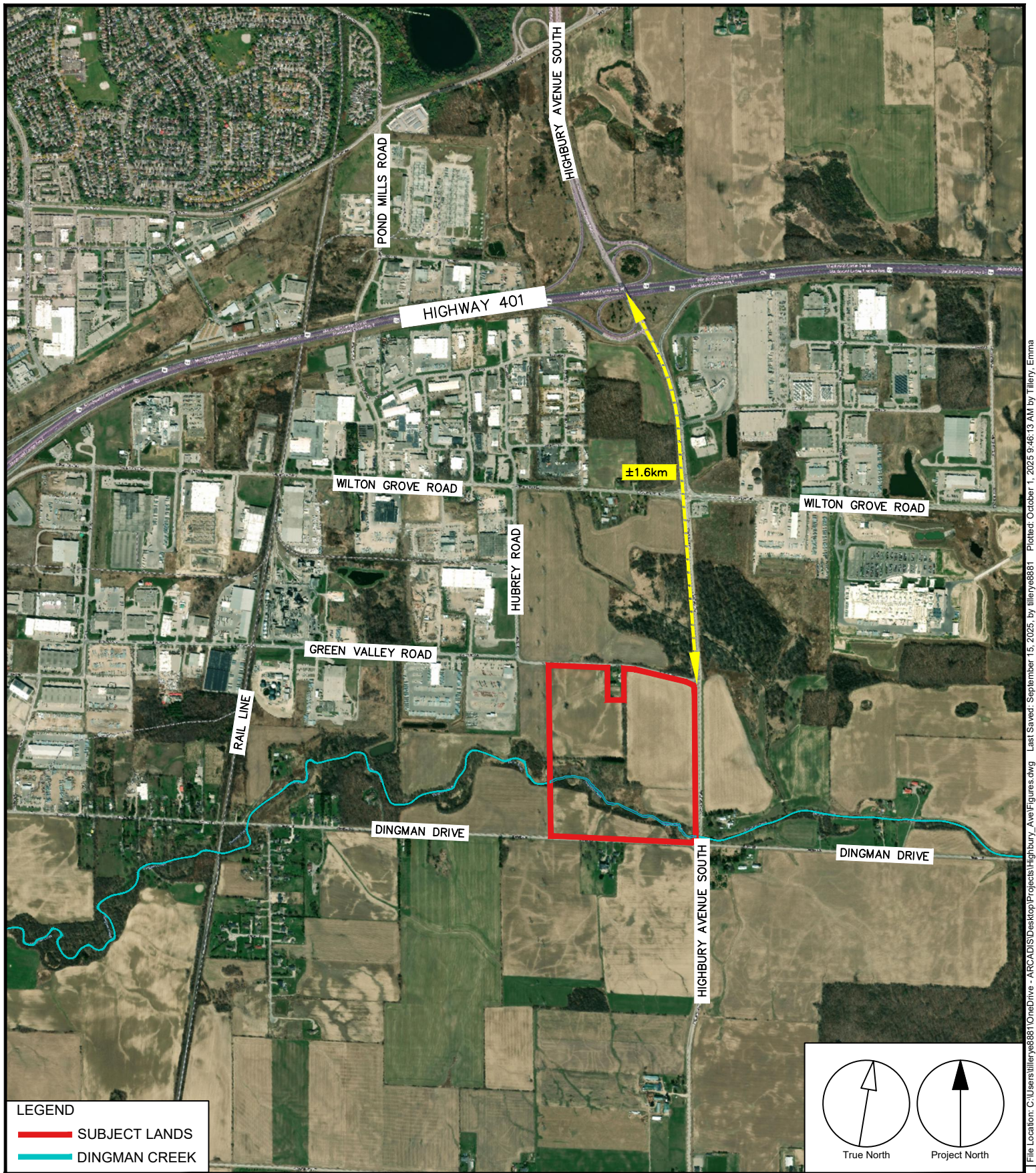
- Stage 1 and 2 Archaeological Assessment prepared by TMHC, dated October 10, 2025;
- Arborist Report and Tree Preservation Plans prepared by Arcadis Professional Services (Canada) Inc., dated October 14, 2025;
- Scoped Heritage Impact Assessment prepared by Stantec Consulting Inc., dated October 10, 2025;
- Civil Servicing and Stormwater Management Feasibility Memorandum prepared by Greck and Associates Inc., dated October 23, 2025;
- Cut and Fill Memorandum prepared by Greck and Associates Inc., dated October 23, 2025;
- Geotechnical Report prepared by EXP Services Inc., dated October 28, 2024;
- Hydrogeological Assessment prepared by EXP Services Inc., dated October 8, 2025;
- Environmental Impact Study prepared by Terrastory Environmental Corp., dated October 8, 2025; and,
- Traffic Impact Study prepared by Paradigm Transportation Solutions Ltd., dated October 2025.

Upon approval of this MZO application, the owner will continue to progress through the remainder of the planning and building approvals process to obtain a Development Agreement, Condominium Agreement, a permit under Ontario Regulation 41/24 and the *Conservation Authorities Act*, and a building permit under the Ontario Building Code.

Based on the rationale described in this Report, it is our opinion that the requested MZO satisfies the two (2) intake thresholds in which the Minister is authorized to make zoning orders under Section 47 of the *Planning Act*, as Council endorsed the proposed development and MZO request to deliver essential industrial, and employment uses to the City of London, based on the Final ILNA, in an expedited manner. This MZO request serves the public interest, represents good land use planning, delivers a provincial priority, and represents a much-needed form of economic and employment development based on the identified need for additional industrial lands by 2054 in the City of London's ILNA.

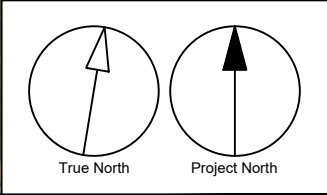
Arcadis Canada Inc.
350 Oxford Street West, Suite 203
London, Ontario N6H 1T3
Canada

Figures



LEGEND

- SUBJECT LANDS
- DINGMAN CREEK



ISSUES		
NO.	DESCRIPTION	DATE
01	INITIAL REVIEW	OCT-2025



350 Oxford Street West - Suite 203
 London ON N6H 1T3 Canada
 tel 519 472 7328
 www.arcadis.com

PROJECT NAME
 4423 HIGHBURY AVENUE

PROJECT NO:
 30272658

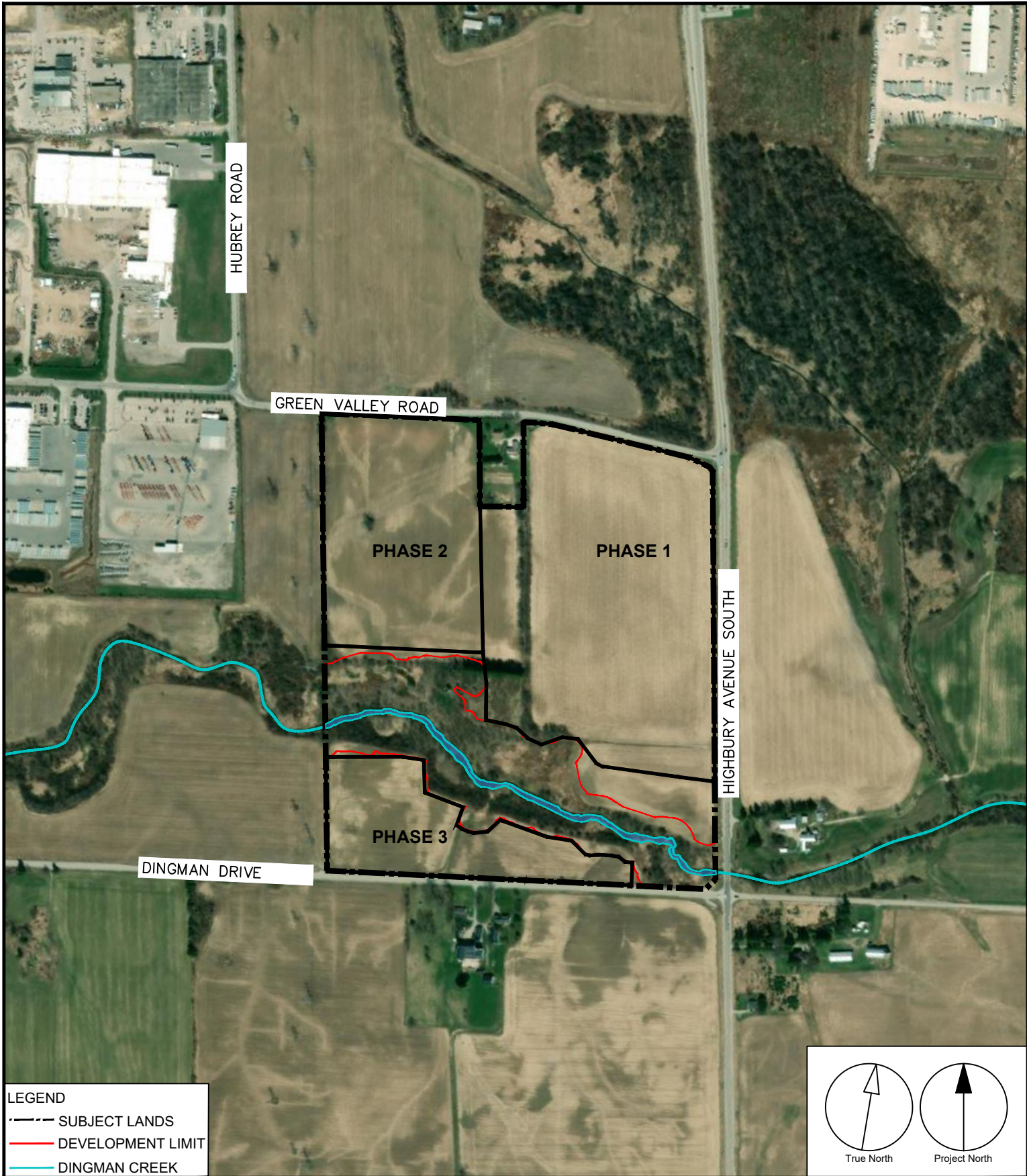
DRAWN BY:
 E.T.

SKETCH NO.
 01

SHEET NAME
 KEYMAP

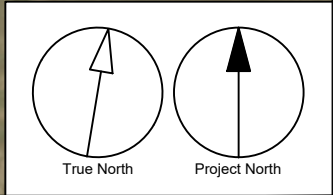
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LEGEND

- SUBJECT LANDS
- DEVELOPMENT LIMIT
- DINGMAN CREEK



ISSUES		
NO.	DESCRIPTION	DATE
01	INITIAL REVIEW	OCT-2025



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 tel 519 472 7328
 www.arcadis.com

PROJECT NAME
 4423 Highbury Avenue

PROJECT NO:
 30272658

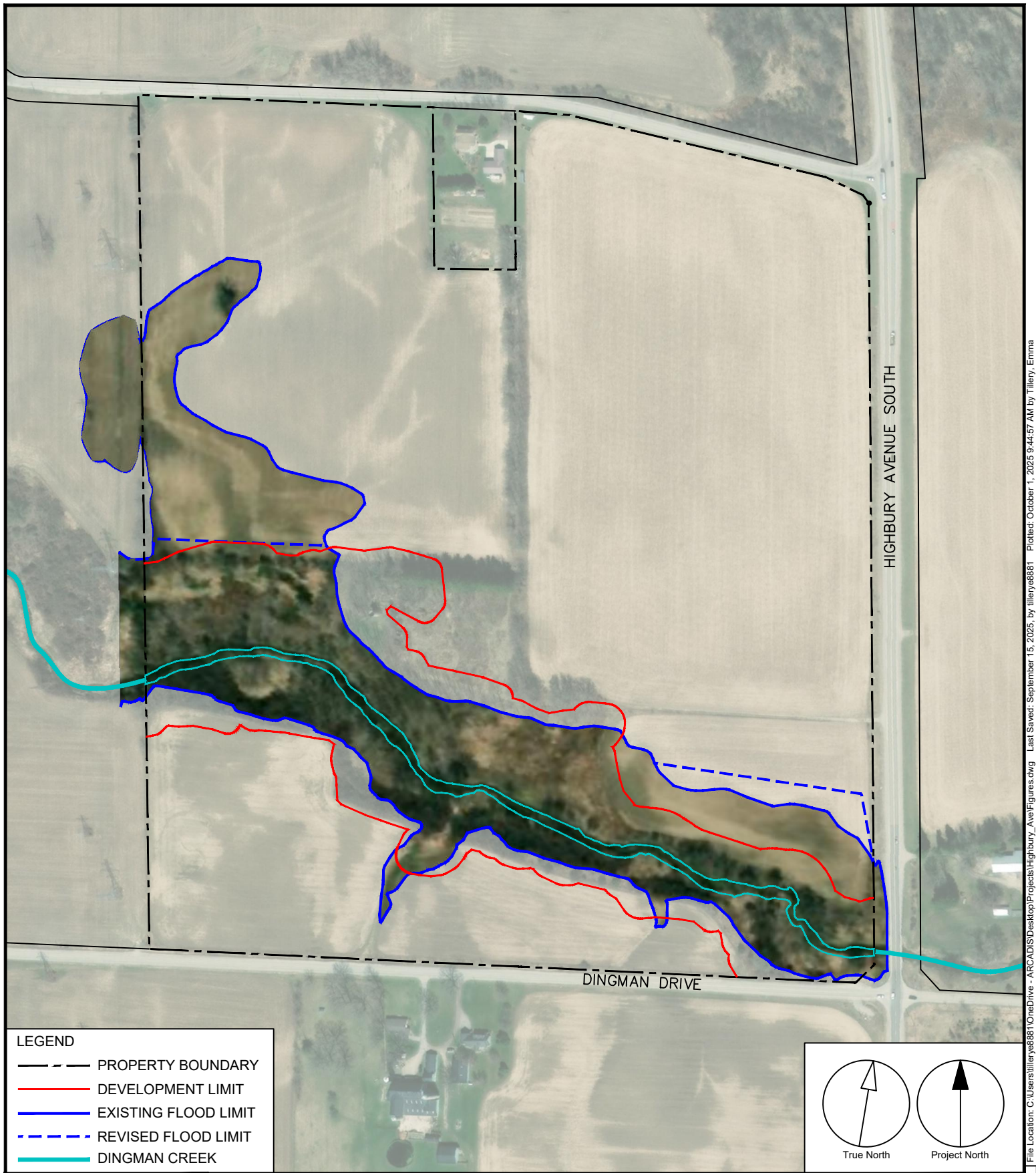
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SHEET NAME
 AERIAL IMAGE OF
 SUBJECT LANDS

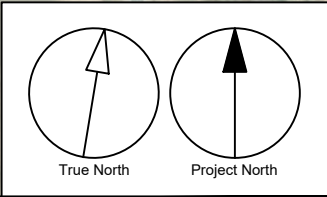
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LEGEND

- PROPERTY BOUNDARY
- DEVELOPMENT LIMIT
- EXISTING FLOOD LIMIT
- REVISED FLOOD LIMIT
- DINGMAN CREEK



ISSUES		
NO.	DESCRIPTION	DATE
01	INITIAL REVIEW	OCT-2025



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PROJECT NAME
 4423 HIGHBURY AVENUE

PROJECT NO:
 30272658

SKETCH NO.

03

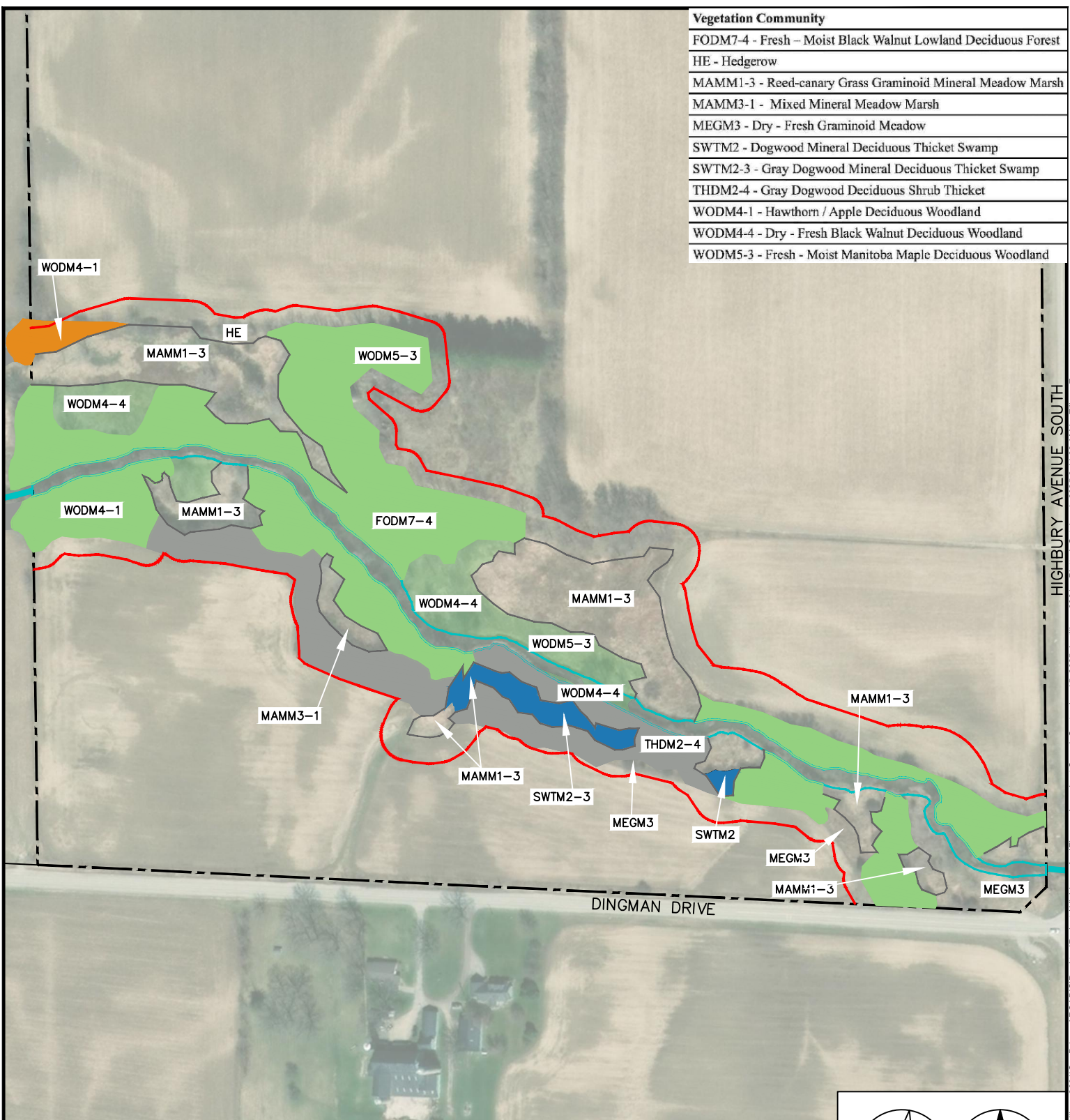
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SHEET NAME
 REGULATORY
 FLOODPLAIN

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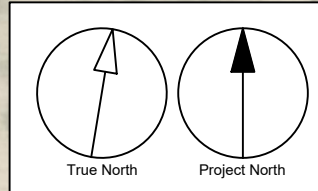
Vegetation Community
FODM7-4 - Fresh - Moist Black Walnut Lowland Deciduous Forest
HE - Hedgerow
MAMM1-3 - Reed-canary Grass Graminoid Mineral Meadow Marsh
MAMM3-1 - Mixed Mineral Meadow Marsh
MEGM3 - Dry - Fresh Graminoid Meadow
SWTM2 - Dogwood Mineral Deciduous Thicket Swamp
SWTM2-3 - Gray Dogwood Mineral Deciduous Thicket Swamp
THDM2-4 - Gray Dogwood Deciduous Shrub Thicket
WODM4-1 - Hawthorn / Apple Deciduous Woodland
WODM4-4 - Dry - Fresh Black Walnut Deciduous Woodland
WODM5-3 - Fresh - Moist Manitoba Maple Deciduous Woodland



LEGEND

--- PROPERTY BOUNDARY

— DEVELOPMENT LIMIT



ISSUES		
NO.	DESCRIPTION	DATE
01	INITIAL REVIEW	OCT-2025

DETAIL SOURCE:
ENVIRONMENTAL IMPACT STUDY
PREPARED BY TERRASTORY



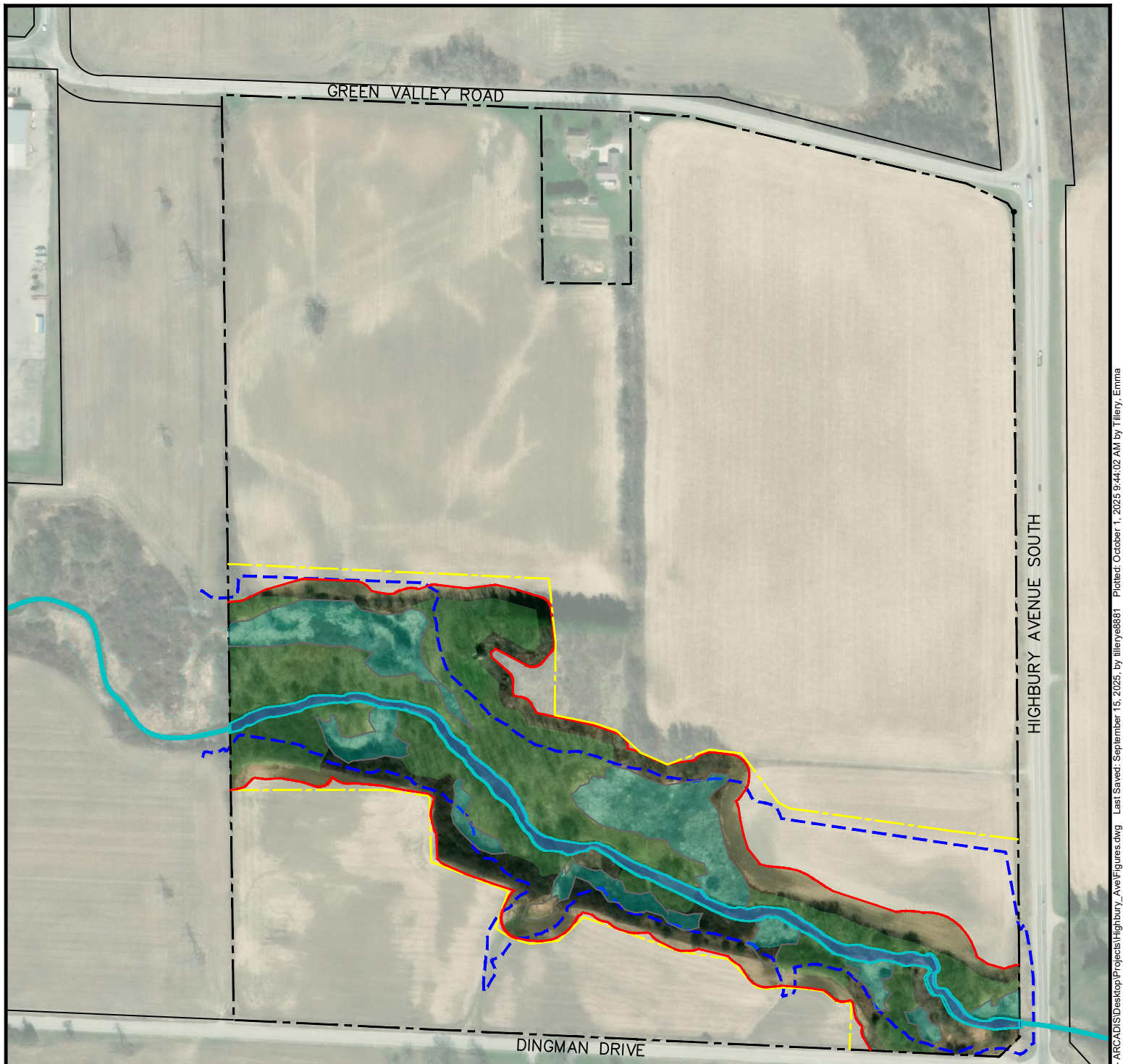
350 Oxford Street West - Suite 203
London ON N6H 1T3 Canada
tel 519 472 7328
www.arcadis.com

PROJECT NAME 4423 HIGHBURY AVENUE	PROJECT NO: 30272658	SKETCH NO. 04
SHEET NAME NATURAL HERITAGE FEATURES	DRAWN BY: E.T.	

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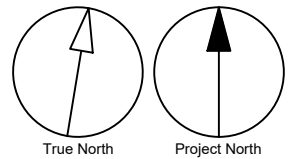
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 SCALE CHECK
 10mm
 1 in



LEGEND

- PROPERTY BOUNDARY
- DEVELOPMENT LIMIT
- - - PROPOSED PROPERTY BOUNDARY
- - - REVISED FLOOD LINE
- DINGMAN CREEK
- WOODLAND
- WETLAND

LAND USE	
USE	AREA
NORTH DEVELOPMENT AREA	233,092m ²
AREA OF DEDICATION (INCL. AREA OF CONSTRAINTS)	96,565m ² (77,666m ²)
SOUTH DEVELOPMENT AREA	46,514m ²
TOTAL	376,171m²



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PROJECT NO:
 30272658
 DRAWN BY:
 E.T.

SKETCH NO.
 05

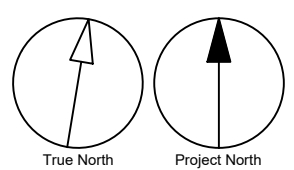
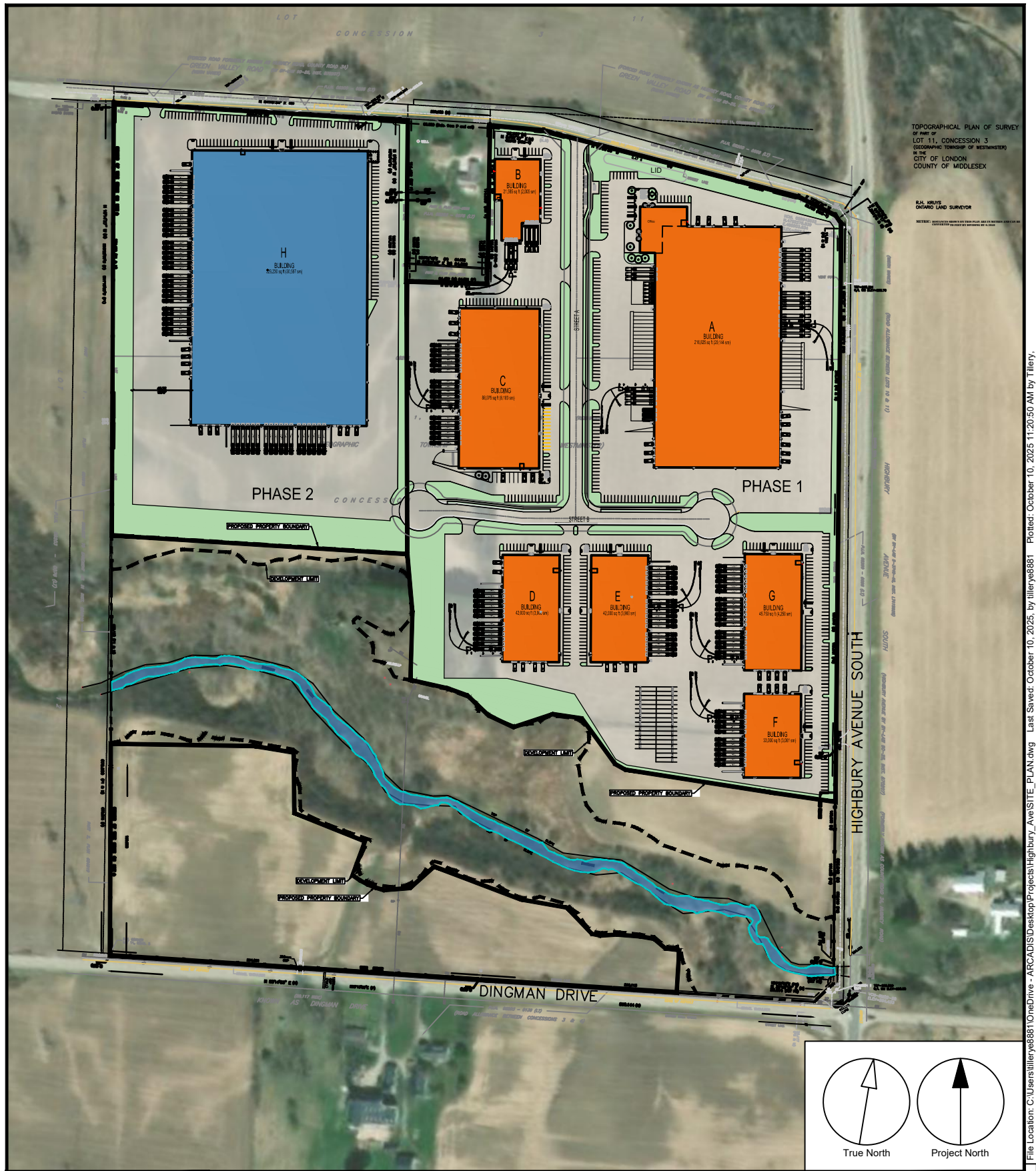
SHEET NAME
 DEVELOPMENT LIMIT
 AND CONSTRAINTS

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SCALE CHECK
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SHEET NAME
CONCEPTUAL SITE PLAN

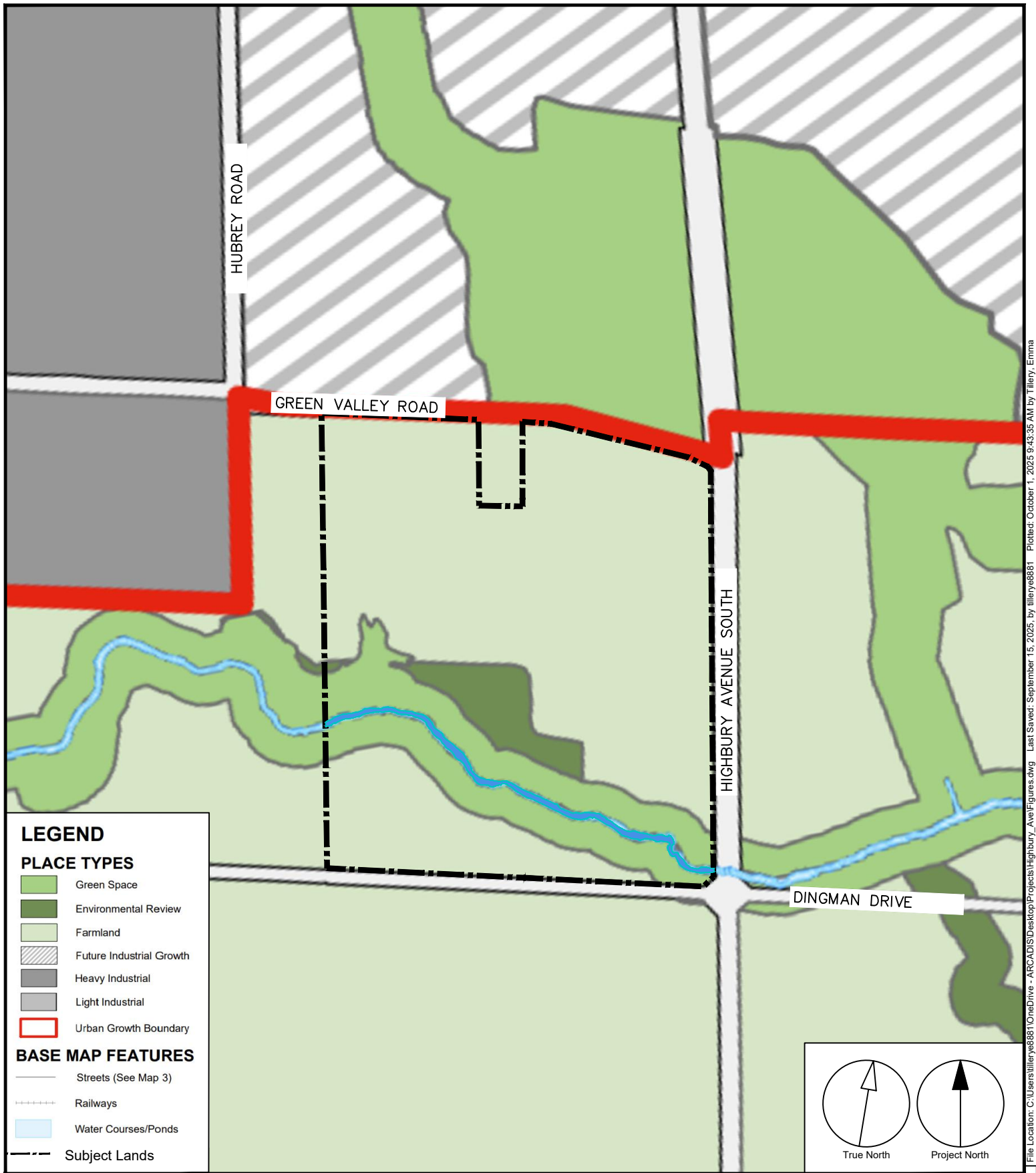
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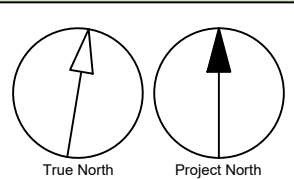
LEGEND

PLACE TYPES

- Green Space
- Environmental Review
- Farmland
- Future Industrial Growth
- Heavy Industrial
- Light Industrial
- Urban Growth Boundary

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Water Courses/Ponds
- Subject Lands



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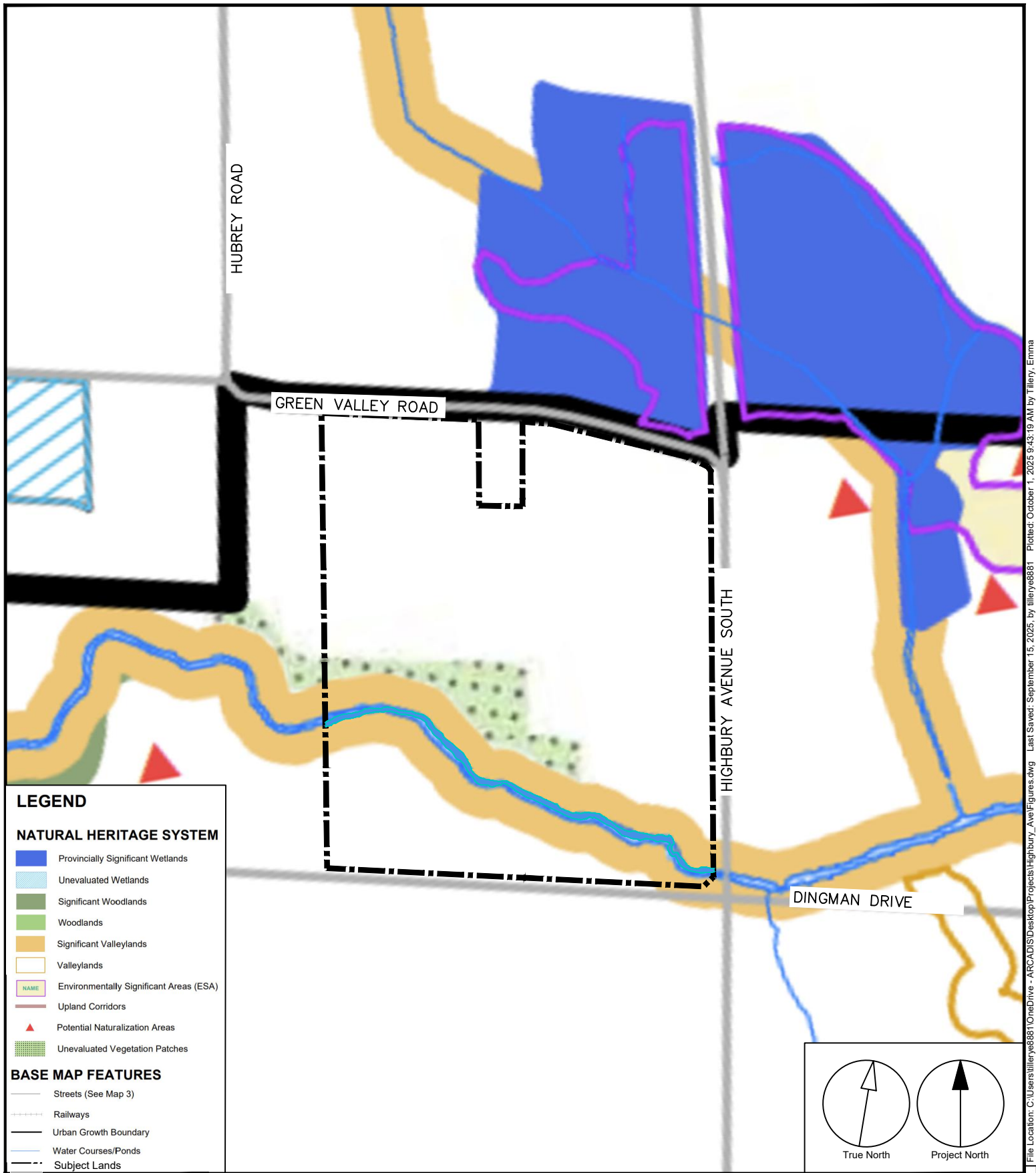
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SKETCH NO.
 07a

SHEET NAME
 The London Plan (Official Plan)
 Map One - Place Types

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LEGEND

NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valleylands
- Valleylands
- Environmentally Significant Areas (ESA)
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds
- Subject Lands

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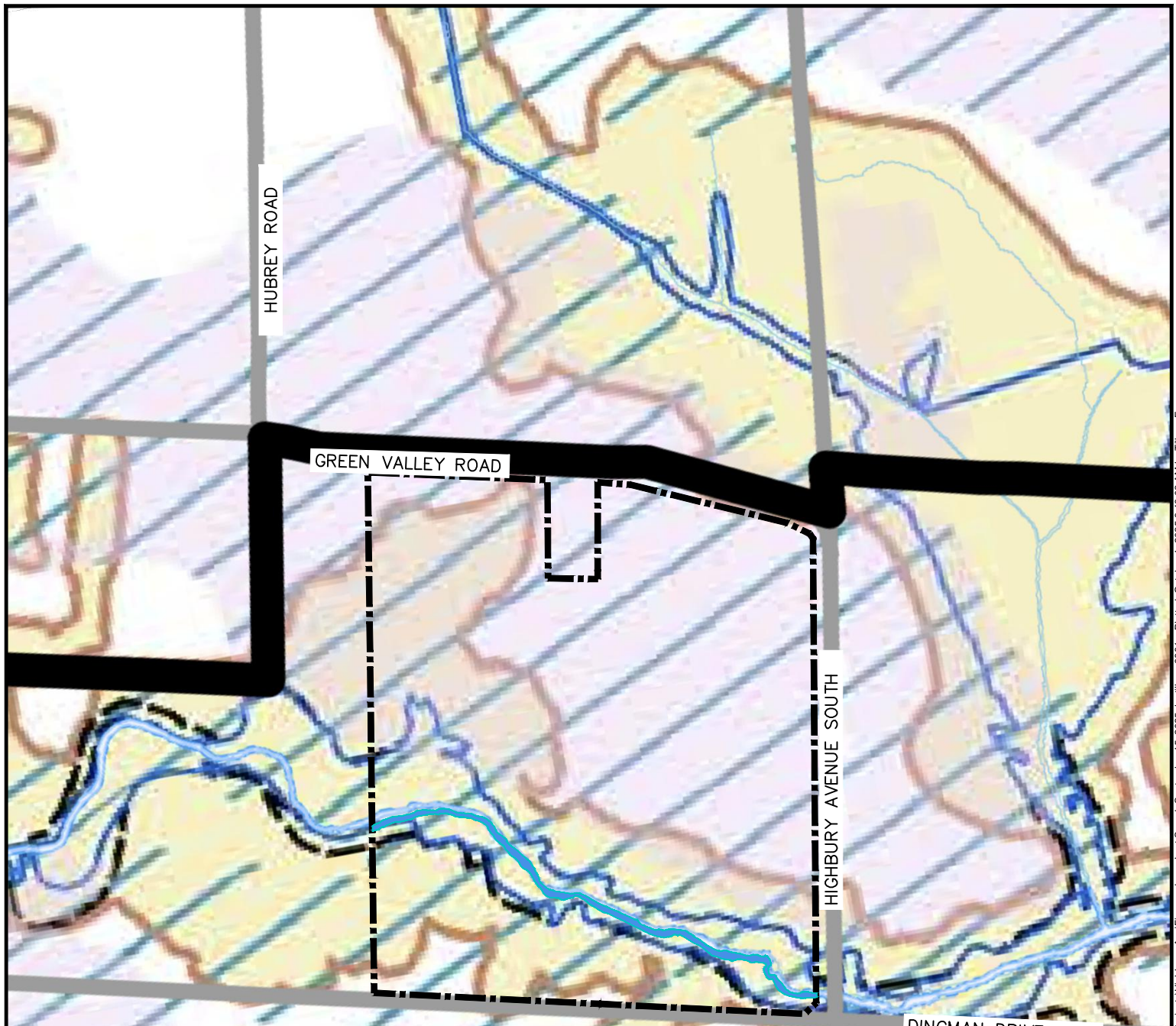
SKETCH NO.

07b

SHEET NAME
 The London Plan (Official Plan)
 Map Five - Natural Heritage

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LEGEND

HAZARDS

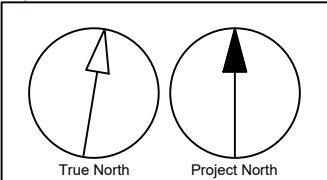
- Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.
- Riverine Erosion Hazard Limit for Unconfined Systems
- Maximum Hazard Line
- Riverine Erosion Hazard Limit for Confined Systems
NOTE 2: Flood Plains mapping for certain areas of the City is available from the Upper Thames Conservation Authority.
- Conservation Authority Regulation Limit
NOTE 3: Shop Drawings Outside the Riverine Erosion Hazard Limit on the map are approximate. Precise delineation is available from the Conservation Authority having jurisdiction.

NATURAL RESOURCES

- Extractive Industrial Areas
- Wellhead Protection Areas
- Significant Groundwater Recharge Areas
- Highly Vulnerable Aquifers

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Fonds
- Water Bodies
- Conservation Authority Boundary
- Subwatershed Boundary
- Subwatershed Name
- Subject Lands



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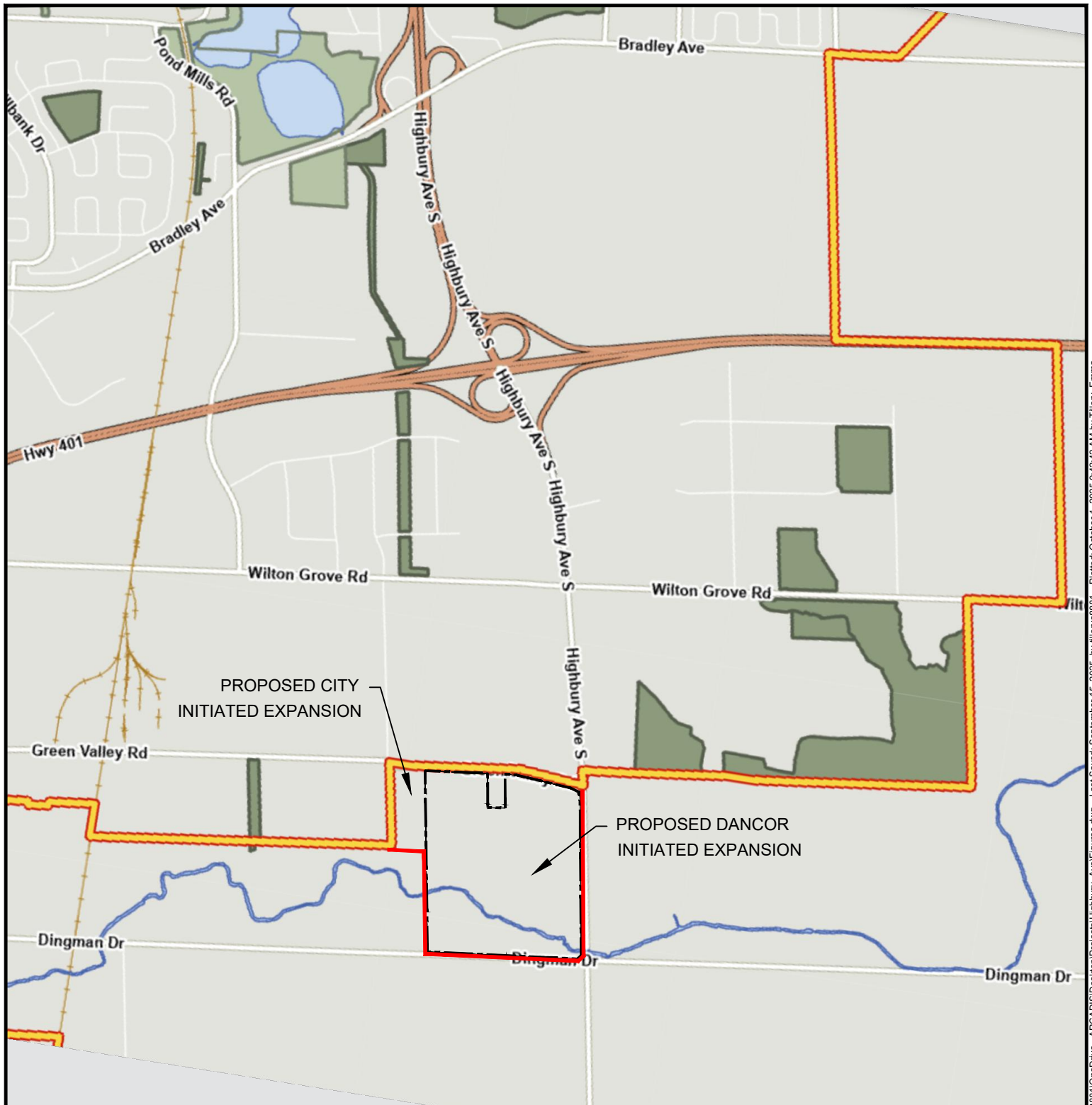
PROJECT NO:
 30272658
 DRAWN BY:
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SKETCH NO.
 07c

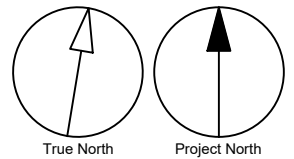
SHEET NAME
 The London Plan (Official Plan)
 Map Six - Hazards & Natural Resources

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- LEGEND**
- Subject Lands
 - Urban Growth Boundary
 - Proposed UGB Extension



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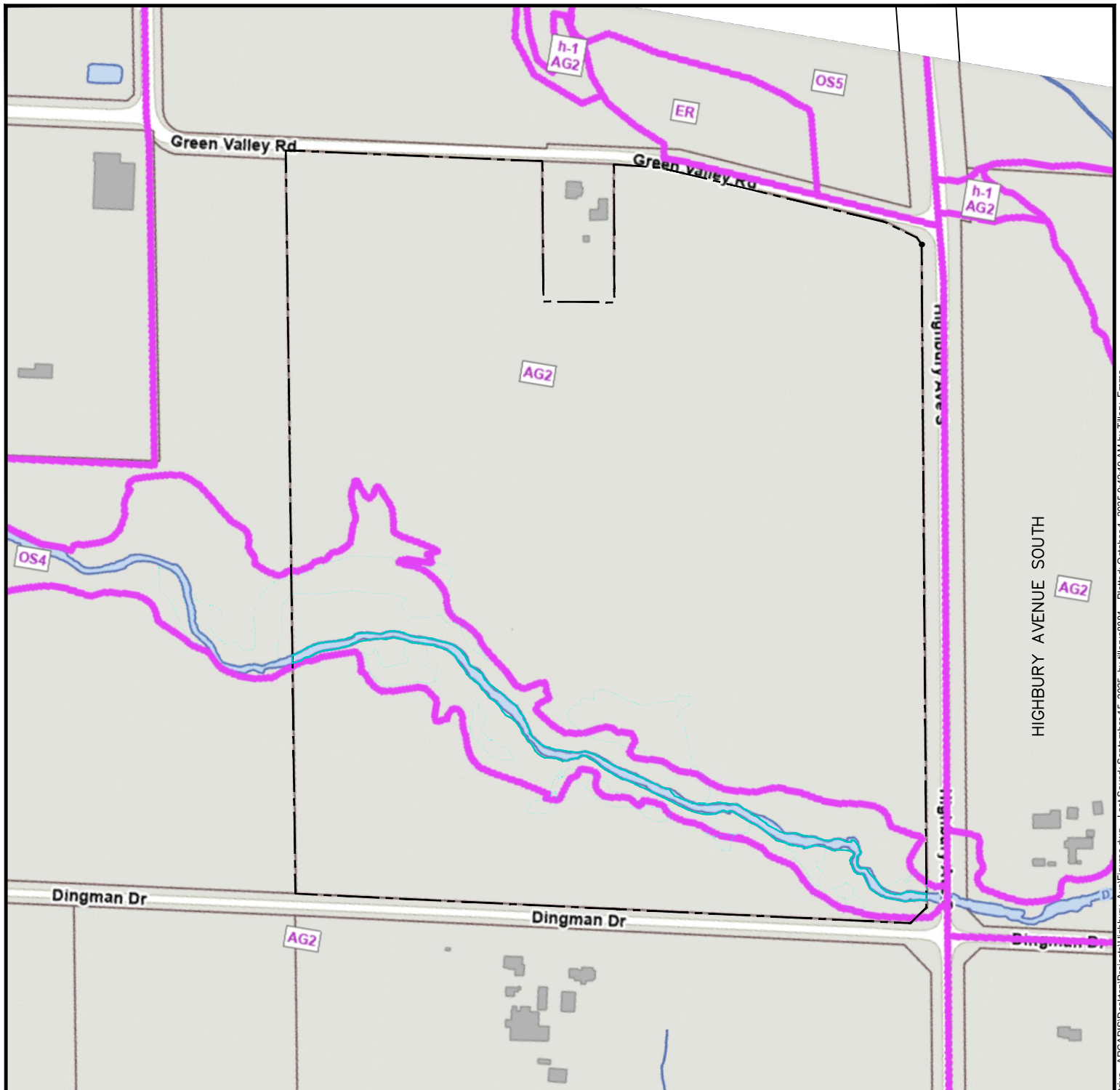
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SHEET NAME
 The City of London
 Urban Growth Boundary

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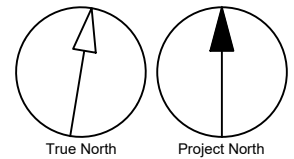
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LEGEND

- Subject Lands
- Zoning By-Law Boundary



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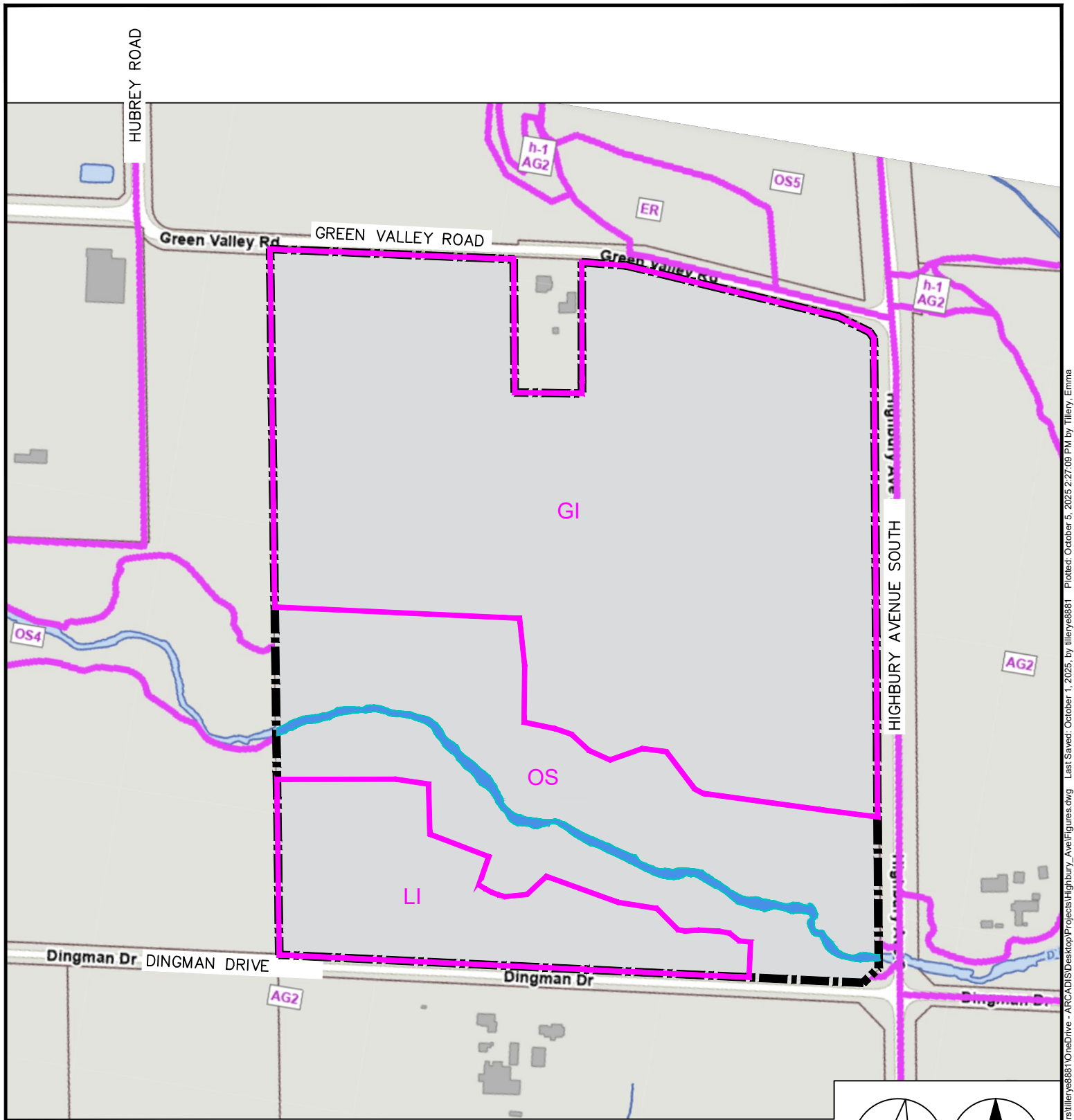
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SHEET NAME
 Zoning By-Law Map
 (source: City of London Mapping)

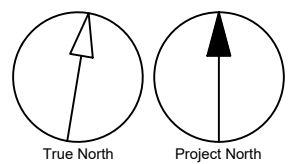
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- LEGEND**
- SUBJECT LANDS
 - ZONE BOUNDARY
 - DINGMAN CREEK



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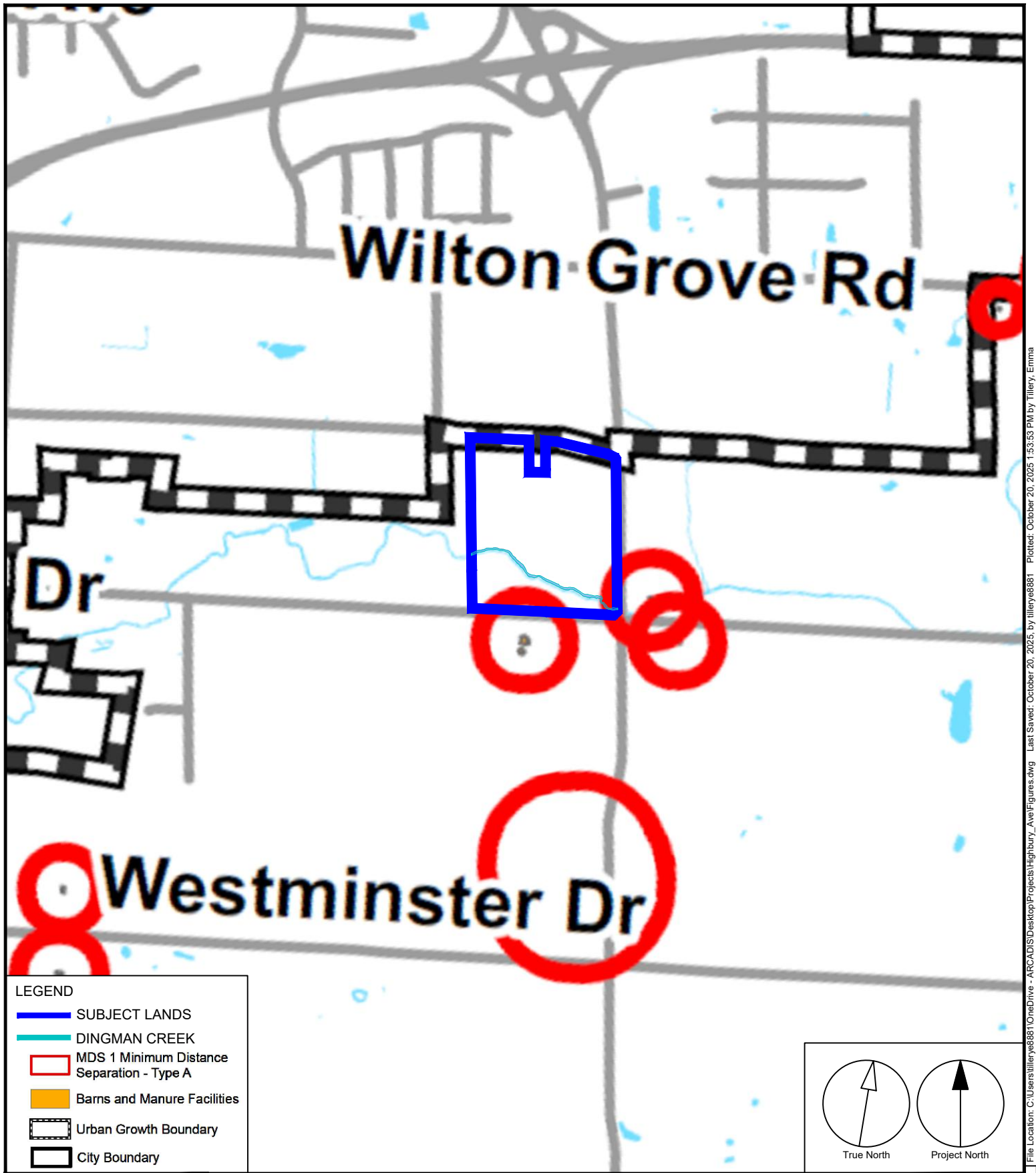
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SHEET NAME
 PROPOSED ZONING OF
 SUBJECT LANDS

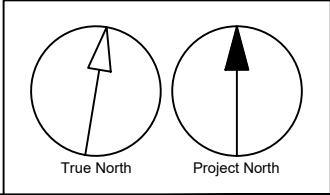
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LEGEND

- SUBJECT LANDS
- DINGMAN CREEK
- MDS 1 Minimum Distance Separation - Type A
- Barns and Manure Facilities
- Urban Growth Boundary
- City Boundary



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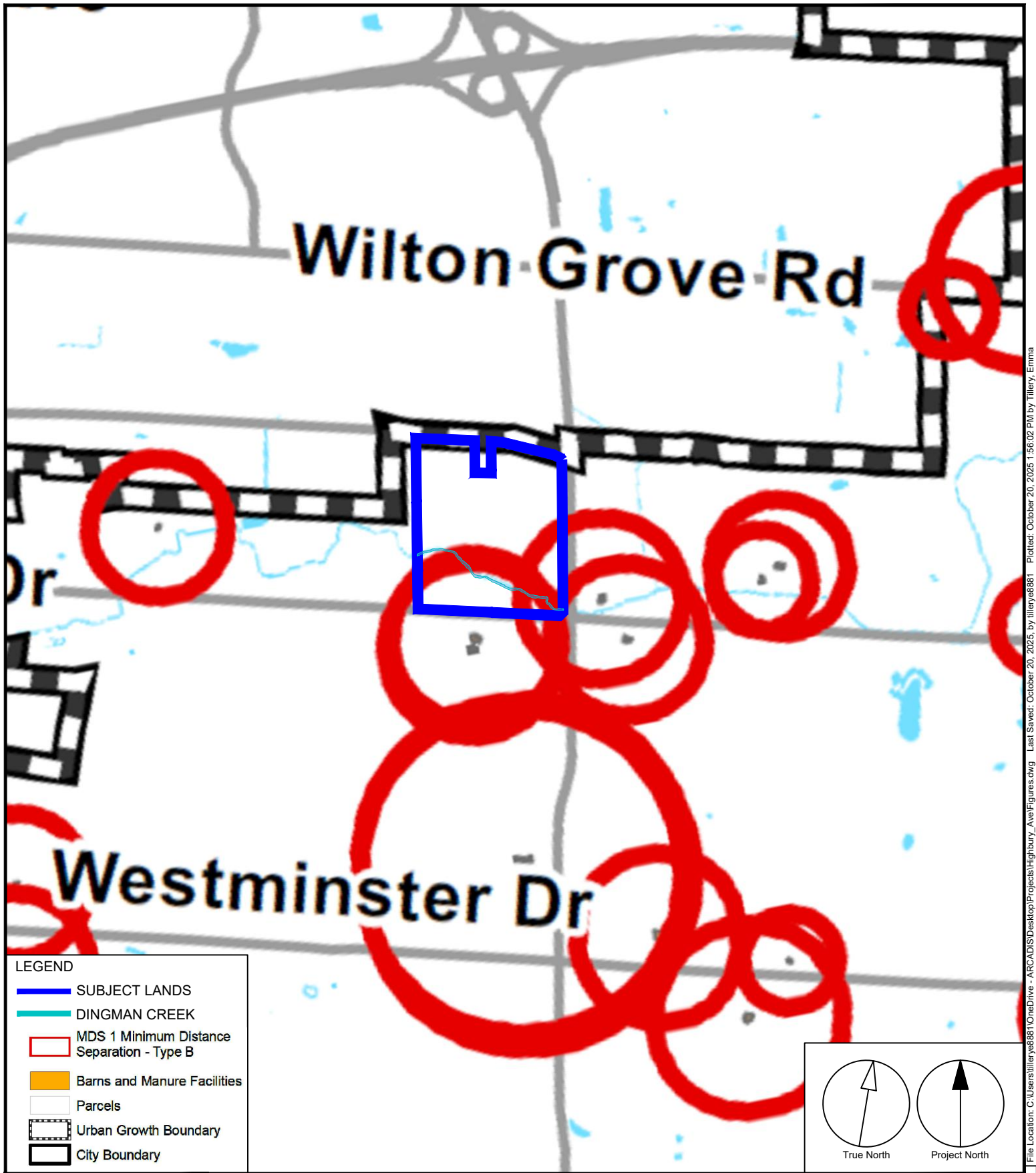
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SKETCH NO.
 10








SHEET NAME
 MDS 1 TYPE A MAP

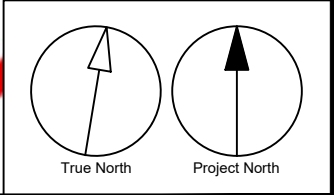
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LEGEND

-  SUBJECT LANDS
-  DINGMAN CREEK
-  MDS 1 Minimum Distance Separation - Type B
-  Barns and Manure Facilities
-  Parcels
-  Urban Growth Boundary
-  City Boundary



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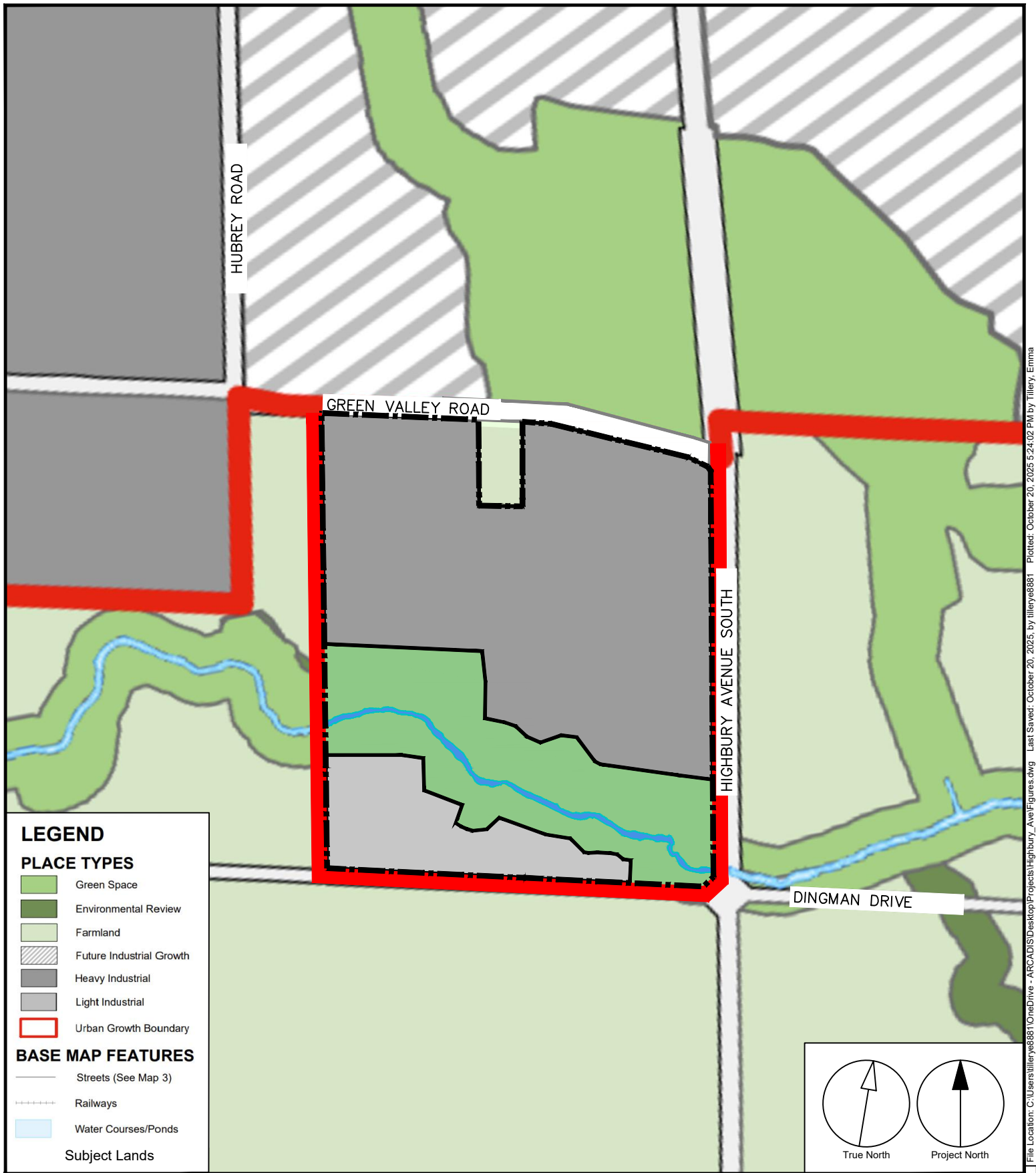
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SKETCH NO.
 11

SHEET NAME
 MDS 1 TYPE B MAP

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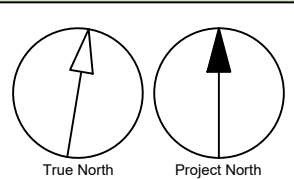
LEGEND

PLACE TYPES

- Green Space
- Environmental Review
- Farmland
- Future Industrial Growth
- Heavy Industrial
- Light Industrial
- Urban Growth Boundary

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Water Courses/Ponds
- Subject Lands



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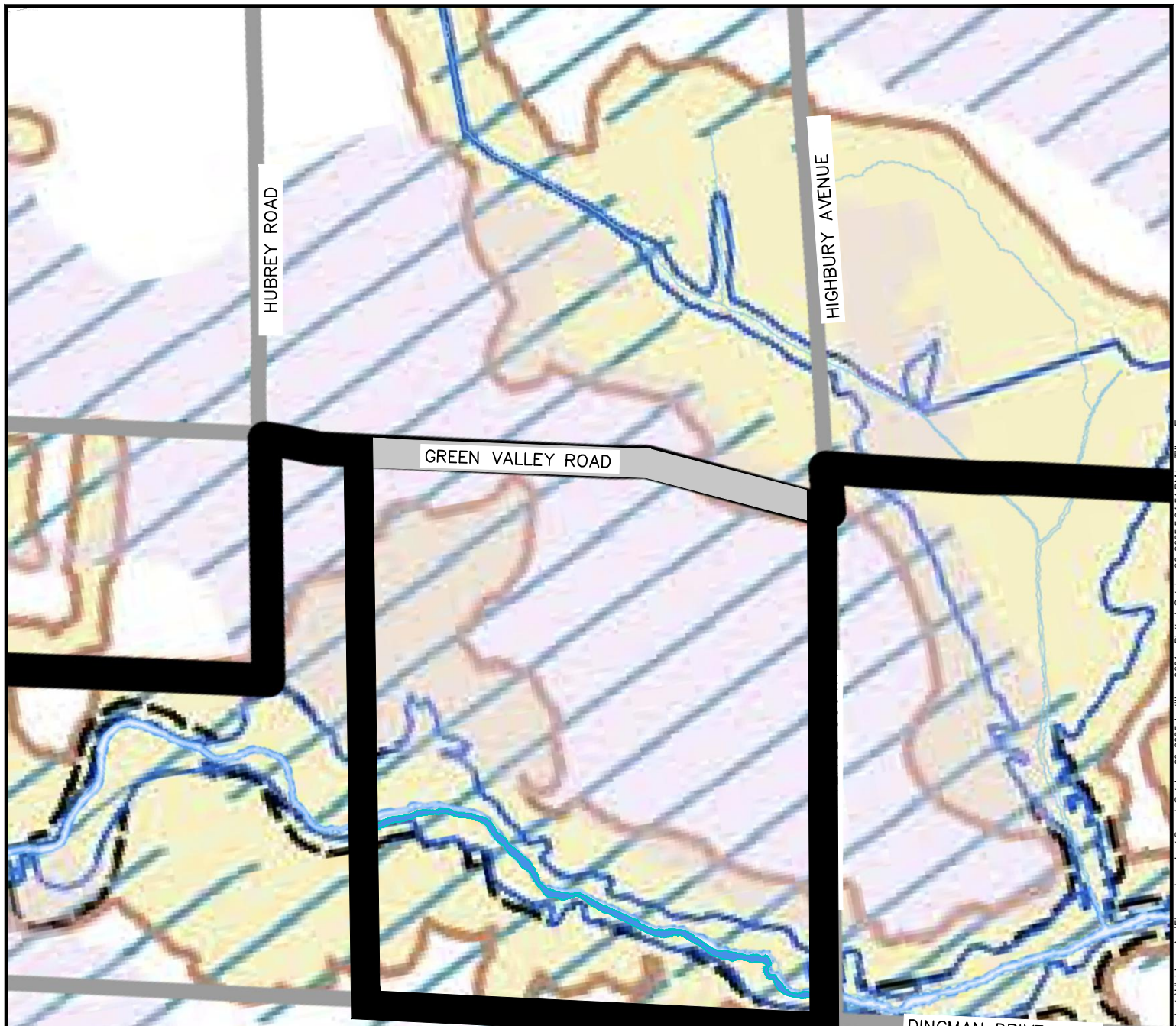
12a

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SHEET NAME
 The London Plan (Official Plan)
 Map One - Place Types - NEW

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LEGEND

HAZARDS

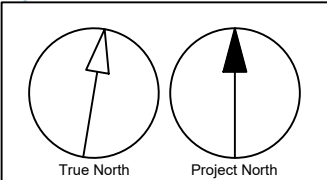
- Regulatory Flood Line
- Riverine Erosion Hazard Limit for Unconfined Systems
- Maximum Hazard Line
- Riverine Erosion Hazard Limit for Confined Systems
- Conservation Authority Regulation Limit

NATURAL RESOURCES

- Extractive Industrial Areas
- Wellhead Protection Areas
- Significant Groundwater Recharge Areas
- Highly Vulnerable Aquifers

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Fords
- Water Bodies
- Conservation Authority Boundary
- Subwatershed Boundary
- Subwatershed Name
- Subject Lands



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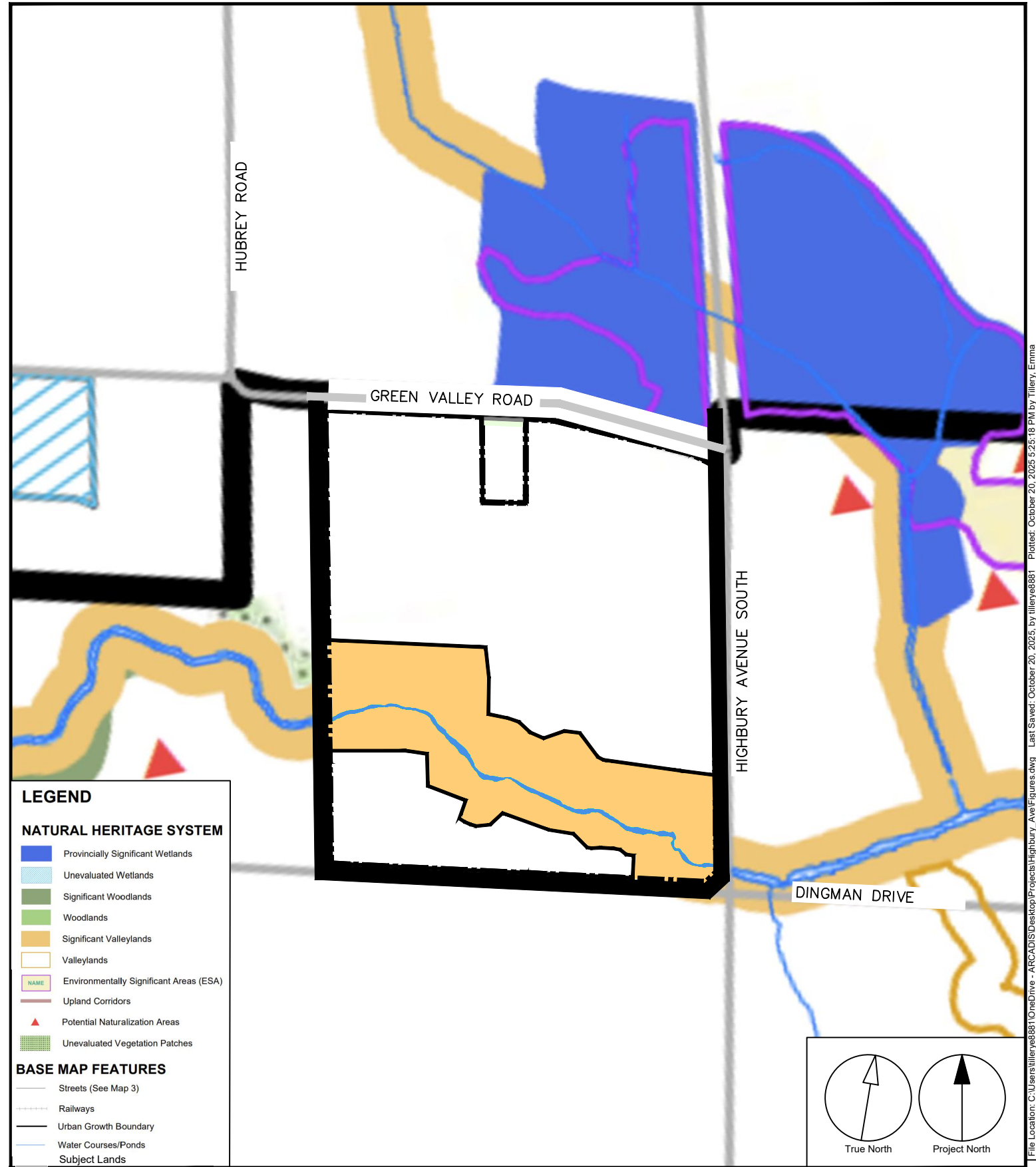
PROJECT NO:
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SKETCH NO.
 12b

SHEET NAME
 The London Plan (Official Plan)
 Map Six - Hazards & Natural
 Resources - NEW

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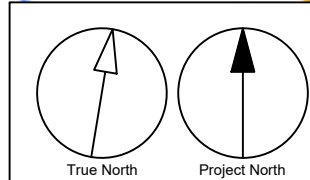
LEGEND

NATURAL HERITAGE SYSTEM

- Provincially Significant Wetlands
- Unevaluated Wetlands
- Significant Woodlands
- Woodlands
- Significant Valleylands
- Valleylands
- Environmentally Significant Areas (ESA)
- Upland Corridors
- Potential Naturalization Areas
- Unevaluated Vegetation Patches

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds
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SKETCH NO.

12c

SHEET NAME
 The London Plan (Official Plan)
 Map Five - Natural Heritage -
 NEW

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Appendix A

City of London Council Endorsement – March 4, 2025



London
CANADA

Council Minutes

4th Meeting of City Council
March 4, 2025, 1:00 PM

Present: Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, S. Hillier

Also Present: A. Abraham, A. Barbon, M. Barnes, S. Corman, M. Daley, K. Dickins, S. Mathers, H. McNeely, K. Murray, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, S. Sleiman, C. Smith, S. Tatavarti, L. Switzer

Remote Attendance: J. Abrams, B. Baar, E. Bennett, E. Hunt, R. Wilcox

The meeting is called to order at 1:03 PM

1. Disclosures of Pecuniary Interest

That it BE NOTED Councillor H. McAlister discloses a pecuniary interest in item 13, clause 3.6 of the 4th Report of the Planning and Environment Committee, having to do with 1378-1398 Commissioners Road West (Z-9815), by indicating that his family member owns property near the development.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: A. Hopkins
Seconded by: S. Hillier

That Council rise and go into Council, In Closed Session, for the purpose of considering the following:

4.1 Solicitor-Client Privileged Advice

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of giving instructions to officers and employees of the City of London. (6.1/4/ICSC)

4.2 Litigation/Potential Litigation / Solicitor-Client Privilege

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.1/4/CPSC)

4.3 Security of Property / Education/Training Session

A matter pertaining to the security of the property of the municipality or local board and education and training of Council Members by the Director, Emergency Management and Security Services. (6.1/3/SPPC)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

That Council convenes In Closed Session, from 1:09 PM to 1:25 PM.

5. Confirmation and Signing of the Minutes of the Previous Meeting(s)

5.1 3rd Meeting held on February 11, 2025

Motion made by: S. Hillier

Seconded by: P. Van Meerbergen

That the Minutes of the 3rd Meeting of the Municipal Council, held on February 11, 2025, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

6. Communications and Petitions

Motion made by: P. Cuddy

Seconded by: S. Lehman

That the following communications BE RECEIVED, and BE REFERRED as noted on the Added Agenda:

6.2 Parks and Recreation Master Plan Annual Report

1. Revised Staff Report

6.3 Business Licensing By-law Schedule 16 - Refreshment Vehicles - Review and Proposed Amendment.

1. Revised Staff Report

6.4 Amendment to Fees and Charges By-law - Honk Mobile

1. K. Siskind, HONKMobile, Inc

6.5 Adult Entertainment Body-Rub Attendant Licensing - Information Report

1. J. Dunn, London Abused Women's Centre

2. J. Rodger, Anova

3. (ADDED) Deputy Chief S. Guilford, London Police Service

4. (ADDED) Councillor S. Stevenson

6.6 (ADDED) 2025 Assessment Growth Funding Allocation

1. Councillor S. Stevenson

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

6.1 Integrity Commissioner's Annual Report

Motion made by: S. Lewis

Seconded by: S. Stevenson

That the submission dated February 26, 2025 from Principle's Integrity - Integrity Commissioner's Annual Report BE REFERRED to a future meeting of the Strategic Priorities and Policy Committee for consideration and that Principle's Integrity be requested to attend the meeting.

Motion made by: S. Trosow
Seconded by: S. Lewis

that the motion be amended to include the cost of services as an Appendix to the agenda for the meeting.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Motion made by: S. Lewis
Seconded by: S. Stevenson

That the motion, as amended, be approved.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Item 6.1, as amended, reads as follows:

That the following actions be taken with respect to the submission dated February 26, 2025 from Principle's Integrity - Integrity Commissioner's Annual Report:

- a) the Integrity Commissioner's Annual Report BE REFERRED to a future meeting of the Strategic Priorities and Policy Committee for consideration;
- b) Principle's Integrity be requested to attend the meeting; and,
- c) the costs of services be included as an Appendix to the agenda.

7. Motions of Which Notice is Given

None.

8. Reports

8.1 4th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 4th Report of the Planning and Environment Committee BE APPROVED with the exception of items 13 (3.6) and 15 (4.1)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

- 1. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2024 Annual Development Report

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the 2024 Annual Development Report, as appended to the staff report dated February 19, 2025, as Appendix "A", BE RECEIVED.

Motion Passed

3. (2.2) 2024 Annual Heritage Report

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the 2024 Annual Heritage Report BE RECEIVED.

Motion Passed

4. (2.3) Seasonal Building Division Report - December 2024 - Year End

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the Seasonal Building Division Report December 2024 – Year End, BE RECEIVED.

Motion Passed

5. (2.4) LJM Developments (London) Inc. - Application for Brownfield Community Improvement Plan Incentives - 359 Wellington Road

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of LJM Developments (London) Inc. relating to the property located at 359 Wellington Road:

a) a total expenditure of up to a maximum of \$2,100,000 in municipal brownfield financial incentives BE APPROVED at the Municipal Council meeting to be held on March 4, 2025, under the following program in the Community Improvement Plan (CIP) for Brownfield Incentives ('Brownfield CIP'):

i) to provide a grant through the Development Charges Rebate Program for the eligible remediation costs, as follows:

A) that if development charges are paid in one lump sum amount, the Development Charges Rebate grant will be issued in one instalment;

B) that if development charges are paid annually over six years, the

Development Charges Rebate grant will be issued in six annual instalments, noting that any interest charged by the City of London for deferred development charge payments is not included in the rebate;

b) the applicant BE REQUIRED to enter into an agreement with the City of London outlining the relevant terms and conditions for the incentives that have been approved by Municipal Council under the Brownfield CIP. The agreement between the City of London and LJM Developments (London) Inc. will be transferable and binding on any subsequent property owner(s);

c) the applicant BE REQUIRED to provide the additional soil and groundwater investigations proposed by the applicant's consultant as well as the correspondence with the Ministry of the Environment, Conservation and Parks through submission of the Conceptual Site Model to support the Record of Site Condition;

it being noted that no grants will be provided through the Brownfield CIP until:

- i) all remediation work approved under this application is finished; ii) the payment of development charges has begun;
- iii) a Record of Site Condition is filed with the Government of Ontario's Environmental Site Registry;
- iv) the City of London receives receipts showing the actual cost of the eligible remediation work; and,
- v) the City of London receives the additional information requested in the above-noted clause c).

Motion Passed

6. (2.5) Heritage Easement Agreement, 39 Carfrae Street (Relates to Bill No. 80)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Heritage Easement Agreement for 39 Carfrae Street:

a) the proposed by-law as appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, for the following:

- i) the Heritage Easement Agreement as appended to Appendix "A", Schedule "1" between the Corporation of the City of London and the property owners of 39 Carfrae Street relating to the heritage designated property known as "Carfrae Cottage" BE APPROVED;
- ii) the Mayor and the City Clerk BE AUTHORIZED delegate authority to execute the Heritage Easement Agreement on the City's behalf; and,
- iii) the release of the existing 2021 easement agreement from title to 39 Carfrae Street upon the registration of the Heritage Easement Agreement as appended to Appendix "A", Schedule "1" BE AUTHORIZED, to the satisfaction of the Deputy City Manager, Legal Services.

Motion Passed

7. (2.6) The 3rd Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on February 12, 2025, BE RECEIVED.

Motion Passed

8. (3.1) 1484 Gore Road (Z-25002) (Relates to Bill No. 95)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Richfield Custom Homes (c/o Stantec Consulting Ltd.), relating to the property located at 1484 Gore Road;

a) the proposed by-law as appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, 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 property FROM a Residential R1 (R1-6) Zone TO a Residential R5 Special Provision (R5-6()) Zone;

b) the Site Plan Authority BE REQUESTED to consider limiting western-facing windows to the ground floor only;

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

- R. Hagath, Stantec;
- K. Bailey; • T. Mackenzie; and,
- E. Caleb

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 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of 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.

Motion Passed

9. (3.2) 1390 Dundas Street (Z-9817) (Relates to Bill No. 96)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the application of Southbridge Healthcare LP (c/o Zelinka Priamo Ltd.),

relating to the property located at 1390 Dundas Street, the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, 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 property FROM a Regional Facility (RF) Zone TO a Regional Facility Special Provision (RF1(_)) Zone;

it being noted that the following individual made a verbal presentations at the public participation meeting held in conjunction with these matters:

- M. Litwinchuk, Zelinka Priarmo Ltd.; and,
- M. Wallace, London Development Corp.;

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 (PPS);
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Urban Corridors Place Type policies; and,
- the recommended amendment would permit complementary uses that are considered appropriate within the surrounding context;

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.

Motion Passed

10. (3.3) 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, 169-207 Exeter Road (Z-25001) (Relates to Bill No. 97)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Bluestone Properties Inc. (c/o Zelinka Priarmo Ltd.), relating to the property located at 4023-4096 Meadowbrook Drive, 4474- 4500 Blakie Road, and 169-207 Exeter Road, the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan for the City of London, 2016) to amend the zoning of the subject property FROM a Light Industrial Special Provision (LI1/LI4(10)/LI7) Zone and a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone TO a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone;

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

- L. Jamieson, Zelinka Priarmo Ltd.;

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 (PPS);
- the recommended amendment conforms to The London Plan,

including but not limited to the Key Directions, City Design Policies, Urban Corridor Place Type policies, and the Our Tools policies; and, • the recommended amendment would permit an appropriate form of development at an intensity that is 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.

Motion Passed

11. (3.4) Holding Provision Symbol Review - Property Update (Z-25011) (Relates to Bill No. 98)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the based on the application for the City of London relating to the Holding Provision Symbol Review Property Update the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend Section 3.8(2) ("Holding Zone Provisions") of the Zoning By-law No. Z.-1 to add the "h-213" holding provision and to adjust the zoning of the subject properties to reflect Section 3.8(2) of the Zoning By-law No. Z-1.

Motion Passed

12. (3.5) 1782 Kilally Road (OZ-9811) (Relates to Bill No.'s 88 and 99)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Drewlo Holdings Inc. relating to the property located at 1782 Kilally Road:

a) the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend the Official Plan for the City of London, 2016:

i) to revise Map 1 – Place Types to amend a portion of the subject property FROM Environmental Review and Neighbourhoods Place Type TO a Green Space and Neighbourhoods Place Type;
ii) to revise Map 5 – Natural Heritage to remove the Unevaluated Vegetation Patches, and Potential Naturalization Area and amend the Environmentally Significant Area; and,
iii) to revise Map 6 – Hazards and Natural Resources to AMEND the limits of the Maximum Hazard Line and the Conversation Authority Regulated Area;

b) the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "B" BE INTRODUCED at the Municipal Council meeting on March 4, 2025, to amend Zoning By-law No. Z.-1 in conformity with The London Plan, as amended in the above noted part a), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and Open Space (OS5) Zone, TO: a Residential R1 (R1-13) Zone; a Residential R5 Special Provision

(R5-7(_)) Zone; a Residential R8 Special Provision (R8-4(_)) Zone; an Open Space (OS1) Zone; and an Open Space (OS5) Zone;

c) the Planning and Environment Committee BE REQUESTED to report issues to the Approval Authority, if any, raised through the application review process for the property located at 1782 Kilally Road; and,

d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Drewlo Holdings Inc. (File No. 39T-24506);

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

- C. O'Brien, Drewlo Holdings;

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.

Motion Passed

14. (4.2) Councillors E. Pelozo and A. Hopkins - Motion to update Business Improvement Area by-laws

Motion made by: S. Lehman

That the Civic Administration BE DIRECTED to review and update the Business Improvement Area By-Laws, including the addition of a mechanism to encourage Business Improvement Areas to submit their annual reports on a more timely basis, and report back to a future meeting of the Planning and Environment Committee.

Motion Passed

16. (5.1) Deputy Mayor S. Lewis - Motion for immediate need for road rehabilitation of Dundas Street between Burdick Place and Beatrice Street

Motion made by: S. Lehman

That the Civic Administration BE DIRECTED to suspend any further considerations of the "Dundas Streetscape Master Plan for the Argyle Core Area" with regard to the immediate need for road rehabilitation in 2025 of Dundas Street between Burdick Place and Beatrice St. due to extremely poor pavement condition (low PQI rating) and proceed with the rehabilitation planned prior to this plan;

it being noted that funding for the Dundas Streetscape Master Plan CIP was not included in the 2024-2027 MYB or annual updates;

it being further noted that reducing costs on capital projects for non-essential elements is consistent with the "Strong Mayor" direction to the Civic Administration to bring forward options for a budget rate of under 5% for 2026;

it being further noted that Planning and Environment Committee Received the following communication with respect to this matter:

- a communication dated February 13, 2025 from B. Mejia and R. Graham - Argyle BIA.

Motion Passed

13. (3.6) 1378-1398 Commissioners Road West (Z-9815) (Relates to Bill No. 100)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Tricar Properties Limited (c/o Zelinka Priamo Ltd.), relating to the property located at 1378 - 1398 Commissioners Road West:

a) the proposed by-law appended to the staff report as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, 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 property FROM a Residential R1 (R1-8) Zone TO a Residential R9 Special Provision (R9-3()*H25) Zone;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

- i) to screen all parking areas from the public roadway with enhanced all season landscaping, as well as from neighbouring properties to mitigate any noise or light pollution;
- ii) to explore opportunities to reduce the amount of paved area on site in favour of more landscaped area; and,
- iii) to ensure units fronting the public streets are oriented to the street by including principal unit entrances on the street-facing elevation and sidewalks to Commissioners Road West;

c) the Civic Administration BE DIRECTED to reassess the timing of sidewalks along Reynolds Road from Commissioners Road to Helena Montague Avenue as noted in the City of London's New Sidewalk Program;

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

- a communication dated February 11, 2025, from J. Fleming - City Planning Solutions;

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

- J. Flemming, The Tricar Group;
- K. Crowley, Zelinka Priamo;
- S. Fletcher;
- F. Callahan;
- D. Bennett;
- V. Mitchel; and,
- D. Shea;

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 (PPS), which encourages growth in settlements areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities

for intensification and redevelopment;

- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit an appropriate form of redevelopment at an intensity that can be accommodated on the subject lands and is considered compatible with the 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.

Yeas: (14): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Recuse: (1): H. McAlister

Motion Passed (14 to 0)

15. (4.1) Councillor S. Hillier - Minister's Zoning Order (MZO) for the lands municipally known as 4423 Highbury Avenue South

At 1:47 PM, Mayor J. Morgan places Deputy Mayor S. Lewis in the Chair

At 1:48 PM, Mayor J. Morgan resumes the Chair.

Motion made by: S. Lehman

That the following actions be taken with respect to a Minister's Zoning Order (MZO) for the lands municipally known as 4423 Highbury Avenue South:

a) the request to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order (MZO) for the lands municipally known as 4423 Highbury Avenue South, to designate these lands for Light Industrial uses, accommodating essential employment activities BE APPROVED;

b) the Civic Administration BE DIRECTED to work collaboratively with the owner of the Subject Lands and relevant provincial and municipal agencies to ensure that the development of the Subject Lands aligns with best practices for sustainable and strategic employment growth; and,

c) the Civic Administration BE DIRECTED to forward this resolution to the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament, and other relevant stakeholders as a formal endorsement of the MZO request;

it being noted that a verbal delegation from M. Cory, MGP, with respect to this matter was received.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, E. Pelozo, D. Ferreira, and S. Hillier

Nays: (2): S. Trosow, and A. Hopkins

Motion Passed (13 to 2)

8.2 4th Report of the Infrastructure and Corporate Services Committee

Motion made by: C. Rahman

That the 4th Report of the Infrastructure and Corporate Services Committee BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2024 Drinking Water Annual Report and Summary Report for the City of London Drinking Water System

Motion made by: C. Rahman

That, on the recommendation of the Director, Water & Wastewater, the 2024 Drinking Water Annual Report and Summary Report for the City of London Drinking Water System BE RECEIVED for information.

Motion Passed

3. (2.2) Appointment of Consulting Engineer: RFP2024-256: 2026 Stoney Creek Trunk Sanitary Sewer Lining Project

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the appointment of a consulting engineer for the 2026 Stoney Creek Trunk Sanitary Sewer Lining Project:

a) Dillon Consulting Limited BE APPOINTED to carry out consulting services to complete the detailed design, tendering and contract administration at an upset amount of \$230,514.35, excluding HST, in accordance with Section 12.2(b) of the City of London's Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated February 24, 2025, as Appendix "A";

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations.

Motion Passed

4. (2.3) Contract Award: RFT2024-246 - Innovation Industrial Park Subdivision Phase 5

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the award of contract for the construction of Innovation Park Industrial Subdivision Phase 5:

a) the bid submitted by VanRooyen Earthmoving Ltd. at its tendered price of \$13,617,307.38, excluding HST, BE ACCEPTED; it being noted that the bid submitted by VanRooyen Earthmoving Ltd. was the lowest of 11 bids received and meets the City's specifications and requirements in all areas;

b) AECOM Canada ULC BE AUTHORIZED to carry out the construction administration and general construction oversight and contract for the construction of Innovation Industrial Park Subdivision Phase 5 in accordance with the estimate, on file, at an upset amount of \$839,215.00, including 10% contingency, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;

c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated February 24, 2025, as Appendix "A";

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

e) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT2024-246); and

f) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

Motion Passed

5. (2.4) Appointment of Consulting Engineers for the Duluth Crescent Subdivision and Roadworks

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the appointment of consulting engineers for the construction of an extension to Duluth Crescent:

a) Archibald Gray & McKay Engineering Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2025 Duluth Crescent Subdivision and Roadworks project in accordance with the

estimate, on file, at an upset amount of \$426,815.00, including 10% contingency, excluding HST, in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy;

b) the overall budget and the financing for the engineering portion of this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated February 24, 2025, as Appendix "A";

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

Motion Passed

6. (2.5) Declare Surplus - City-Owned Properties (1725-1731-1737-1743-1801-1805-1811-1815 Cherrywood Trail)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City-owned properties containing an area of approximately 31,000 square feet, representing eight (8) serviced building lots municipally known as 1725-1731-1737-1743-1801-1805-1811-1815 Cherrywood Trail, legally described as - Lots 28,29,30,31,32,33,34,35, Plan 33M-595, S/T EASE AS IN ER606963, City of London; Middlesex County, being part of PIN's 080561401, 080561405, 080561399, 080561400, 080561398, 080561403, 080561404, 080561402, and further shown on the location map as appended to the staff report dated February 24, 2025 as Appendix "A" (the "Subject Properties"), the following actions be taken:

- a) the subject properties BE DECLARED SURPLUS; and
b) the subject properties BE OFFERED for sale in accordance with the City's Sale and Other Disposition of Land Policy.

Motion Passed

7. (2.6) Declare Surplus - City-Owned Property - Medway Park Drive Cul-De-Sac

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City-owned property legally described as Part 10, Being Part of Block12, Plan 33M-248, London Township being part of PIN 08138-0184, the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and
b) the subject property ("Surplus Lands") BE TRANSFERRED to the abutting property owner in accordance with the City's Sale and Other Disposition of Land Policy.

Motion Passed

8. (2.7) Request for Tender 2025-347 - Lease of City-Owned Farmland (Relates to Bill No. 81)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with the concurrence of the Manager of Purchasing and Supply, with respect to the City-owned lands as shown on Schedule A (Location Map) as appended to the staff report:

a) the following actions be taken:

i) the bid submitted by J.R. Fleming Farms LTD, for lease of farmlands at the tendered annual lease amount of sixteen thousand and fifty dollars (\$16,050.00) for a three (3) year term on Land Package A, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

ii) the bid submitted by Jeremy Witteveen, for lease of farmlands at the tendered annual lease amount of twenty-four thousand five hundred seventy dollars (\$24,570.00) for a three (3) year term on Land Package B, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

iii) the bid submitted by Rosati Farms Inc, for lease of farmlands at the tendered annual lease amount of twenty thousand five hundred and sixty dollars (\$20,560.00) for a two (2) year term on Land Package C, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

iv) the bid submitted by Rosati Farms Inc, for lease of farmlands at the tendered annual lease amount of five thousand nine hundred and eleven dollars (\$5,911.00) for a two (2) year term on Land Package D BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

v) the bid submitted by 806433 Ontario Ltd., for lease of farmlands at the tendered annual lease amount of two hundred twenty-two thousand four hundred and ninety-eight dollars (\$222,498.00) for a three (3) year term on Land Package E, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

vi) the bid submitted by 806433 Ontario Ltd, for lease of farmlands at the tendered annual lease amount of one hundred thirteen thousand six hundred and forty-six dollars (\$113,646.00) for a three (3) year term on Land Package F, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

vii) the bid submitted by J.R. Fleming Farms Ltd., for lease of farmlands at the tendered annual lease amount of fifty thousand one hundred and forty-nine dollars (\$50,149.00) for a three (3) year term on Land Package G, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

viii) the bid submitted by Rosati Farms Inc., for lease of farmlands at the tendered annual lease amount of one thousand six hundred and eighty dollars (\$1,680.00) for a three (3) year term on Land Package H, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

ix) the bid submitted by 806433 Ontario Ltd., for lease of farmlands at the tendered annual lease amount of sixty-nine thousand one hundred and seventy-four dollars (\$69,174.00) for a three (3) year term on Land Package I, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

x) the bid submitted by J.R. Fleming Farms Ltd., for lease of farmlands at the tendered annual lease amount of twenty-four thousand two hundred sixty-nine dollars and forty cents (\$24,269.40) for a three (3) year term on Land Package J, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

xi) the bid submitted by Samantha Terry, for lease of farmlands at the tendered annual lease amount of seven thousand five hundred and forty dollars (\$7,540.00) for a three (3) year term on Land Package K, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

xii) the bid submitted by J.R. Fleming Farms Ltd., for lease of farmlands at the tendered annual lease amount of forty-seven thousand five hundred and sixty-four dollars (\$47,564.00) for a three (3) year term on Land Package L, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

xiii) the bid submitted by 806433 Ontario Ltd., for lease of farmlands at the tendered annual lease amount of forty-two thousand two hundred and forty dollars (\$42,240.00) for a three (3) year term on Land Package M, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

b) the proposed by-law, as appended to the staff report dated February 24, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025 being a by-law to accept the farmland lease bids for Request for Tender No. 2025-347 and approve and authorize the Mayor and the City Clerk to execute the Agreements with each successful proponent.

Motion Passed

8.3 3rd Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 3rd Report of the Strategic Priorities and Policy Committee BE APPROVED with the exception of items 3 (2.1) and 6 (4.2).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) Municipal Accommodation Tax - Amended By-law to Increase the Tax from 4% to 5% (Relates to Bill No. 83)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated February 25, 2025 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025 to amend By-law 8290-227 a by-law to impose a Municipal Accommodation Tax to increase the Municipal Accommodation Tax from 4% to 5%.

Motion Passed

4. (2.3) Eldon House Board of Directors – By-law Update (Relates to Bill No. 82)

Motion made by: S. Lewis

That the following actions be taken with respect to Eldon House Corporation By-law Update:

a) the proposed by-law appended as Appendix 'B' to the staff report dated February 25, 2025, being A by-law to amend By-law A.-6825-162, as amended, respecting the Eldon House operation and management BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to update references to the board, section 3.1 Board Composition and section 4.2(12) committees of the board; and

b) on the recommendation of the City Clerk, the report dated February 25, 2025 respect to the Eldon House Corporation By-law Update BE RECEIVED.

Motion Passed

5. (4.1) Consideration of Appointment to the Eldon House Board of Directors

Motion made by: S. Lewis

That Robert Fraser BE APPOINTED to the Eldon House Board of Directors for the term ending November 14, 2026.

Motion Passed

7. (4.3) Consideration of Appointment to the Accessibility Community Advisory Committee

Motion made by: S. Lewis

That the consideration of Appointments to the Accessibility Community Advisory Committee, Community Advisory Committee on Planning, Environmental Stewardship and Action Community Advisory Committee BE REFERRED to a future meeting of Strategic Priorities and Policy Committee to allow for Civic Administration to provide for an electronic selection process.

Motion Passed

8. (4.4) Consideration of Appointment to the Community Advisory Committee on Planning

Motion made by: S. Lewis

That the consideration of Appointments to the Accessibility Community Advisory Committee, Community Advisory Committee on Planning, Environmental Stewardship and Action Community Advisory Committee BE REFERRED to a future meeting of Strategic Priorities and Policy Committee to allow for Civic Administration to provide for an electronic selection process.

Motion Passed

9. (4.5) Consideration of Appointment to the Environmental Stewardship and Action Community Advisory Committee

Motion made by: S. Lewis

That the consideration of Appointments to the Accessibility Community Advisory Committee, Community Advisory Committee on Planning, Environmental Stewardship and Action Community Advisory Committee BE REFERRED to a future meeting of Strategic Priorities and Policy Committee to allow for Civic Administration to provide for an electronic selection process.

Motion Passed

10. (5.1) Appointment Request to the Community and Protective Services Committee

Motion made by: S. Lewis

That Councillor P. Cuddy BE APPOINTED to the Community and Protective Services Committee for the term ending November 30, 2025; it being noted that the Strategic Priorities and Policy Committee received a communication dated February 19, 2025 from Councillor P. Cuddy with respect to this matter.

Motion Passed

3. (2.1) 2025 Assessment Growth Funding Allocation

Motion made by: S. Lewis

That on the recommendation of the Deputy City Manager, Finance Supports, the 2025 Assessment Growth Funding Allocation Report BE RECEIVED for information; it being noted that the Strategic

Priorities and Policy Committee received a communication dated February 20, 2025 from C. Butler with respect to this matter.

At 2:04 PM, Mayor J. Morgan places Councillor C. Rahman in the Chair.

At 2:05 PM, Mayor J. Morgan resumes the Chair.

Motion made by: S. Stevenson
Seconded by: J. Pribil

That the motion be amended to include a new part that reads as follows:

b) Civic Administration BE DIRECTED to report back to the April 30, 2025 meeting of the Infrastructure and Corporate Services Committee with respect to the City's debt levels and debt servicing costs, including information on current policies on debt along with future projections and graphs showing debt levels and debt servicing costs, and debt servicing costs as a percentage of revenue.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, and S. Hillier

Nays: (3): S. Franke, E. Pelosa, and D. Ferreira

Motion Passed (12 to 3)

Motion made by: S. Lewis
Seconded by: S. Stevenson

That the motion, as amended, BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelosa, and S. Hillier

Nays: (1): D. Ferreira

Motion Passed (14 to 1)

Item 3, clause 2.1, as amended, reads as follows:

That the following actions be taken with respect to the 2025 Assessment Growth Funding Allocation Report:

a) the report BE RECEIVED for information; and

b) Civic Administration BE DIRECTED to report back to the April 30, 2025 meeting of the Infrastructure and Corporate Services Committee with respect to the City's debt levels and debt servicing costs, including information on current policies on debt along with future projections and graphs showing debt levels and debt servicing costs, and debt servicing costs as a percentage of revenue.

it being noted that the Strategic Priorities and Policy Committee received a communication dated February 20, 2025 from C. Butler with respect to this matter.

6. (4.2) London Public Library Board of Directors Vacancy

Motion made by: S. Lewis

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- a) the communication dated January 24, 2025 from B. Gibson, London Public Library Board Chair BE RECEIVED; and
- b) Mayor J. Morgan BE APPOINTED to the London Public Library Board for the term ending November 14, 2026.

At 2:35 PM, Mayor J. Morgan places Councillor E. Pelozza in the Chair.

At 2:38 PM, Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- a) the communication dated January 24, 2025 from B. Gibson, London Public Library Board Chair BE RECEIVED;

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Motion made by: S. Lewis

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- b) Mayor J. Morgan BE APPOINTED to the London Public Library Board for the term ending November 14, 2026.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (6): H. McAlister, S. Stevenson, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Motion Passed (9 to 6)

Item 6, clause 4.2, reads as follows:

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- a) the communication dated January 24, 2025 from B. Gibson, London Public Library Board Chair BE RECEIVED; and
- b) Mayor J. Morgan BE APPOINTED to the London Public Library Board for the term ending November 14, 2026.

8.4 4th Report of the Community and Protective Services Committee

Motion made by: D. Ferreira

Seconded by: E. Pelozza

That the Council recess at this time, for 5 minutes.

Motion Passed

The Council recesses at 2:54 PM and reconvenes at 3:01 PM.

Motion made by: D. Ferreira

That the 4th Report of the Community and Protective Services Committee BE APPROVED with the exception of item 12 (2.11).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2nd Report of the Animal Welfare Community Advisory Committee

Motion made by: D. Ferreira

That the 2nd Report of the Animal Welfare Community Advisory Committee, from the meeting held on February 6, 2025, BE RECEIVED.

Motion Passed

3. (2.2) Urban Forest Health - Status of Pests and Pathogens

Motion made by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated February 18, 2025, related to Urban Forest Health Status of Pests and Pathogens:

- a) the above-noted staff report BE RECEIVED;
- b) the Civic Administration BE DIRECTED to engage local arborists and forestry service providers to establish a working group to coordinate pest and pathogens monitoring and associated responses;
- c) the Civic Administration BE DIRECTED to implement a community-based monitoring program to aid in the early identification of forest pests and pathogens; and,
- d) the Civic Administration BE DIRECTED to seek funding opportunities from the Federal and Provincial governments to offset the costs associated with the management of infected trees and/or the planting of replacement trees. (2025-D05)

Motion Passed

4. (2.3) 2024 Administrative Amendments to the Traffic and Parking By-law (Relates to Bill No. 91)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated February 18, 2025, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025 for the purpose of amending the Traffic and Parking By-law (PS-114) with respect to the 2024 Administrative Amendments. (2025-T02/T08)

Motion Passed

5. (2.4) Appointment of Consultant Engineer for Dingman Sports Park and RFP2024-092

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated February 18, 2025, related to the Appointment of a Consultant Engineer for Dingman Sports Park and RFP 2024-092:

- a) the price submitted by Stantec Consulting for Contract Administration and Site Inspection Services for the Dingman Sports Park project of \$711,100.00 (excluding HST) BE ACCEPTED; it being noted that the price submitted by the Consultant meets the City's specifications and requirements in all areas;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2025-R05)

Motion Passed

6. (2.5) Approval of Single and Sole Source Agreements for Operations and Management of Three City of London EnviroDepots

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated February 18, 2025, related to the Approval of Single and Sole Source Agreements for Operations and Management of Three City of London EnviroDepots:

- a) the pricing submitted by Try Recycling Inc., through a negotiated single source agreement in accordance with Section 14.4(d) and (e) of the Procurement of Goods and Services Policy as outlined below, BE APPROVED:
 - i) provide Oxford Street and Clarke Road EnviroDepot Operations and Management services for a term of one (1) year and a one (1) year extension option at the sole discretion of the City starting

January 1, 2025 at an estimated cost for the one-year term of approximately \$1,523,000; it being noted that the agreement contains a combination of fixed rate and unit rate prices and an inflation rate escalation provision for 2026; and,

ii) a one-time estimated cost of approximately \$62,500 to alter the Try Recycling Inc. site located at 3544 Dingman Drive to safely and efficiently accept EnviroDepot customers while the City of London owned Clarke Road EnviroDepot is under construction in 2025; it being noted about half of the infrastructure improvements are transferable and will be used as part of Waste Management site operations once the Clarke Road EnviroDepot is re-opened;

b) the pricing submitted by Try Recycling Inc. through a negotiated sole source agreement in accordance with Section 14.3(c) of the Procurement of Goods and Services Policy as outlined below BE APPROVED:

i) provide Operations and Management Services and Continued use of the North End EnviroDepot located at Try Recycling, 21462 Clarke Rd. for a term of three (3) years with two (2), one (1) year extension options at the sole discretion of the City starting January 1, 2025 at an estimated cost for the first year of the term of approximately \$182,000; it being noted that the agreement contains a combination of fixed rate and unit rate prices and an inflation rate escalation provision for 2026 and beyond; and,

ii) a one-time estimated cost of approximately \$38,000 to alter the North End EnviroDepot at 21462 Clarke Road to address site limitations and enhance safety features because of the anticipated customer visit growth over the term of the agreement;

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with these recommendations;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, contract record and/or purchase order, whichever is determined appropriate; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2025-E07/F18)

Motion Passed

7. (2.6) Parks and Recreation Master Plan Annual Report

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Managers of Neighbourhood and Community-Wide Services and Environment and Infrastructure, the staff report dated February 18, 2025, with respect to the Parks and Recreation Master Plan Annual Report, BE RECEIVED. (2025-R04)

Motion Passed

8. (2.7) London Fire Department Single Source Request for a Technical Rescue Vehicle (SS-2025-027)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated February 18, 2025, related to the London Fire Department Single Source Request for a Technical Rescue Vehicle (SS-2025-027):

- a) in accordance with Section 14.4(g) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with City View Specialty Vehicles Inc. for a single source, one-time purchase of one (1) Technical Rescue vehicle;
- b) the approval in a) above, BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory prices, terms, conditions, and entering into a purchasing agreement with City View Specialty Vehicles Inc., 5945 Ambler Drive, Mississauga, ON, L4W 2K2, to provide one (1) Technical Rescue vehicle to the London Fire Department;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a) and b) above;
- d) the funding for this procurement BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, as required, to give effect to these recommendations. (2025-F17/V01)

Motion Passed

9. (2.8) Integrated Employment Services - Single Source Procurements

Motion made by: D. Ferreira

That on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report, dated February 18, 2025, related to Integrated Employment Services Single Source Procurements:

- a) single source procurements (SS-2025-028) in accordance with sections 14.4 d) and e) of the Procurement of Goods and Services Policy BE APPROVED at a total estimated cost of \$28,795,000 (excluding HST) for the period of April 1, 2025, to March 31, 2026, with the opportunity to extend for nine (9) additional months, to deliver Integrated Employment Services in the London Area Catchment, to the following providers:
 - ATN Access for Persons with Disabilities Inc.
 - Quad County Support Services
 - Southwest Centre for Community Programme Development
 - Canadian Hearing Services - Services Canadiens de L'Ouïe
 - College Boreal D'Arts Appliquées et de Technologie
 - Community Living Tillsonburg
 - Elgin – St Thomas Youth Employment Counselling Centre
 - 6323464 Canada Inc O/A Employment Solutions
 - Fanshawe College of Applied Arts and Technology
 - Goodwill Industries Ontario Great Lakes Career Centre
 - Hutton House Association for Adults with Disabilities
 - LEADS Employment Services London Inc.
 - London Training Centre Inc.

- March of Dimes Canada
- Mennonite Community Services of Southern Ontario
- Pathways Employment Help Centre
- Tillsonburg & District Multi-Service Centre
- Women's Employment Resource Centre of Oxford County
- WIL Counselling and Training for Employment
- Youth Opportunities Unlimited;

b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project; and,

c) the approval given, herein, BE CONDITIONAL upon the Corporation entering into Agreements with each provider. (2025-S04/F17)

Motion Passed

10. (2.9) Business Licensing By-law Schedule 16 – Refreshment Vehicles - Review and Proposed Amendments (Relates to Bill No.'s 85 and 89)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report, dated February 18, 2025, related to the Business Licensing By-law, Schedule 16 Refreshment Vehicles Review and Proposed Amendments:

a) the proposed by-law amendments, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend By-law No. L.-131-16, being “A by-law to provide for the Licensing and Regulation of Various Businesses” amending sections of Parts 1, 3, 6, 7, and 10 of the by-law, and to replace Schedule 16 – Refreshment Vehicles;

b) the proposed by-law amendments, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend By-law No. A-54, being “A by-law to implement an Administrative Monetary Penalty System in London” to amend penalty categories and their amounts to align with the proposed amendment to Schedule 16;

c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend By-law No. A-59, being “A by-law to provide for Various Fees and Charges” to align the new fees with the proposed new Schedule. (2025-C01)

Motion Passed

11. (2.10) Amendment to Fees and Charges By-Law - Honk Mobile (Relates to Bill No.'s 79 and 86)

Motion made by: D. Ferreira

That on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report, dated February 18, 2025, related to an Amendment to the Fees and Charges By-law for Honk Mobile:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend the Various Fees and Charges By-law to include a transaction fee of \$0.35 for the City-approved mobile parking fee vendor, Honk Mobile Inc., and,
- b) the Civic Administration BE DIRECTED to bring forward a by-law to the Municipal Council meeting to be held on March 4, 2025 to delegate to the Director, Municipal Compliance, the authority to approve amending agreements with Honk Mobile Inc. for changes to Program Fees. (2025-C01)

Motion Passed

13. (3.1) 3rd Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: D. Ferreira

That the following actions be taken with respect to the 3rd Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on February 5, 2025:

- a) the attached Mobility Master Plan Working Group comments BE FORWARDED to the Civic Administration for consideration;
- b) the attached Climate Emergency Action Plan Working Group comments BE FORWARDED to the Civic Administration for consideration; and,
- c) clauses 1.1, 2.1, 2.2 and 3.1 BE RECEIVED;

it being noted that the communication, as appended to the Added Agenda, from Human Environments Analysis Lab youth Advisory Council at Western University, and the verbal delegation from B. Samuels, with respect to this matter, were received.

Motion Passed

12. (2.11) Adult Entertainment Body-Rub Attendant Licensing - Information Report

Motion made by: D. Ferreira

That the following actions be taken with respect to the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report:

- a) the above-noted staff report BE RECEIVED;
- b) a Public Participation Meeting BE HELD at a future meeting of the Community and Protective Services Committee to present potential amendments to the Business Licensing By-law to license Body-Rub Attendants; and,
- c) the Civic Administration BE DIRECTED to consult with stakeholders with respect to this matter and report the findings at the Community and Protective Services Committee meeting coinciding with the future public participation meeting. (2025-C01A)

Motion made by: S. Stevenson
 Seconded by: J. Pribil

That the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report BE REFERRED to Civic Administration to report back to a future meeting of the Community and Protective Services Committee after the Supreme Court issues its ruling on Bill C-36 sections; it being noted that sections 286.2 and 286.3 of Bill C-36 may materially impact any changes to municipal by-laws and licensing and that a Supreme court decision is expected in 2025

At 3:18 PM, Councillor J. Pribil leaves the meeting.

At 3:19 PM, Councillor J. Pribil enters the meeting.

Motion made by: C. Rahman

Seconded by: D. Ferreira

that the motion be amended to remove the reference to the Supreme Court's ruling on Bill C-36 and its purpose for referral, and TO DIRECT Civic Administration to report back with legal advice on this matter.

Yeas: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, D. Ferreira, and S. Hillier

Nays: (4): S. Trosow, A. Hopkins, S. Franke, and E. Pelozza

Motion Passed (11 to 4)

Motion made by: S. Stevenson

Seconded by: C. Rahman

That the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report BE REFERRED to Civic Administration to report back to a future meeting of the Community and Protective Services Committee with legal advice with respect to this matter.

Yeas: (11): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Nays: (4): H. McAlister, S. Trosow, A. Hopkins, and E. Pelozza

Motion Passed (11 to 4)

Item 12, clause 2.11, as amended, reads as follows:

That the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report BE REFERRED to Civic Administration to report back to a future meeting of the Community and Protective Services Committee with legal advice with respect to this matter.

8.5 1st Report of the Audit Committee

Motion made by: E. Pelozza

That the 1st Report of the Audit Committee BE APPROVED with the exception of item 5 (4.3).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: E. Pelosa

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Election of Vice Chair for the term ending November 30, 2025

Motion made by: E. Pelosa

That Councillor S. Stevenson BE APPOINTED Vice Chair for the term ending November 30, 2025.

Motion Passed

3. (4.1) Briefing Note From Internal Audit - MNP

Motion made by: E. Pelosa

That the communication from MNP, with respect to the briefing note from the internal auditor, BE RECEIVED.

Motion Passed

4. (4.2) Internal Audit Follow Up Activities Dashboard - MNP

Motion made by: E. Pelosa

That the communication from MNP, with respect to the internal audit follow up activities update dashboard, BE RECEIVED.

Motion Passed

6. (4.4) Proposed Risk-Based Internal Audit Plan for Years 2025 and 2026 - MNP

Motion made by: E. Pelosa

That the communication dated February 12, 2025 from MNP with respect to the Proposed Risk-Based Internal Audit Plan for years 2025 and 2026 BE RECEIVED.

Motion Passed

7. (4.5) Audit Planning Report for the Year Ending December 31, 2024 - KPMG

Motion made by: E. Pelosa

That the KPMG Audit Planning Report, for the year ending December 31, 2024, BE APPROVED.

Motion Passed

8. (4.6) London Downtown Closed-Circuit Television Program for the Year Ending December 31, 2024 - KPMG

Motion made by: E. Pelozza

That the KPMG Report on Specified Auditing Procedures for the London Downtown Closed-Circuit Television Program, for the year ending December 31, 2024, BE RECEIVED.

Motion Passed

9. (4.7) 2023 Audited Board Financial Statements – Old East Village Business Improvement Area Board of Management

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Finance Supports, the report including Appendix 'A', Financial Statements of the Old East Village Business Improvement Area Board of Management for the year ending December 31, 2023, BE RECEIVED for information.

Motion Passed

5. (4.3) London Housing Development Projects - Lessons Learned Review - MNP

Motion made by: E. Pelozza

That the communication dated January 29, 2025 from MNP with respect to the London Housing Development Projects - Lessons Learned Review BE RECEIVED.

Motion made by: S. Stevenson

Seconded by: S. Lewis

That the communication dated January 29, 2025 from MNP with respect to the London Housing Development Projects - Lessons Learned Review BE RECEIVED and BE REFERRED to the next meeting of the Governance Working Group to review and consider any policy change recommendations regarding the implementation of affordable housing that utilizes multiple levels of funding.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Item 5, clause 4.3, reads as follows:

That the communication dated January 29, 2025 from MNP with respect to the London Housing Development Projects - Lessons Learned Review BE RECEIVED and BE REFERRED to the next meeting of the Governance Working Group to review and consider any policy change recommendations regarding the implementation of affordable housing that utilizes multiple levels of funding.

8.6 5th Report of the Infrastructure and Corporate Services Committee

Motion made by: C. Rahman

That the 5th Report of the Infrastructure and Corporate Services Committee BE APPROVED with the exception of item 3 (2.1)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) Public Sector Salary Disclosure Act Report for the Calendar Year 2024

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the report regarding the Public Sector Salary Disclosures Act Report for the Calendar Year 2024 BE RECEIVED for information purposes.

Motion Passed

3. (2.1) 2024 Statement of Remuneration and Expenses for Elected and Appointed Officials

Motion made by: C. Rahman

That the following actions be taken with respect to the Staff Report - 2024 Statements of Remuneration:

a) in accordance with Section 284 of the *Municipal Act, 2001*, the Statements of Remuneration and Expenses for Elected and Appointed Officials, as appended to the staff report dated March 3, 2025 as Appendix "A" and Appendix "B", BE RECEIVED for information;

i) Civic Administration BE DIRECTED to change the format of all future reports to show remuneration, benefits, and expense amounts separately (without totaling these distinct items) and that Civic Administration report benefits using the definition of taxable benefits according to Canada Revenue Agency guidelines.

b) in accordance with City Council resolution of March 2012, the annual report on the Mayor's Office expenditures BE RECEIVED for information; and

c) in accordance with City Council Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report dated March 3, 2025 as Appendix "C" and "D," BE RECEIVED for information;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated February 28, 2025 from Councillor S. Stevenson with respect to this matter.

Motion made by: C. Rahman
Seconded by: P. Cuddy

That the motion be amended to read as follows:

That the following actions be taken with respect to the Staff Report - 2024 Statements of Remuneration:

a) in accordance with Section 284 of the *Municipal Act, 2001*, the Statements of Remuneration and Expenses for Elected and Appointed Officials, the attached revised Appendix "A" and Appendix "B", as appended to the staff report dated March 3, 2025, BE RECEIVED for information;

i) the Civic Administration BE DIRECTED to change the format of all future reports to show remuneration, benefits, and expense amounts separately (without totaling these distinct items) and that the Civic Administration report benefits using the definition of taxable benefits according to Canada Revenue Agency guidelines;

b) in accordance with City Council resolution of March 2012, the annual report on the Mayor's Office expenditures BE RECEIVED for information; and

c) in accordance with City Council Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report dated March 3, 2025 as Appendix "C" and "D," BE RECEIVED for information;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated February 28, 2025 from Councillor S. Stevenson with respect to this matter.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Motion made by: C. Rahman
Seconded by: P. Cuddy

That the motion, as amended, be approved

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

Item 3, clause 2.1, as amended, reads as follows:

That the following actions be taken with respect to the Staff Report - 2024 Statements of Remuneration:

a) in accordance with Section 284 of the *Municipal Act, 2001*, the Statements of Remuneration and Expenses for Elected and Appointed Officials, the attached revised Appendix "A" and

Appendix “B”, as appended to the staff report dated March 3, 2025, BE RECEIVED for information;

i) the Civic Administration BE DIRECTED to change the format of all future reports to show remuneration, benefits, and expense amounts separately (without totaling these distinct items) and that the Civic Administration report benefits using the definition of taxable benefits according to Canada Revenue Agency guidelines;

b) in accordance with City Council resolution of March 2012, the annual report on the Mayor’s Office expenditures BE RECEIVED for information; and

c) in accordance with City Council Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report dated March 3, 2025 as Appendix “C” and “D,” BE RECEIVED for information;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated February 28, 2025 from Councillor S. Stevenson with respect to this matter.

9. Added Reports

That it BE NOTED that Councillor S. Lehman presented the 4th Report of the Council in Closed Session, by noting progress was made with respect to items 4.1, 4.2 and 4.3 as noted on the public agenda. (6.1/4/ICSC) (6.1/4/CPSC) (6.1/3/SPPC).

10. Deferred Matters

None.

11. Enquiries

At 3:51 PM, Mayor J. Morgan places Deputy Mayor S. Lewis in the Chair.

At 3:58 PM, Mayor J. Morgan resumes the Chair

Councillor P. Van Meerbergen enquires with respect to the initiatives the City of London is taking responding to tariffs, Mayor J. Morgan provides a response.

12. Emergent Motions

None.

13. By-laws

At 3:59 PM, Councillor P. Van Meerbergen leaves the meeting.

Motion made by: S. Lewis

Seconded by: P. Cuddy

That Introduction and First Reading of Bill No.’s 78 to 99 BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (1): P. Van Meerbergen

Motion Passed (14 to 0)

Motion made by: S. Lewis

Seconded by: P. Cuddy

That Second Reading of Bill No.’s 78 to 99 BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (1): P. Van Meerbergen

Motion Passed (14 to 0)

Motion made by: S. Lewis

Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 78 to 99 BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (1): P. Van Meerbergen

Motion Passed (14 to 0)

Motion made by: S. Hillier

Seconded by: S. Franke

That Introduction and First Reading of Bill No. 100 BE APPROVED.

Yeas: (13): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Recuse: (1): H. McAlister

Absent: (1): P. Van Meerbergen

Motion Passed (13 to 0)

Motion made by: S. Hillier

Seconded by: S. Franke

That Second Reading of Bill No. 100 BE APPROVED.

Yeas: (13): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Recuse: (1): H. McAlister

Absent: (1): P. Van Meerbergen

Motion Passed (13 to 0)

Motion made by: S. Hillier

Seconded by: S. Franke

That Third Reading and Enactment of Bill No.100 BE APPROVED.

Yeas: (13): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Recuse: (1): H. McAlister

Absent: (1): P. Van Meerbergen

Motion Passed (13 to 0)

The following Bills are enacted as By-laws of The Corporation of the City of London:

Bill No. 78	By-law No. A.-8578-64 - A by-law to confirm the proceedings of the Council Meeting held on the 4 th day of March 2025. (City Clerk)
Bill No. 79	By-law No. A.-8579-65 - A by-law to delegate authority to the Director, Municipal Compliance, to approve amending agreements with Honk Mobile Inc. for changes to Program Fees. (2.10b/4/CPSC)
Bill No. 80	By-law No. A.-8580-66 - A by-law to enact a Heritage Easement Agreement for the property at 39 Carfrae Street, pursuant to the provisions of the Ontario Heritage Act. (2.5/4/PEC)
Bill No. 81	By-law No. A.-8581-67 - A by-law to accept the farmland lease bids for Request for Tender No. 2025-347 and approve and authorize the Mayor and the City Clerk to execute the Agreements with each successful proponent. (2.7/4/ICSC)
Bill No. 82	By-law No. A.-6825(c)-68 A by-law to amend By-law No. A.-6825-162, as amended, entitled "A by-law to establish a municipal service board for the purpose of operating and managing Eldon House" to amend the Board composition from ten members to seven members, board membership requirements and director membership on Committees. (2.3/3/SPPC)
Bill No. 83	By-law No. A.-8290(b)-69 - A by-law to amend Bylaw No. A.-8290-227, as amended, being, "A by-law to impose a Municipal Accommodation Tax" (2.2/3/SPPC)
Bill No. 84	By-law No. A-54-25019 - A by-law to amend the Administrative and Monetary Penalties By-law A-54, with respect to the Penalty Schedule for the Business Licensing By-law. (2.9b/4/CPSC)
Bill No. 85	By-law No. A-60-25001 - A by-law to amend the Fees and Charges By-law A-60 with respect to Refreshment Vehicle Licence Fees. (2.9c/4/CPSC)
Bill No. 86	By-law No. A-60-25002 - A by-law to amend By-law No. A-60, entitled "A by-law to provide for Various Fees and Charges." (2.10a/4/CPSC)
Bill No. 87	By-law No. A-61-25002 - A by-law to amend By-law No. A-61 being "A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London" to amend section 24.3. (4.6/17/SPPC)
Bill No. 88	By-law No. C.P.-1512(ef)-70 - A by-law to amend the Official Plan, The London Plan for the City of London, relating to 1782 Kilally Road. (3.5a/4/PEC)
Bill No. 89	By-law No. L.-131(m)-71 - A by-law to amend the Business Licensing By-law L.-131-16, with respect to all Classes of Refreshment Vehicles, and specific sections of the main by-law. (2.9a/4/CPSC)
Bill No. 90	By-law No. L.S.P.-3524-72 - A by-law to designate 1361 Wilton Grove Road to be of cultural heritage value or interest. (3.3/2/PEC)
Bill No. 91	By-law No. PS-114-25017 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.3/4/CPSC)
Bill No. 92	By-law No. S.-6374-73 - A by-law to assume certain works and services in the City of London. (Summerside Subdivision Phase 12B, Plan 33M-790 – Stage 3) (Deputy City Manager, Environment & Infrastructure

Bill No. 93	By-law No. S.-6375-74 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Tillman Road, south of Southdale Road West) (Division Manager, Geomatics – site plan approval requires 0.3m reserve be dedicated as public highway to allow unobstructed legal access, pursuant to SPA21-037)
Bill No. 94	By-law No. W.-5713-75 - A by-law to authorize project TS1365 – Sunningdale – Hyde Park Road to Wonderland Road North (2.4/3/ICSC)
Bill No. 95	By-law No. Z.-1-253290 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1484 Gore Road. (3.1/4/PEC)
Bill No. 96	By-law No. Z.-1-253291 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1390 Dundas Street. (3.2/4/PEC)
Bill No. 97	By-law No. Z.-1-253292 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, and 169-207 Exeter Road. (3.3/4/PEC)
Bill No. 98	By-law No. Z.-1-253293 - A by-law to amend By-law No. Z.-1 to adjust the holding zone provisions of the subject properties and to add “h-213” to Section 3.8(2) Holding “h” Zone. (3.4/4/PEC)
Bill No. 99	By-law No. Z.-1-253294 - A by-law to amend By-law No. Z.-1 to rezone lands located at 1782 Kilally Road. (3.5b/4/PEC)
Bill No. 100	By-law No. Z.-1-253295 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1378-1398 Commissioners Road West. (3.6/4/PEC)

14. Adjournment

Motion made by: A. Hopkins

Seconded by: S. Hillier

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 4:02 PM.

Josh Morgan, Mayor

Michael Schulthess, City Clerk

Appendix B

Zoning Order

Planning Act
Loi sur l'aménagement du territoire

ONTARIO REGULATION XXX/25
ZONING ORDER – CITY OF LONDON

Definitions

1. In this Order,

“Zoning By-law” means the City of London Zoning By-law No. Z.1.

Application

2. (1) This Order applies to lands in the City of London, in the Province of Ontario, being the lands outlined in black on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

General Industrial Exception Zone

3. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as General Industrial Exception Zone on the map described in Section 2(1), except for:

- a) Auction establishments;
- b) Automotive use
- c) Automobile body shop;
- d) Automobile repair garages;
- e) Automobile rental establishment
- f) Automobile sales and service establishment
- g) Automobile service station
- h) Building or contracting establishments;
- i) Convenience service establishments
- j) Dry cleaning and laundry plants;
- k) Food, tobacco and beverage processing industries;
- l) Impounding Yard
- m) Manufacturing and assembly industries;
- n) Personal service establishment
- o) Printing, reproduction and data processing industries;
- p) Processed goods industries;
- q) Offices
- r) Repair and rental establishments;
- s) Retail stores
- t) Research and development establishments;
- u) Service and repair establishments;
- v) Service trades;
- w) Storage depots;
- x) Terminal centres;
- y) Tow Truck Business

- z) Transport terminals;
- aa) Truck sales and service establishments
- bb) Warehouse establishments;
- cc) Wholesale establishments;

(2) In addition to the zoning requirements set out in Section 6, the only zoning requirements for the uses set out in Section 3(1)(a) to (cc) are as follows:

1. The Minimum Lot Area shall be 2,500m²;
2. The Minimum Lot Frontage shall be 50.0 metres;
3. The Minimum Yard Setbacks shall be:
 - a. Front – 1.5 metres
 - b. Exterior Side - 1.5 metres
 - c. Interior Side – 6.0m
 - d. Rear - 6.0 metres
4. The Maximum Building Height shall be 50.0 metres;
5. The minimum landscaped open space shall be 5%

Light Industrial Exception Zone

4. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Light Industrial Exception Zone on the map described in Section 2(1), except for:

- a) Bakeries;
- b) Business service establishments;
- c) Laboratories;
- d) Manufacturing and assembly industries;
- e) Offices support;
- f) Paper and allied products industries excluding pulp and paper and asphalt roofing industries;
- g) Pharmaceutical and medical product industries;
- h) Printing, reproduction and data processing industries;
- i) Research and development establishments;
- j) Warehouse establishments;
- k) Wholesale establishments;
- l) Custom workshop
- m) Brewing on premises establishments
- n) Service Trade
- o) Existing Self-storage Establishments
- p) Artisan Workshop
- q) Craft Brewery
- r) Tow Truck Business
- s) Dry cleaning and laundry plants;
- t) Food, tobacco and beverage processing industries excluding meat packaging;
- u) Leather and fur processing excluding tanning;
- v) Repair, service and rental establishments;
- w) Textile processing industries

- x) Assembly Hall
- y) Commercial recreation establishments
- z) Day care centres
- aa) Private clubs
- bb) Private parks
- cc) Automotive uses, restricted;
- dd) Clinics;
- ee) Convenience service establishments;
- ff) Convenience stores;
- gg) Financial institutions;
- hh) Medical/dental offices;
- ii) Personal service establishments;
- jj) Restaurants

(3) In addition to the zoning requirements set out in Section 6, the only zoning requirements for the uses set out in Section 4(1)(a) to (jj) are as follows:

1. The Minimum Lot Area shall be 2,500m²;
2. The Minimum Lot Frontage shall be 30.0 metres;
3. The Minimum Yard Setbacks shall be:
 - a. Front – 1.5 metres
 - b. Exterior Side - 1.5 metres
 - c. Interior Side – 6.0m
 - d. Rear - 6.0 metres
4. The Maximum Building Height shall be 50.0 metres;
5. The minimum landscaped open space shall be 5%
6. In accordance with Section 36(1) of the Planning Act, no building can be constructed until it can be demonstrated, to the satisfaction of the City, that servicing capacity is available

(4) In accordance with Section 36 of the *Planning Act*, no development or construction shall proceed on the lands identified as Light Industrial Exception Zone on the map described in Section 2(1) until such time as servicing capacity is confirmed as available and operational.

Open Space Exception Zone

5. (1) Every use of land and every erection, location or use of any building or structure is prohibited, on the lands identified as Open Space Exception Zone on the map described in Section 2(1), except for:

- a) Conservation lands;
- b) Conservation works;
- c) Passive recreational uses;
- d) Managed woodlot;
- e) Agricultural uses

(5) In addition to the zoning requirements set out in Section 6, the only zoning requirements for the uses set out in Section 5(1)(a) to (e) are as follows:

1. The Minimum Lot Area shall be 200m²;
2. The Minimum Lot Frontage shall be 5.0 metres;
3. The Minimum Yard Setbacks shall be:
 - a. Front – 1.5 metres
 - b. Exterior Side - 1.5 metres
 - c. Interior Side – 6.0m
 - d. Rear - 6.0 metres
4. The Maximum Building Height shall be 10.0 metres;
5. The minimum landscaped open space shall be 5%

Additional Zoning Requirements

6. (1) The zoning regulations in this section apply to all the uses permitted in this Zoning Order

(2) In calculating building height, the following shall be exempt:

- a. Cupolas, finials and weather vanes, or similar architectural, landscape or ornamental features
- b. Light standards
- c. Lightning rods
- d. Parapets
- e. Mechanical penthouses
- f. Unenclosed mechanical equipment
- g. Skylights
- h. Hydro, radio, television or microwave towers, antennae, and similar features
- i. Steeples

(3) Minimum setback from a private lane is 0.5 metres.

Terms of use

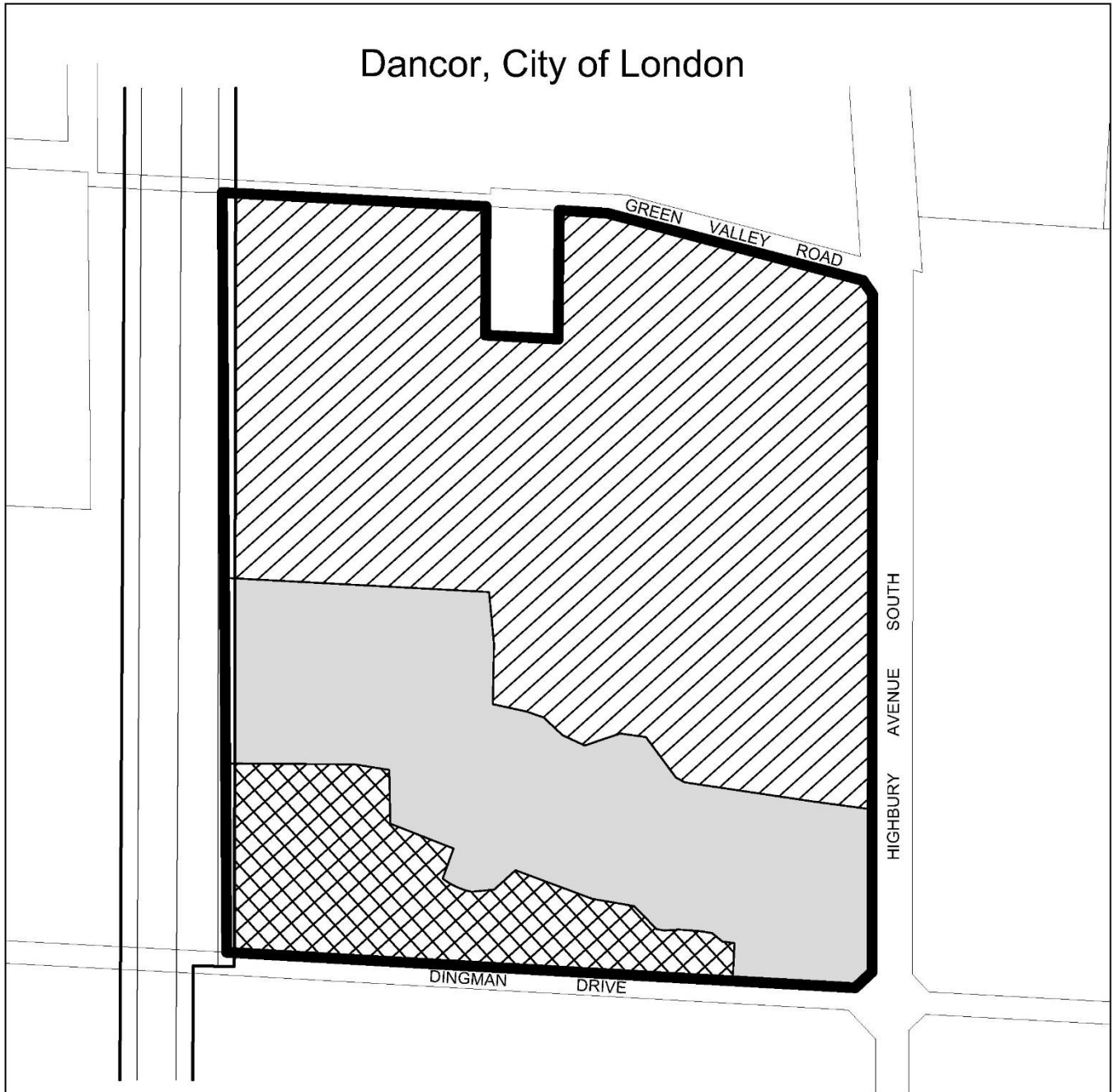
7. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

Deemed by-law

8. (1) This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Corporation of the City of London.

(2) The provisions of the Zoning Bylaw shall apply to the lands described in Section 2, except to the extent varied by the provisions of this Order.

Dancor, City of London



MAP No. XXX

Map filed at the office of the Ontario Ministry of
Municipal Affairs and Housing
777 Bay St. Toronto, Ontario,


Planning Act

Ontario Regulation:

Date:

Original Signed By: Minister of Municipal Affairs and
Housing

LEGEND

-  Land Subject to Zoning Order
-  General Industrial Exception Zone
-  Light Industrial Exception Zone
-  Open Space Exception Zone



Appendix C

UTRCA Letter of Intent – November 7, 2025

Land Dedication

November 7, 2025

Dancor Construction
15825 Robin's Hill Road, Unit 1
London, ON N5V 0A5

Attn: Sean Ford, Partner

Re: Land Dedication, 4423 Highbury Avenue, London ON

The Upper Thames River Conservation Authority (UTRCA) recognizes the importance of protecting the valley lands located on the subject property, which include an ecologically significant riparian corridor along Dingman Creek.

UTRCA staff are pleased to have the opportunity to collaborate with Dancor Construction to facilitate the dedication of these natural heritage lands to the Authority. This dedication will proceed contingent upon the development meeting the requirements of Section 28 and Ontario Regulation 41/24 under the Conservation Authorities Act, R.S.O. 1990, c. C.27 and at the sole discretion of the Authority.

Additionally, the UTRCA requires the following conditions to be fulfilled by Dancor prior to moving forward with the completion of the land dedication:

1. **Access Provision:** Provide permanent access to the north side of the dedicated lands through an easement or other acceptable means, at the sole discretion of the Authority.
2. **Access Point and Parking:** Establish a permanent access point from Dingman Drive, including adequate space to accommodate parking for approximately five vehicles.
3. **Invasive Species Management:** Provide compensation to support the control and management of invasive species within the dedicated lands
4. **Creek Maintenance:** Provide compensation for the removal of a large fallen tree within Dingman Creek and any other debris that has the potential to block flow.
5. **Site Clean-Up:** Remove and properly dispose of the existing concrete silo and all associated materials, including metal, concrete, wood, brick, and miscellaneous debris located in proximity to the silo at the sole discretion of the Authority.

The UTRCA is providing this Letter of Intent as a demonstration of our commitment to collaboration and looks forward to the successful completion of this partnership

Sincerely,



Brent Verscheure
Manager, Lands, Facilities and Conservation Areas

c.c. Stefanie Pratt, Associate, Urban Planner – Arcadis Professional Services
Brandon Williamson, Land Management Coordinator - UTRCA

Appendix D

London Free Press Article – February 19, 2025

Proposed Industrial Project MZO

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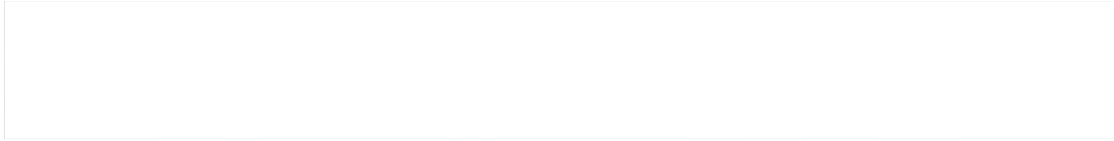
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Sections

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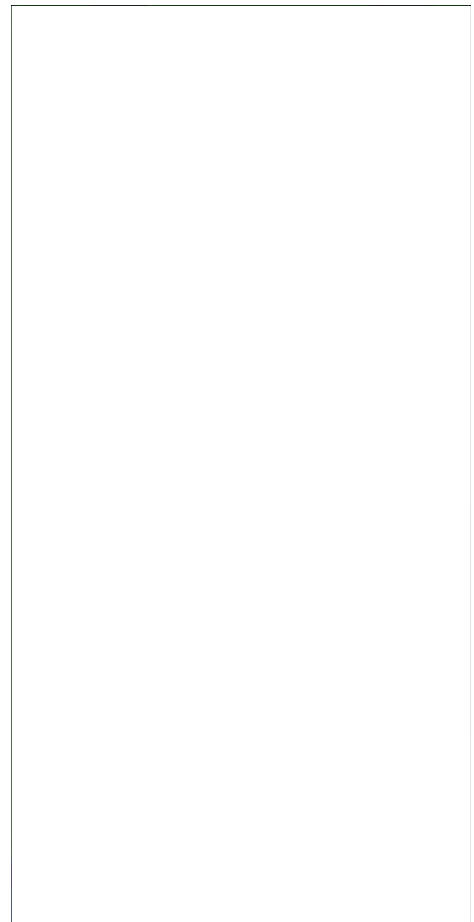
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\$7B EV battery plant looms large in south London industrial project

By **Jack Moulton**
Published Feb 19, 2025 Last updated Feb 20, 2025 3 minute read  22 Comments



Dancor Construction's proposed industrial development on 40 hectares of what is now farmland at 4423 Highbury Ave. S. is shown in a rendering. (Supplied)

The lure of landing new jobs tied to Volkswagen's \$7-billion EV battery plant is driving a move by city councillors to seek the province's help in fast-tracking a proposed industrial development south of Highway 401.

City council's planning and environment committee voted unanimously Wednesday for the city to request a minister's zoning order (MZO) to rezone 40 hectares (100 acres) of farmland at 4423 Highbury Ave. S., where Dancor

Construction hopes to build an industrial park supporting an estimated 1,300 jobs.

STORY CONTINUES BELOW

The site is outside the city’s urban boundary, prompting Ward 14 Coun. Steven Hillier to ask the committee to request the order to rezone the land for light industrial use. The provincial order allows developers to sidestep local planning processes to speed up development.

Homes in London

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“We really need to develop the (Highway) 401 and Highbury corridor going toward St. Thomas, and this is the first stage,” Hillier said after the meeting. “It’s going to be a little while before we get to review the urban growth boundary in that area, so this is one way of moving that forward.”

Deputy mayor Shawn Lewis, and councillors Hillier, Elizabeth Peloza and Peter Cuddy voted in favour of the request, while Coun. Steve Lehman was absent.

In December, city council approved a review to expand the urban boundary that dictates where development can take place in London, but the minister’s zoning order was billed as a way to bypass what will likely be a wait of a year or more.

STORY CONTINUES BELOW

TRENDING

1



Union threatens to seize Cami auto plant if GM removes machinery

Lewis, the vice-chair of the committee, said speeding up the process could help secure the jobs and prevent them from moving elsewhere.

Read More

Councillors eager to cut deal with developer for factories on farmland

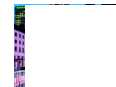


City council adds 1,500 hectares to urban growth boundary (and maybe more)



Why Montréal's dazzling winter events are worth the chill

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“Let’s do what we can right now to see if this is a good fit, and perhaps get those jobs secured while the opportunity is still there, before it passes us by,” he said. “I think we’re all trying to do what we can right now to ensure that there’s good employment opportunities and job security.”

The province says a request for a minister’s zoning order is only considered if it delivers on a provincial priority, including economic development and manufacturing, or if the municipality supports the request.

A [report attached to Hillier’s motion](#) from Dancor says the project is directly tied to the \$7-billion EV battery manufacturing plant under construction in St. Thomas, with the Highbury site’s jobs serving the plant that will be operated by Volkswagen subsidiary PowerCo.

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3



One dead after two-truck crash on Highway 401 east of London

4



London police board defends handling of officer's sexual assault probe

5



Snow woes force city high football final's delay, move back to London

“They’ve already got potential users who can come in and develop, and are willing to commit and invest in London,” he said. “Having city support for the MZO, and having the certainty . . . these lands will eventually go to development and can proceed is critically important for them.”

Of the 40 hectares, 24 would be zoned for industrial development, seven hectares zoned for commercial, and nine hectares around Dingman Creek would be donated to the city and Upper Thames River Conservation Authority.

Dancor announced in March 2024, after buying the land, it would donate \$100,000 to the Society of St. Vincent de Paul’s construction of a 72-unit affordable housing building adjacent to St. Andrew the Apostle Parish on Fallons Lane, in northeast London.

City staff told the company there was enough industrial land available in the city and there was no need for the city to rezone the site on Highbury Avenue.

The request for a minister’s zoning order still needs the full approval of city council at its next meeting on March 4.

jmoulton@postmedia.com

[@JackAtLFPpress](https://twitter.com/JackAtLFPpress)



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