



300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

November 20, 2025

Consultation on Minimum Lot Sizes
ERO number 025-1100

To Whom It May Concern,

Thank you for the opportunity to provide comments on the proposed standards related to minimum lot sizes.

We would like to raise several concerns regarding the potential implications of minimum lot size requirements, particularly as they relate to infrastructure, engineering standards, and stormwater management.

Firstly, minimum lot sizes may conflict with the location and design of infrastructure and utilities. Engineering standards often require specific spatial allowances for services such as water, wastewater, and stormwater infrastructure. If lots are undersized, it may be difficult or impossible to meet these standards, leading to inefficiencies or the need for costly design modifications.

Secondly, undersized lots can amplify concerns related to lot coverage and stormwater management (SWM). Smaller lots typically result in higher coverage ratios, which can reduce opportunities for on-site infiltration and increase runoff volumes. This can place additional pressure on municipal SWM systems and may not align with best practices for sustainable development.

We recommend that any proposed standards for minimum lot sizes be carefully evaluated in the context of engineering feasibility and environmental performance. Flexibility should be maintained to allow municipalities to respond to local conditions and ensure that development remains functional, resilient, and context-sensitive.

Thank you again for the opportunity to comment. We look forward to continued engagement on this matter.

Sincerely,
Heather McNeely
Director, Planning & Development
City of London

cc:

Justin Adema, Manager, Long Range Planning