



London  
CANADA

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

January 24, 2024

N. Dyjach  
Strik Baldinelli Moniz Ltd.  
By Email

I hereby certify that the Municipal Council, at its meeting held on January 23, 2024 resolved:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by SOFCO Properties, relating to the property located at 3637 Colonel Talbot Road:

- a) the proposed revised, attached, by-law as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on January 23, 2024 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a holding Residential R1 (h-17\*R1-16) Zone and Open Space (OS4) Zone TO a Residential R1 Special Provision (R1-14(\_)) Zone, a Holding Residential R5 Special Provision (h-149\*h-121\*R5-2(\_)) and Open Space (OS4) Zone;
- b) the requested Special Provisions to facilitate the construction of a new detached garage in the front yard in the R1-14 Zone BE APPROVED, including:
  - i) permitting accessory buildings in the form of detached garages in the front yard;
  - ii) permitting a front yard depth for garages of 4.5 metres whereas 8.0 metres is required; and,
  - iii) garage doors shall not face Colonel Talbot Road;
- c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) planting as many replacement trees as possible on the subject lands; and,
  - ii) implementing the recommendations of the Environmental Impact Study; and,
- d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law;

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

- N. Dyjach, Strik Baldinelli Moniz Ltd;

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

- the recommended amendment is consistent with the Provincial Policy Statement, 2020;
- the recommended amendment conforms to The London Plan, including but not limited to the Neighbourhoods Place Type, Open Space Place Type and Key Directions;

- the recommended amendment conforms to the Southwest Area Secondary Plan, including the Lambeth Neighbourhood policies; and,
- the recommended amendment facilitates the development of an underutilized site within the Urban Growth boundary with an appropriate form of infill development at the rear of an existing detached dwelling lot;

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. (2023-D09)  
(3.7/2/PEC)



M. Schulthess  
City Clerk  
/jg

cc: S. Mathers, Deputy City Manager, Planning and Economic Development  
H. McNeely, Director, Planning and Development  
B. O'Hagan, Manager, Current Development, Planning and Economic Development  
M. Corby, Manager, Planning and Implementation  
M. Pease, Manager, Site Plans  
B. Lambert, Manager, Development Engineer  
I. De Cuester, Planner II, Planning and Economic Development  
Documentation Services Representative  
PEDAdmin / ATSR  
List of external CC's on file in the City Clerks Office