



PLANNING JUSTIFICATION REPORT

708/714 GIDEON DRIVE

TOWNSHIP OF MIDDLESEX CENTRE

COUNTY OF MIDDLESEX

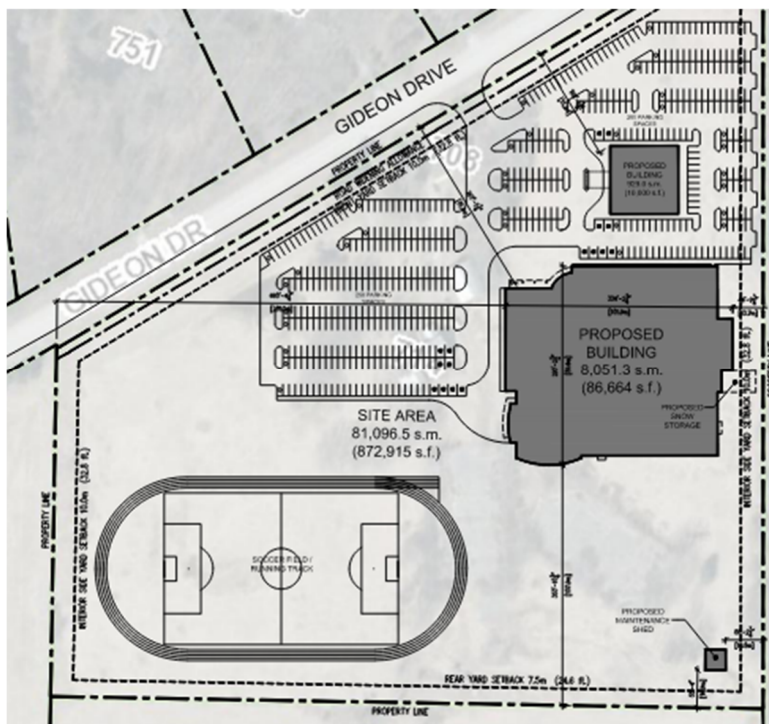
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO FACILITATE A COMMERCIAL RECREATIONAL DEVELOPMENT

Prepared for:
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SBM-22-2780

March 21, 2023



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Attn: Marian-Frances Cabral, Planner
County of Middlesex
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RE: Planning Justification Report – 708/714 Gideon Drive, Township of Middlesex Centre, County of Middlesex

Strik, Baldinelli, Moniz Ltd. has been retained by MCI Design-Build Corporation (the “Applicant”) to prepare and submit Official Plan and Zoning By-law Amendment applications for a property municipally identified as 708/714 Gideon Drive located on the south side of Gideon Drive in south Middlesex Centre, approximately 500 metres from the west boundary with the City of London. The purpose of the applications is to facilitate a commercial recreational development that includes a medical clinic.

This report provides a review and analysis of the applicable relevant policies in support of the proposed Official Plan and Zoning by-law Amendment applications, which are being submitted concurrently. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



Simona Rasanu, RPP, MCIP
Planner

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1 INTRODUCTION

The purpose of the following land use Planning Justification Report is to evaluate proposed Official Plan and Zoning By-Law Amendment applications within the context of existing land use policies and regulations, including the Provincial Policy Statement, County of Middlesex Official Plan (including Official Plan Amendment No.3), the Middlesex Centre Official Plan (including Official Plan Amendment No.59), and the Middlesex Centre Zoning By-law.

The report demonstrates that the applications are in keeping with Provincial, County and Municipal land use planning policies, are suitable for the subject lands, and would be compatible with neighbouring land uses. This report and associated plans and reports are intended to comprise a “complete” application and are reflective of the discussions and correspondence that have been held prior to this formal submission, including a pre-application consultation meeting held with County, Municipal and Upper Thames Region Conservation Authority (UTRCA) staff on October 19, 2022, which resulted in the meeting minutes included in the submission package (the “Consultation Meeting Minutes”).

2 SITE DESCRIPTION

The subject property (the “Subject Property”) is municipally identified as 708 and 714 Gideon Drive and legally described as LT 36 RCP 429 Delaware TWP; Middlesex Centre. It is located on the south side of Gideon Drive (County Road 3), across from Komoka Provincial Park, approximately 500 metres from the City of London west boundary, and approximately 600 metres south of the Thames River. The irregular parcel has a lot area of 8.1 hectares and a lot frontage of 370 metres along Gideon Drive (see **Figure 1** in Appendix A).

The existing owner purchased the Subject Property in 2022. According to a Phase I Environmental Site Assessment (ESA) report completed by EXP Services Inc. dated July 15, 2022, the Subject Property was used for agricultural purposes until the 1950s; the County Works Department used it during the 1950s and 1960s. In the 1970s, the Subject Property was retrofitted into a tennis club and eight (8) tennis courts were added, which remained operational until the early 1990s. In the late 1990s, a driving range called London West Practice Range began operating and the residential building was also used to operate a library cataloguing and labelling facility.

The Subject Property is currently improved with a vacant residential building, six (6) accessory structures (e.g., sheds and barns), tennis and racquet courts, as well as unmaintained sports (e.g., soccer) fields. These are vestiges of its previous recreational uses which operated for over 40 years and involved a variety of indoor (e.g., fitness) and outdoor recreational uses.

Vehicle access is via two (2) access routes/driveways from Gideon Drive. There is currently no municipal servicing infrastructure on Gideon Drive. Servicing for the former use was provided by two (2) onsite water wells and one (1) septic tank/system.

A site visit was undertaken on October 18, 2022 and the photos in Appendix B were taken.

3 SURROUNDING CONTEXT

The immediate context surrounding the Subject Property is described below:

North: across from Gideon Drive are four rural residential lots zoned A1, an institutional use (Middlesex Centre Delaware Operations Centre), as well as Komoka Provincial Park zoned OS to the northeast

South: agricultural uses and Echo Valley Golf Course

East: agricultural uses

West: agricultural uses and Brigham Road; former retirement home at 848 Gideon Drive zoned A2-4 at the southeast corner of Brigham Road and Gideon Drive

4 DEVELOPMENT PROPOSAL

As illustrated on the Proposed Concept Plan (SP1) (“the Conceptual Site Plan”), the Applicant is proposing a combination of indoor and outdoor recreational uses in addition to limited non-recreational uses. Indoor recreational uses would be located in the proposed two-storey commercial community centre with a building footprint of 8,051.3 square metres and a gross floor area (GFA) of 14,788.1 square metres.

Within the community centre there would be two (2) ice pads, a gym, a golf simulator, and studio space for activities such as yoga and dancing. The community centre would also integrate a restaurant, retail and administrative office uses. In addition, a standalone medical clinic, described by the Applicant as an “integrated ambulatory medical centre” with an approximate building footprint area of 929 square metres is proposed. A combined soccer field and running track is also proposed for outdoor recreational purposes. A total of 518 parking spaces, including 16 accessible/barrier-free spaces, would facilitate large community and sporting events.

Additional elements shown on the Conceptual Site Plan are a small maintenance shed with an approximate area of 84 square metres at in the southeast corner of the Subject Property as well as the proposed snow storage area for the Zamboni machine used to clear the arena inside the community centre. Please note that this is not the proposed snow storage area for the entire Subject Property.

Access is proposed from Gideon Drive – detailed vehicle and pedestrian circulation patterns will be provided as part of detailed design during the site plan control stage. As per section 2.4.2.3 of the County Official Plan, a road dedication width of 2.8 metres would satisfy the requirement for an 18 metre ROW width measured from the centreline of Gideon Drive (County Road 3) and would be confirmed through County staff and a plan of survey.

The intent of the Development Proposal is to revitalize the existing vacant Subject Property with active recreational uses in keeping with the historical uses over the last several decades. The proposes uses would complement the recreational uses offered by Komoka Provincial Park to the northeast and serve as a community recreational hub. The proposed community hub would draw families from around Middlesex County and the City of London by offering active recreational uses along with paramedical uses to improve performance and treat any minor sports injuries onsite. For example, a hockey player can use the proposed fitness gym for conditioning while

also getting physiotherapy for a strained ankle. Spectators (e.g., parents) could get something to eat and drink while watching their children's hockey games.

The standalone medical clinic building would be secondary to the primary recreational uses, as illustrated by its much smaller footprint, while being compatible and complimentary by providing medical and surgical services that could not be offered by the paramedical health practitioners in the community centre. For example, a hockey player with a broken leg could be treated at the medical clinic by a physician. The owner of the Subject Property is a surgeon and is particularly suited to implement this project and provide additional medical services to the surrounding community.

5 SUPPORTING STUDIES

5.1 Servicing Feasibility Study

A Servicing Feasibility Study dated March 17, 2023 was prepared by Strik, Baldinelli, Moniz (SBM) Ltd. to address servicing feasibility for the Development Proposal. The conclusions of the report are summarized below:

Water Servicing: There is no municipal watermain in the Gideon Drive right-of-way (ROW); however, there is an existing municipal 600mm steel watermain in the Brigham Road ROW, and, as per the Consultation Meeting Minutes, the Municipality is open to extending municipal water to the Subject Property. Municipal water is proposed to be provided by replacing the existing 600mm watermain on Elviage Drive and Brigham Road with a 350mm watermain and extend a new 300mm watermain on Gideon Drive to the Subject Property. The proposed water distribution system can provide the minimum required water supply flow rate under the fire flow plus maximum day demand scenario and water quality turnover under the average day domestic demand scenario. Therefore, there would be an adequate water supply available to accommodate the Development Proposal.

Sanitary Servicing: An onsite private septic system is proposed as there is no municipal sanitary sewer in the Gideon Drive ROW. The proposed area and location will be identified at the detailed design stage as part of the site plan control application. However, a preliminary review indicates that there is sufficient area on the Subject Property to accommodate an onsite individual private sewage system.

Stormwater Management: There are no municipal storm sewers within the Gideon Drive ROW. As the Development Proposal is expected to result in increased runoff, SWM quantity controls will be provided to restrict runoff to the existing outlet(s) to pre-development levels. Based on a preliminary review, an onsite SWM facility would not be required – the required storage volume can be accommodated on the flat roofs of the proposed buildings, as well as on open/landscaped areas. Detailed SWM calculations and grading design will be prepared in support of the required site plan control application.

6 PLANNING FRAMEWORK

6.1 Existing Planning Framework

The existing planning framework includes the Provincial Policy Statement (2020), the County of Middlesex Official Plan (2006), OPA No.3, Middlesex Centre Official Plan (2002), OPA No.59, and the Middlesex Centre Zoning By-law (2005-005).

6.2 Required Planning Applications

As per the Consultation Meeting Minutes, an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications are required to facilitate the Development Proposal.

- OPA: the proposed site-specific OPA Special Policy Area text is the following: “Redesignate from Agriculture to Agriculture SPA #X (Schedule ‘A’) to permit a private community centre, sports fields, and a medical clinic”.
- ZBA: from Parks and Recreation (PR) to Parks and Recreation (PR-XX). Please see section 6.7 for details.

6.3 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the *Planning Act*, “provides policy direction on matters of provincial interest related to land use planning and development” to ensure efficient and resilient development and land use patterns. Any land use planning decision shall be consistent with the PPS. The section below identifies relevant policies and explains how the Development Proposal is consistent or why a particular policy is not applicable. Italicization reflects defined terms in the PPS.

Policy 2.3.1: “*Prime agricultural areas* shall be protected for long-term use for agriculture.”

Policy 2.3.3.1: “In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*.”

Response: The in-force Middlesex County Official Plan designates the Subject Property and any other property not within a “Settlement Area” or identified as a “Natural Environmental Area” as “Agricultural Areas” (see **Figure 3** in Appendix A). The Council-adopted OPA No.3 proposes the Agricultural Areas designation to capture all lands not designated Settlement Area. The land use designation under the Middlesex Centre Official Plan is also “Agriculture” (see **Figure 4** in Appendix A). These designations are meant to broadly capture what the PPS identifies as “prime agricultural areas”, which are “areas where *prime agricultural lands* predominate...” In turn, “prime agricultural land means specialty crop and/or Canada Land Inventory Class 1, 2 or 3 lands, as amended from time to time, in this order of priority protection.” It is important to note that the Subject Property has not been used for agricultural purposes for several decades, given the previously noted former recreational uses.

Furthermore, and notwithstanding policy 2.3.3.1, although prime agricultural areas are intended to be primarily used for agricultural purposes, section 2.3.6 of the PPS provides for limited non-agricultural uses in these areas. The criteria associated with policy 2.3.6 are outlined and discussed below in Table 1 below.

PPS Policy	Response
2.3.6.1 a)	This policy is not applicable since the Development Proposal does not propose extraction of minerals, petroleum resources or mineral aggregate resources.
2.3.6.1b) 1.	The Subject Property does not comprise a “speciality crop area”, as this term is defined by the PPS. Indeed, the Subject Property has not been used for agricultural production for over 50 years.
2.3.6.1b) 2.	There are no significant livestock facilities within 750 metres of the Subject Property so MDS I is not applicable. MDS II is also not applicable as the Development Proposal does not include a livestock facility.
2.3.6.1b) 3.	Notwithstanding the agricultural land use designations in the County and Municipal Official Plans, the Subject Property is zoned Parks and Recreation (PR) in the Middlesex Centre Zoning By-law (see Figure 5 in Appendix A), which is aligned with the primary recreational uses of the Development Proposal. Therefore, at some point in the past, the Municipality decided that the Subject Property is an appropriate location for recreational uses. So “additional land” is not technically required to facilitate the Development Proposal as the proposed use would largely be a continuation of the former permitted recreational uses.
2.3.6.1b) 4. i) and ii)	Given its existing PR zoning, its former recreational uses and proximity to a larger urban area (i.e., the City of London), the use of the Subject Property to accommodate the Development Proposal is logical and appropriate. Furthermore, it is important to note that both the County and Municipality apply agricultural designations broadly to lands outside of settlement areas and site-specific field conditions are not necessarily taken into account when these designations are made.
2.3.6.2	With the possible exception of increased traffic generation, which would be addressed in more detail at the site plan control application stage and likely include design improvements to Gideon Drive, as requested by the Consultation Meeting Minutes, there are no anticipated impacts resulting from the Development Proposal on the surrounding agricultural operations.

Table 1: PPS policy 2.3.6 analysis

Section 2.3.6 of the PPS outlines general natural heritage policies which are to be implemented through local official plans and Conservation Authority policies. As **Figure 6** on Appendix A illustrates, Schedule C of the in-force Middlesex County Official Plan identifies the lands north and northwest of the Subject Property across Gideon Drive as Significant Woodlands/Areas of Natural and Scientific Interest (ANSI). **Figure 7 in Appendix A** shows an extract of Schedule C from the Council-adopted County Official Plan. Section 3.4 (Figure 1) of the Middlesex Centre Official Plan (as amended by OPA No. 59) identifies areas subject to an Environmental Impact Study (EIS) or Development Assessment Report (DAR). A DAR is required if development is proposed within 50 metres of “significant woodlands and ANSIs”, as identified on Schedule ‘B’. As illustrated on the Conceptual Site Plan, the proposed development complies with the 50-metre setback; therefore, as per the Middlesex Centre Official Plan, a DAR/EIS is not required on account of the significant woodlots associated with Komoka Provincial Park.

Moreover, the Subject Property does not have any mapped natural heritage features according to County and Municipal Official Plans and is not subject to UTRCA regulation limits. UTRCA staff attended the consultation meeting and advised that they do not have any concerns regarding the impact of the Development Proposal on the significant woodlot on the north side of Gideon Drive, provided that any buildings maintain a minimum 40 metre setback from the woodlot. This setback is being adhered to, as indicated above. Based on the available evidence, and keeping in mind that a DAR was not required as a complete application requirement in support of the subject OPA and ZBA applications, the Development Proposal is consistent with the relevant policies of the PPS.

6.4 County of Middlesex Official Plan and OPA No.3

The County of Middlesex went through an Official Plan (OP) Review process that resulted in the adoption of OPA No. 3 to the existing County Official Plan on July 19, 2022. Although OPA No.3 has not yet been approved by the Ministry of Municipal Affairs and Housing (MMAH), and therefore is not in force and effect, any changes to the policies in the existing County Official Plan have been reviewed and will be included when referencing particular policies in this report. Council-adopted changes to the in-force policies are identified as underlined and shaded.

The Subject Property is designated Agricultural Areas in the County of Middlesex Official Plan, as per **Figure 3** in Appendix A. Notwithstanding the Council-adopted policies in section 2.3.9, Policy 3.3.3 outlines permitted uses in Agricultural Areas, which includes “f) public and private open space and recreation facilities (subject to Provincial Policy Statement 2020 policies for site-specific non-agricultural uses as provided in Section 2.3.6.1 (b) of the Provincial Policy Statement;” Since the Development Proposal is proposing private recreation facilities as the primary use, an official plan amendment to the County Official Plan is not required and the Subject Property can maintain its existing agricultural designation. Section 2.3.6.1 of the PPS was addressed in section 5.3 of this report, where it was concluded that the Development Proposal is consistent with policy 2.3.6.1b).

6.5 Middlesex Centre Official Plan and OPA No.59

Like the County, the Municipality of Middlesex Centre also went through an Official Plan Review and adopted OPA No.59 on May 18, 2022, which still requires MMAH approval. Council-adopted changes to the existing in-force Middlesex Centre Official Plan will be identified as underlined text.

The Subject Property is designated Agriculture in the Middlesex Centre Official Plan, as per **Figure 4** in Appendix A). Section 2 outlines policies for lands with an Agriculture designation. One of the permitted uses is “Small scale public and private passive recreation uses ~~areas~~ which may include trails and open spaces, but not campgrounds, golf courses or mobile home parks, subject to site specific zoning.” The Development Proposal envisions more active recreational uses as the dominant use and a medical clinic as a limited secondary use of the Subject Property. Therefore, as part of the OPA being submitted to facilitate the Development Proposal, a site-specific special policy area within the existing Agriculture designation is proposed that would permit the aforementioned uses, keeping in mind that the existing Parks and Recreation (PR) zoning permits more active recreational uses, including a “golf course”.

Although the in-force Official Plan restricts non-agricultural related uses, except for those outlined in the list of permissions, the Council-adopted Official Plan allows limited non-residential uses provided that the same criteria required by PPS policy 2.3.6.1b) - and required by the Council-adopted County Official Plan - are demonstrated. Please see section 6.3 of this report for my responses to policy 2.3.6.1b) and 2.3.6.2. In other words, both of the Council-adopted County and Municipal Official Plan policies seek policy alignment with section 2.3.6 of the PPS.

The Consultation Meeting Minutes also require that section 8.4 be addressed. Section 8.4 outlines “General Municipal Parks and Recreation Policies” – these policies are supposed to apply to lands designated Parks and Recreation on Schedule A of the Official Plan. The subject OPA application is not proposing to change the land use designation – instead, a Special Policy Area within the existing Agriculture designation is proposed. Nevertheless, given that the proposed uses fit in this category, responses to policies 8.4a) and 8.4b) are provided below – the policies remain the same in both the in-force and Council-adopted Official Plans. Policies 8.4a) and 8.4b) state the following:

a) Recreational development on lands actively used for agricultural purposes or on lands that have a high capability for agriculture are discouraged and will only be permitted by amendment to this Plan. Where recreational development is proposed on lands considered to have a poor capability rating for agriculture, consideration shall be given to potential impacts that such development may have on surrounding agricultural activities. Minimum Distance Separation Formulae will be applied to provide adequate separation distances for new recreational development from existing, new or expanding livestock facilities, and adequate separation distances for new or expanding livestock facilities from existing or approved development. No recreational development will be permitted in agricultural areas where an adverse effect on the surrounding agricultural uses is expected.

Response: The Subject Property is not and has not been actively used for agricultural purposes for over 40 years, and this is an important site-specific fact that should be considered when evaluating the Development Proposal. It is understood that the Subject Property is surrounded by agricultural operations to the south, east and west,

and no adverse impacts on these uses is expected. Any required mitigation measures (e.g., improved road design to accommodate the expected increased traffic to the Subject Property) will be addressed at the site plan control stage. With respect to the MDS I analysis, there are no significant livestock facilities within 750 metres of the Subject Property so a formal MDS analysis is not required.

b) Uses considered to be parks and recreation uses include Ministry of Natural Resources land, Provincial parks, Conservation Authority lands, public parks, pedestrian walkways and bicycle paths, playgrounds, picnic areas, municipally owned swimming pools, sports fields, community centres, arenas, farmers markets, tourist information centres, museums, golf courses and other similar public recreational uses.

Response: The Development Proposal would substantially conform to this policy by having a privately-owned community recreation centre and sports fields as the primary recreational use.

In summary, it is my opinion that the Development Proposal substantially conforms to the applicable policies of in-force and Council-adopted Middlesex Centre Official Plan.

6.6 Additional OPA Application Analysis

The Consultation Meeting Minutes also requested that this report “address items contained within an Agricultural Impact Assessment and other OMAFRA guidance documents as it relates institutional uses and commercial uses within a prime agricultural area.” In response, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) website as it relates to “prime agricultural areas” and Agricultural Impact Assessments” was reviewed. With respect to prime agricultural areas, the OMAFRA website¹ states that “small pockets of existing non-agricultural uses may be found within prime agricultural areas.” The Subject Property and its former and proposed recreational uses fall within this category. The existing PR zoning for the Subject Property, of course, also explicitly permits recreational uses, and this is an important factor that must be taken into consideration when evaluating the Development Proposal. The website also addresses non-agricultural uses in prime agricultural areas, and these comments reflect PPS and Official plan policies that have been discussed above. One of the comments is that if “new non-agricultural uses are approved within prime agricultural areas (with the exception of settlement area expansions), they are to remain part of the designated prime agricultural area.” In accordance with this guideline, the proposed OPA requests a Special Policy Area within the Agriculture designation under the Middlesex Centre Official Plan to permit the Development Proposal, and not a new land use designation.

OMAFRA has a separate webpage providing commentary and guidance on Agricultural Impact Statements². It has a draft *Agricultural Impact Assessment (AIA) Guidance Document (March 2018)* (the “AIA Guidance Document”), which is primarily meant to support provincial plan policies in the Greater Golden Horseshoe (GGH) area that require an agricultural impact assessment for certain types of development, such as infrastructure projects and mineral aggregate operations within prime agricultural areas. The Subject Property is not located in the GGH and

¹ Retrieved January 19, 2023 from <http://omafra.gov.on.ca/english/landuse/prime-ag-areas.htm>

² Retrieved January 19, 2023 from <http://omafra.gov.on.ca/english/landuse/aia.htm>

is not subject to the provincial plans outlined in the guidance document – it is only subject to the PPS, which makes no mention of agricultural impact assessments. Regardless, the overall intent of the sections of the AIA Guidance Document that discuss non-agricultural uses in prime agricultural areas is that development proposals be compatible with the surrounding agricultural uses, have no adverse impacts on these uses, or, if adverse impacts cannot be avoided, they should be minimized and mitigated to the extent possible. The PPS and Official Plan policies discussed in this report are intended to implement these same goals. Therefore, in my opinion, the relevant sections of the AIA Guidance Document have been addressed in this report.

6.7 Zoning Analysis and Proposed Zoning By-law Amendment

The Subject Property is currently zoned Parks and Recreation (PR) Zone (see **Figure 5** in Appendix A). Although the existing zone would permit most of the recreational uses as well as “accessory uses”, the Consultation Meeting Minutes requested a Zoning By-law Amendment application since County/Municipal Planning staff were of the opinion that the additional uses, especially the medical clinic, could not be considered accessory to the primary recreational uses. As such, the existing zone is proposed to be retained and special provisions added to permit additional uses and address a building height deficiency. The zoning chart below (**Table 2**) summarizes the zoning standards and requested special provisions.

Proposed Zone (PR-X)

Standard	Permitted/Required	Proposed	Comments
	Permitted uses as per Section 23.1.1	<p>Additional Uses:</p> <p>Clinic (total area of 1,568 m²) Stand-alone medical clinic area: 929 m²</p> <p>Physiotherapy area inside the community centre: 639 m²</p> <p>Restaurant: 328 m²</p> <p>Commercial/retail: 874 m² Amend the ZBL definition of “place of recreation” to include dining & beverage rooms similar to the permitted “private club” definition. If this option is not preferred by the Municipality, “restaurant” can be added as an additional permitted use.</p>	Special Provisions Required
Minimum Front Yard Setback	10.0 m	51.2	Complies
Minimum Side Yard Setback	10.0 m	13.7	Complies

Minimum Rear Yard Setback	7.5 m	107.9	Complies
Maximum Lot Coverage	20%	11.1%	Complies
Maximum Height	12.0 m	12.7 m	Special Provision Required
Parking	As per Section 4.24	518 total (including 18 barrier-free spaces)	Complies

Table 2. Zoning Analysis Summary

As noted above, additional uses and a relatively minor increase in building height for the community centre are the only special provisions being requested as part of the ZBA. In my opinion, the requested provisions are appropriate and meet the overall intent and purpose of the Zoning By-law.

7 CLOSING

Based on a review of the relevant policies and regulatory framework for the Subject Property, the proposed OPA and ZBA applications are justified for the following reasons:

- The Development Proposal reflects the historical recreational uses of the Subject Property and would revitalize the existing vacant Subject Property with a community recreation centre and appropriate accessory uses, such as a physiotherapy/sports medicine clinic that would improve athletic performance and provide treatment and rehabilitation for minor sports injuries. The proposed standalone medical clinic would provide complimentary medical, including surgical, services that can treat more serious injuries.
- The Development Proposal is consistent with the PPS, conforms to the County and Middlesex Centre Official Plan and meets the overall intent and purpose of the Zoning By-law.

For the reasons noted above and throughout this report, the proposed OPA and ZBA applications represent sound land use planning.

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



Simona Rasanu, RPP, MCIP
Planner

APPENDIX A: FIGURES 1-7

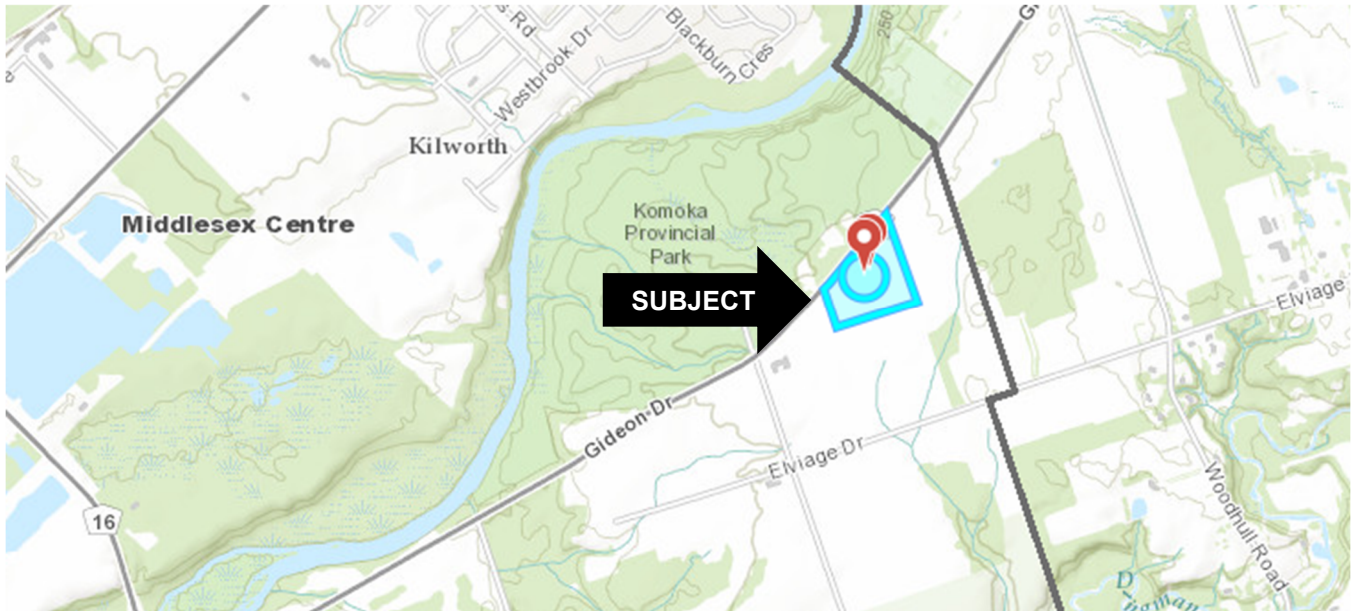


Figure 1. Subject Property and surrounding area (Source: Middlesex County)

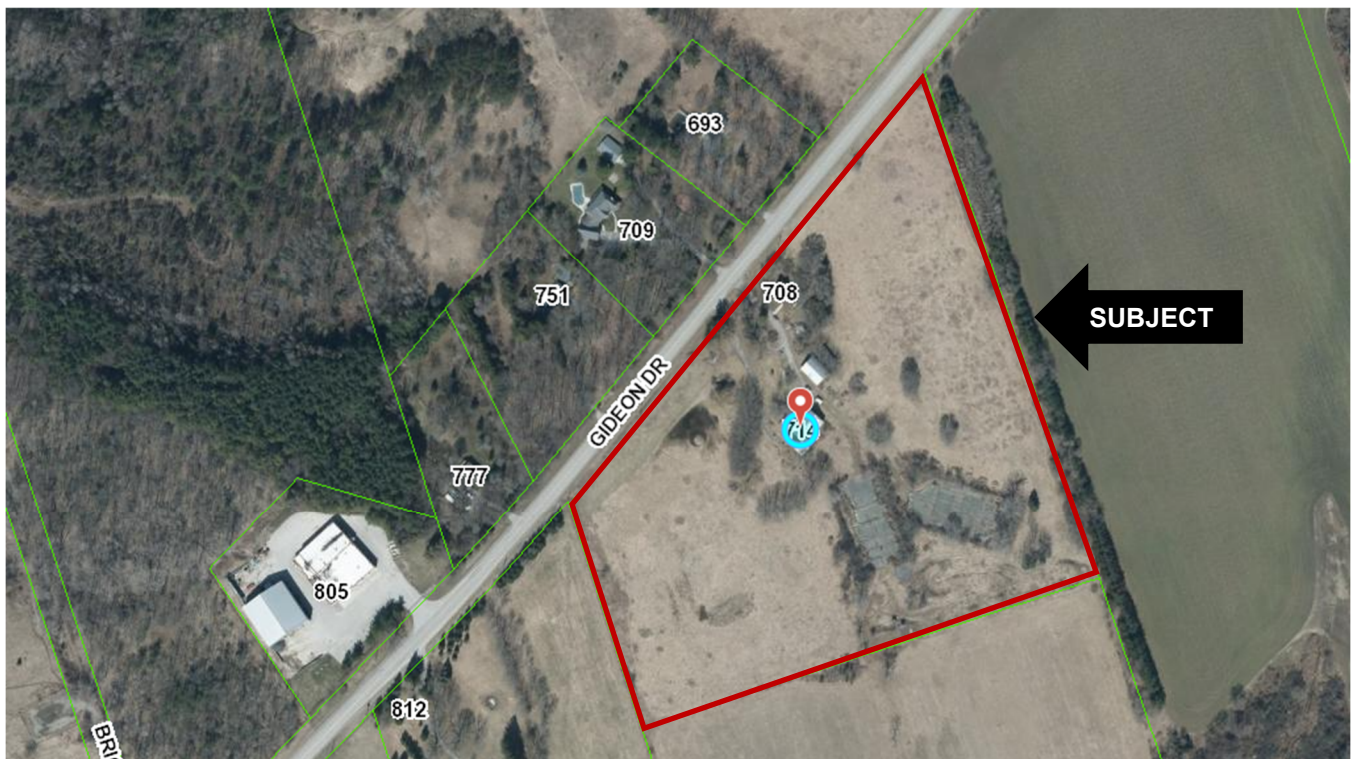


Figure 2. Aerial View of Subject Property (Source: Middlesex County)

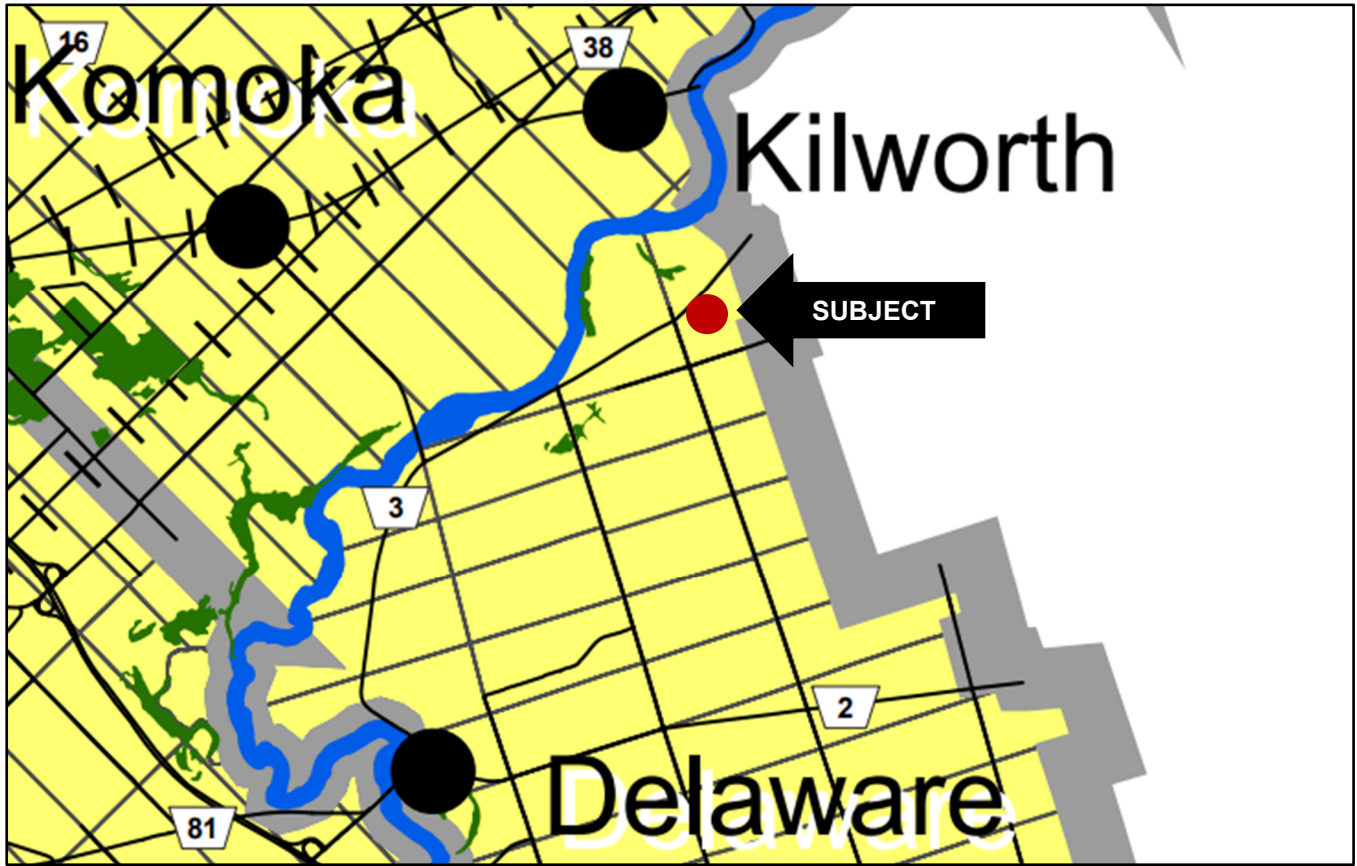


Figure 3. In-force County of Middlesex Official Plan land use designation - *Agricultural Areas* (Source: Schedule A Land Use)

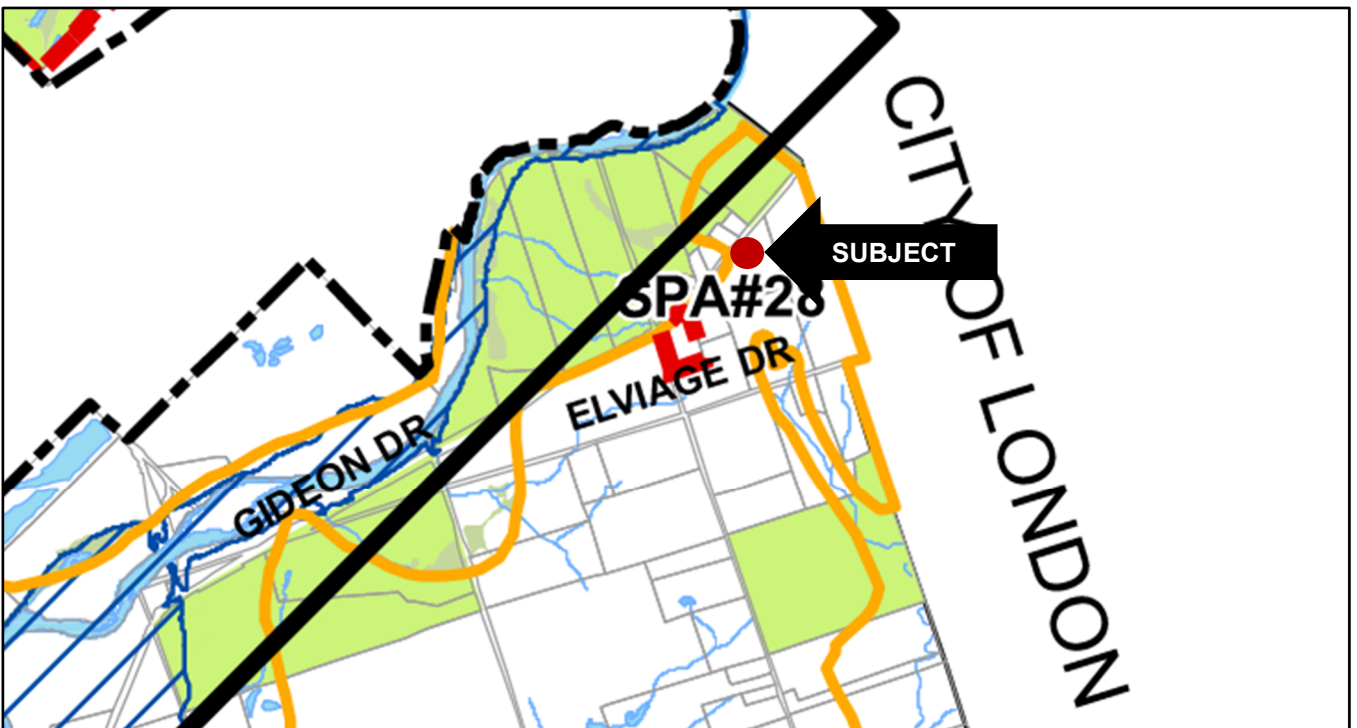


Figure 4. In-force Middlesex Centre Official Plan land use designation - *Agriculture* (Source: Schedule 'A'- Land Use Plan)

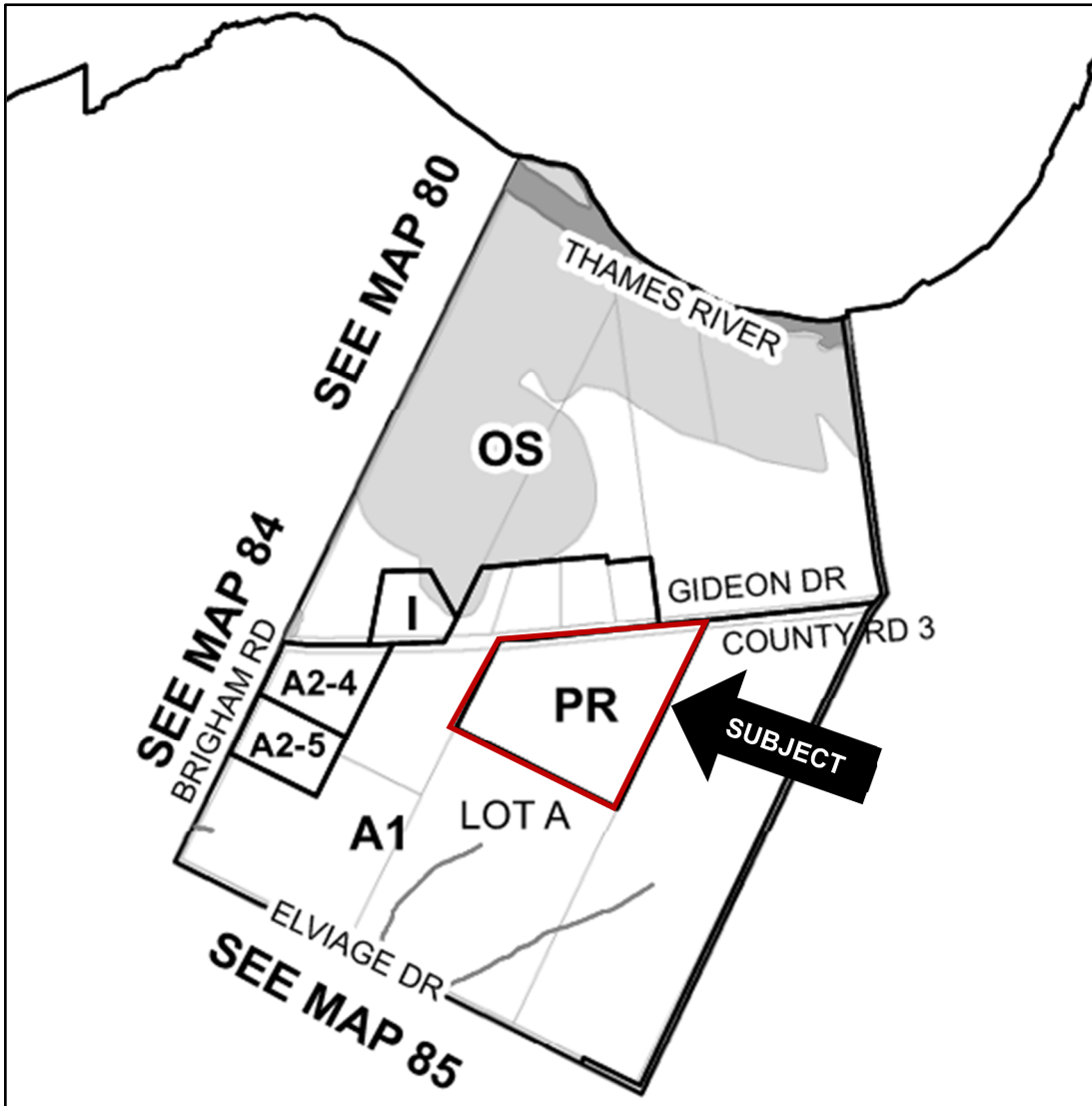


Figure 5. Existing zoning (Source: Middlesex Centre Zoning By-law)

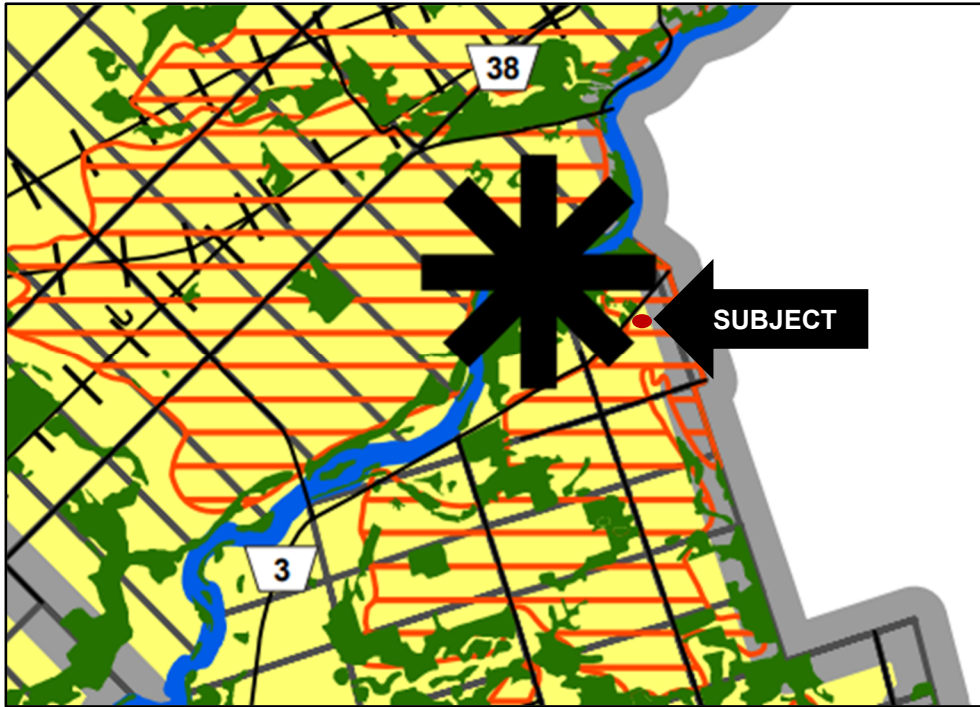


Figure 6. In-force Middlesex County Official Plan natural features (Source: Schedule C Natural Heritage Features)

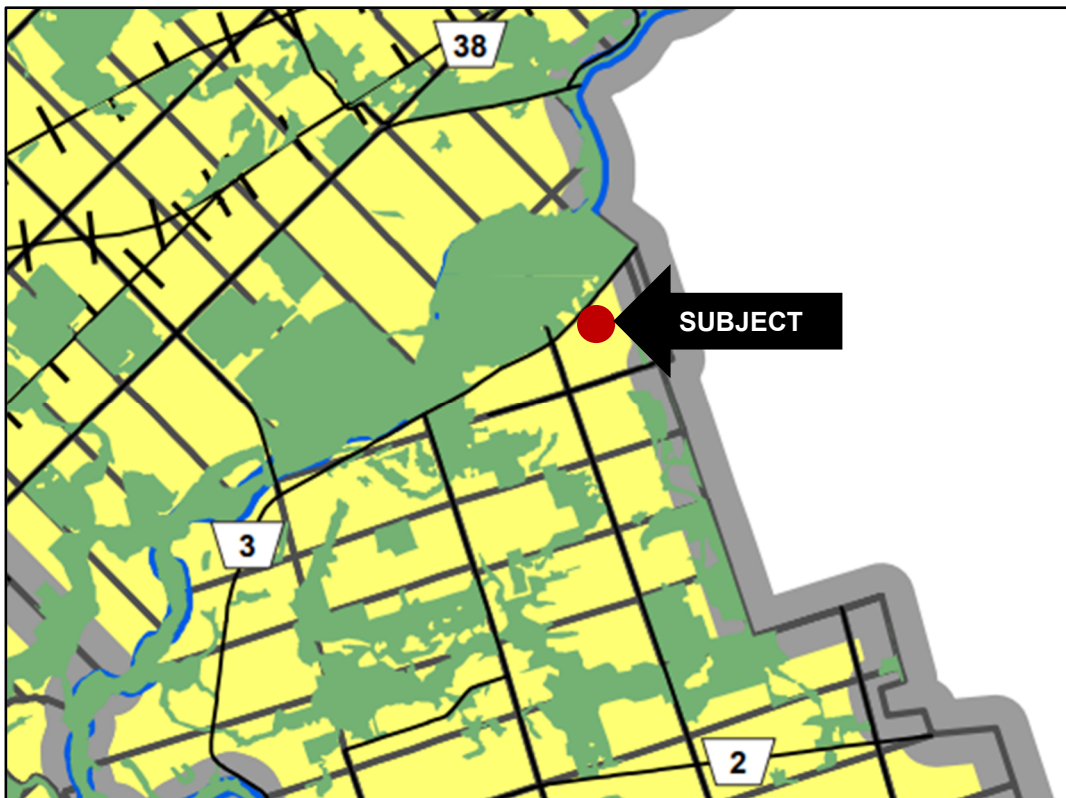


Figure 7. Council-adopted Middlesex County Official Plan natural heritage system (Source: Schedule C Natural Heritage System)

APPENDIX B: PHOTOS #1-6



Photo No. 1. View of Subject Property main access (driveway) across from Gideon Drive looking southeast – former residential building is to the left.



Photo No.2. View of one of the existing abandoned buildings previously home to the London West Racquet Club.



Photo No. 3. View of Subject Property looking north towards Gideon Drive.



Photo No. 4. View of one of the former tennis courts towards the southern portion of the Subject Property



Photo No. 5. View of northeastern portion of Subject Property abutting Gideon Drive.



Photo No. 6. View of Subject Property looking west.