



**303 RICHMOND STREET SUITE 201
LONDON ON N6B 2H8**

Mr. & Mrs.
Lloyd & Shirley Courtney
3493 Colonel Talbot Road
London ON N6P 0B2

September 21, 2013

Chair, Planning and Environment Committee

Re: Progression of 3493 Colonel Talbot Road

Dear Chair & Councilor Polhill:

Please accept this letter in regard to ongoing progression of lands at 3493 Colonel Talbot Road. The parcel lies within the Urban Growth Boundary and is approximately 100 acres in size and is currently designated Urban Reserve in the Official Plan. We intend to develop the parcel as residential lands contiguous with development to the immediate south and predominantly consistent with the planning principles of SWAP.

The existing Oliver and Southwinds subdivision's immediately to the south are serviced by a pumping station that carries flows to the Oxford Pollution Control Plant. The station and the downstream receiving sewers have some capacity but not enough to service the entire proposed subdivision. There is the ability to further upgrade capacity in our assessment to date.

The City is in the midst of several planning exercises including the Southwest Area Plan, the Wastewater Master Plan and finally the Development Charges Study. We are in discussions on various elements of the subdivision being given an opinion that these endeavors will provide more clarity implying we should wait. Given the four to five years of lead time to bring forward a subdivision from initial planning to a registered agreement where financing and building permits are triggered, significant pauses in the progression of this file are untenable. Policies are in effect today in regard to approval of all elements of this subdivision.

In this regard, we believe that a significant delay issue lies in the acceptability of using an existing pumping station to progress new development and we are respectfully requesting that Committee support this proposal and provide direction to staff in this regard. Any upgrades to this permanent station or any existing downstream sewer is to be undertaken entirely at the developer's cost without claim to the City and will be built to the City's standards, there are no new pumping stations or sewers other than local sewers in the proposed subdivision.

We are respectfully requesting delegation status to present the merits of our proposal and the scope of the issue before us at the next Planning and Environment Committee meeting.

If you have any questions, please do not hesitate to contact Ali Soufan at your convenience.

Respectfully Submitted,



Ali Soufan
President, York Developments
519 640-8968



Lloyd Courtney
3493 Colonel Talbot Road

Cc: Members, Planning and Environment Committee