

I respectfully submit, the following comments re: file Z-9673 to London's citizens, this standing committee, council members & Mayor Josh Morgan.

We are longstanding London Citizens of 1approx. 50 yrs.

We purchased Our farm in 1994, it is directly across from the proposed zoning change subject lands as per file Z-9673.

WHAT words could I write here, that would create PAUSE & REFLECTION ON THE UNNECESSARY AND UNNEEDED application for a zoning bylaw amendment?

Thoroughly researched submissions by the Stewards of these protected lands, opposed to this zoning change have given ample and exhaustive evidence as to WHY this zoning by-law amendment should NOT move forward.

ASK WHO is benefiting from this amendment?

It is NOT us citizens.

THE Citizen's CRITICAL CURRENT CRISES NEEDS, ARE SUFFERING.

Our community needs INTELLIGENT, COMMITTED, CONSISTENT LEADERSHIP TO HELP GUIDE US OUT FROM THE CURRENT CRISES OF:

- 1) THE LACK OF AFFORDABLE HOUSING AND HOMELESS SHELTERS,
- 2) THE DEBILITATING GROWING MENTAL HEALTH CHALLENGES AND ADDICTIONS,
- 3) THE DAMAGING CLIMATE CHANGE OFFENDERS, such as this application to further the IMPROPER land use of our PROTECTED AND REGULATED CO2 ABSORBING LANDS. CEMENT DOES NOT ABSORB CO2.
- 4) THE DESTRUCTION OF HABITATS FOR OUR ENDANGERED SPECIES AND OF POTENTIAL NATURE SANCTUARIES.

Science has shown that to hike or visit a woodlot, creek, river, nature sanctuary is medicinal and healing for mental health. Our societal well-being relies on having access to this type of infrastructure.

One might reference the thamestalbotlandtruct.ca website for further info.

The TTLT is a dedicated stewardship organization benefiting all.

CREATING A VERY EXPENSIVE ESTATE LOT & DWELLING IS AN UNNEEDED PROFIT DRIVEN DEVELOPER WANT.

THESE REPEATED COSTLY APPLICATIONS ARE AT THE EXPENSE OF DIVERTING THE CITY'S RESOURCES AND FOCUS ON OUR CITIZEN'S CRITICAL NEEDS.

SO HERE WE ARE AGAIN---HISTORY IS REPEATING ITSELF with the SAME DEVELOPER/BUILDER/OWNER (herein referred to as the DBO), WITH THE SAME ATTEMPT TO BUILD ON A POTENTIALLY MODIFIED, TINY LOT OF RECORD, A POSTAGE STAMP HIGH END DWELLING WHICH WAS PREVIOUSLY DENIED AT ALL MUNICIPAL LEVELS.

THERE IS A HISTORICAL PATTERN OF CHALLENGING THE INTEGRITY OF SINGLE PARCELS OF ANNEXED PRIME FARMLAND CONTAINING THE DIGMAN CREEK HAZARDOUS VALLEY ENVELOPE LOCATED IN THE ELVIAGE/WOODHULL CORRIDOR.

CREATING unnecessary, unneeded, residential intensification WITH estate lots with million-dollar dwellings along DIGMAN CREEK'S ANNEXED PROTECTED, REGULATED MULTI ZONED, OPEN SPACE, ENVIRONMENTALLY SENSITIVE, PRIME AGRICULTURAL FARMLAND, OUTSIDE the URBAN GROWTH BOUNDARY.

The public has access to the following London Free Press articles:

- 1) Published Feb. 17, 2014 by Chip Martin
"Opponents argue the project would set a dangerous precedent"
- 2) Published Feb. 26, 2014 by Alex Weber
"Kaizen Homes was looking to build single home on a 22-acre piece of property in west end."

Excerpts from the above noted London Free Press articles have been redacted due to copyright infringement laws:

[REDACTED]

COMMENT: TO MITIGATE our ongoing climate crisis, leaving this land alone and undeveloped is PRECISELY what SHOULD have occurred,

[REDACTED]

Planning committee voted 6-0 on Feb. 18 to halt the development.

ELVIAGE RD. was eventually affected and in 2019 a dangerous PRECEDENT set & the slippery slope began, a dwelling was to be built.

See application file H-9056

London's citizens NEED AFFORDABLE HOUSING SUPPLIED WITH MUNICIPAL SERVICES & CLOSE TO INFRASTRUCTURE, NOT ESTATE LOTS with a MILLION DOLLAR DWELLINGS ON PRIME AGRICULTURAL, ENVIROMENTALLY PROTECTED LANDS, OUTSIDE THE URBAN GROWTH BOUNDARY.

THESE UNNECESSARY BUILDS *contribute to THE DAMAGING CLIMATE CHANGES.*

This city has budgeted to help mitigate the damaging climate change crisis.

WHY would the planning & development dept., the PEC standing committee, or our council FACILITATE this DBO to DO THE OPPOSITE?

PLEASE PAUSE AND REFLECT

ALLOWING this zoning by-law amendment & ENABLING the build of an UNNEEDED estate lot with a high net worth DWELLING on protected, regulated prime agricultural lands OUTSIDE OF THE LONDON GROWTH BOUNDARY IS **NOT WISE, INTELLIGENT LEADERSHIP.**

LONDON CITIZENS AND OUR VALUABLE RESOURCES WOULD BE BETTER SERVED WITH ALLOWING OUR ELECTED OFFICIALS TO FOCUS AND LEAD US OUT OF THE CRISES AT HAND.

This intensification trend is now creeping around the corner to 2698-2624 WOODHULL RD. ***with this application for a Zoning by-law amendment File: Z-9673.***

ELVIAGE AND WOODHULL roads contain lot parcels of **VERY VALUABLE** multi zoned prime agricultural farmland.

Including protected UTRCA regulated, zoned open space, environmental sensitive, hazard lands within the natural heritage valley of the Dingman Creek corridor envelope outside of London's urban growth boundary.

Four homes down from our Woodhull Rd. farm, approx. 2 km. away, The THAMES TALBOT LAND TRUST (TTLT) owns a 55-acre nature reserve called "AUZINS NATURE SANCTUARY" It consists of both wetlands, woodlands, a floodplain swamp along the Dingman Creek which provides habitat for over 50 species of fish and 160 plants rarely found in Ontario. THIS SPEAKS TO HOW VALUABLE THE LAND IS, IN THIS AREA AND NEEDS TO REMAIN PROTECTED.

Citizens (via a registration process) have access to ongoing TTLT educational programs, outdoor visits, hikes, volunteering, donations etc. Visit online at thamestalbotlandtrust.ca

AS LONDON'S POPULATION GROWS, SO WILL THE NEED TO FIND GREENSPACES & NATURE FOR OUR SOCIETIES ENJOYMENT AND WELL BEING.

Over the years of farming this land, we have invested our resources of time and money to improve and ensure its viability. Our ongoing stewardship of this land has always sought advice and guidance, working with UTRCA for our woodlot mgmt., clean water project, tiling the farmland, creating directional farmland water drainage berms to buying and planting trees, native to this area from the UTRCA'S TREE POWER PROGRAM.

We have supplied the housing and location to create the largest migrating purple martin bird colony in this area.

We are here for the long term.

We are EXTREMELY CONCERNED that this unnecessary Zoning By-law amendment file Z-9673 Application would be allowed,

FACILITATING the REQUEST OF ONE DEVELOPER/BUILDER/OWNER TO MANIPULATE an annexed very VALUABLE, small LOT OF RECORD.

CREATING THE SMALLEST (squeezed in) UNNEEDED POSTAGE STAMP LOT allowing the build of an **unneded, ESTATE dwelling. DEFINITELY OUT OF CHARACTER FOR THIS RURAL SETTING ON LARGER LOTS.**

WHY approve an unnecessary zoning application for this DBO WHEN REPORTS BY THE TTLT & THE WOODHULL RD. RESIDENT'S SUBMISSIONS CLEARLY STATE THEIR STAND AGAINST THIS ZONING CHANGE & **DEMONSTRATE THE DEFICIENCES** IN THE DBO'S SUBMITTED MATERIAL.

The Geotechnical report expired April 2023 as per its pages of 'LIMITATIONS AND USE OF REPORT'.

ASK WHY would this geotechnical, time sensitive limitation be put in their report?

This type of limitation acknowledges, the dynamic, ongoing fragile nature of this land, that was obviously **protected by the existing** appropriate zoning.

AN EXPIRED geotechnical report as such does not satisfy a condition per the OLT'S PROVISIONAL CONSENT. The 'h2' designation should not be removed. Please reference the 'h2' criteria and definition.

THERE IS POTENTIAL RISK TO HEALTH & SAFETY.

DID the planning dept. report **RELY ON THIS EXPIRED REPORT** that was only valid for 1 year due to the **fragility and dynamic changing conditions** of these known hazard lands?

AS PER PP2020

Multi Zoned protected annexed lands outside the urban growth boundary need extreme care with future new development redirection....

THE SUBMITTED FOOTPRINT IS DEFICIENT.

DETAILS LACK A WELL LOCATION, (A PREVIOUS UTRCA CONCERN FOR THE EXISTING AQUIFER SYSTEM), QUESTIONABLE APPROPRIATE SEPTIC BED SIZE & LACK OF ACCOMODATIONS FOR THE STORM WATER RUN OFF

The process of applying the good intentions of the PP2020 and the London Plan has been **flawed** with this DBO'S **repeated** applications, from its initial stages to the Land Tribunal and back here again.

These policies have been put in place with the intention to be read and applied in their entirety **IN ORDER** to understand and undertake its intended mission and mandates. The developer's justification report has taken the latitude to reference these policy points out of context all the while ignoring other more applicable points.

The planning and development dept.'s report suffers from the same process stating that this application's parcel at 2598-2624 Woodhull Rd. is too small to farm.

This is a biased, discretionary subjective opinion.

NOT FACTUAL.

2598 & 2624 WOODHULL RD. COULD BE farmed.

The previous owners **CHOSE NOT TO** productively farm on the prime agricultural zoned section of their two separate abutting lots **NOR**, as per London's plan farm place policy recommendations, **CONSOLIDATE THESE PARCELS** into one larger farmable parcel.

They chose to **sell to the DBO for unneeded, potential development.**

WHY, was this tiny lot of record created? From our research, it was most likely for the Farmer's use to cultivate it as a productive market in their retirement years.

AGAIN, this land is farmable regardless of its size.

PERHAPS THE DBO WOULD CONSIDER THAT THE COSTS ASSOCIATED WITH TRYING TO PUSH A SQUARE PEG INTO A ROUND HOLE ARE TOO HIGH. PERHAPS THE DBO WOULD REASONABLY RESELL TO OR CONSIDER THE VALUE OF A CHARITABLE DONATION RECEIPT AND DONATE THIS VALUABLE PROTECTED TINY PARCEL OF LAND ON RECORD TO THE THAMESTALBOTLANDTRUST, FOR ALL TO BENEFIT.

WE ASK THIS COMMITTEE, IN THEIR CAPACITY AS PUBLIC REPRESENTATIVES TO PAUSE AND REFLECT AND LISTEN, TO THE MAJORITY VOICE OF AFFECTED WOODHULL RESIDENTS/STEWARDS, PROTECTING THESE LANDS FOR ALL CITIZENS.
TO STOP THIS UNNECESSARY, UNNEEDED PRECEDENT SETTING, SELF SERVING DEVELOPMENT.
AND GUIDE BY THE TRUE INTENTS OF THE PP2020 AND LONDON PLAN FOR ALL CURRENT AND FUTURE CITIZENS.

WE ASK THIS COMMITTEE, IN THEIR CAPACITY AS PUBLIC REPRESENTATIVES OF OUR CURRENT AND FUTURE CITIZENS, TO LEAD US WITH WISDOM, CLARITY, AND HUMANITY.
TO PRIORTIZE WHAT IS IN THE BEST INTERESTS OF ALL CITIZENS.
TO PROMOTE A CARING & HEALING LIVING LEGACY.

SINCERELY,
NANCY INCULET