

Joanne Speaking Notes for Hearing July 16, 2024

Good Afternoon,

I am here on behalf of my 95 year old mother, Christine Flaherty owner and current 57yr resident of 6499 Pack Rd London, to identify the concerns, impacts and implications of this application on her property. My name is Joanne Flaherty Campbell and was raised here

It is 10 acre property that was purchased by the Flaherty's in 1967 to build our family home. At the time it was underutilized agricultural land with a man-made drainage pond which is not connected to a watercourse and lacks an outlet. Over the 57 years the Flaherty children (me included) planted and maintained a 2000 tree nursery to facilitate future harvesting and transplanting onto the open farmland, and dredged the pond to maintain it as a skating rink. Prior to that the pond dried up pretty much every year. Without their maintenance, the drainage pond over time will cease to exist as it fills with silt. It has been completely covered with Duck weed now for several years.

6499 will eventually be surrounded by subdivisions on all sides, in conformance with the Southwest Area Secondary Plan/London Plan. Our planting of these trees appears to have hurt our family and has become a significant asset to the developers surrounding the property (as evidenced by the medium density designation along the east and west property lines) and Sifton's designation of this property in their proposal as a future neighbourhood park.

We received a letter from the City of London on July 15th, 2024 about my Mother's property stating...

"Your client's lands at 6499 Pack Road (the "Subject Lands") are geographically located in an area of the City described as the "Southwest Area." In 2014, the City undertook a secondary planning exercise and adopted the "Southwest Area Secondary Plan" (the "SWAP"). SWAP designated your client's lands as Open Space and Environmental Review in 2014. Subsequently, in 2016 the City adopted a new official plan ("The London Plan"), after roughly 3 years of public consultation and two drafts available for public review. At no time during the SWAP or London Plan public consultation processes did your client object to the designation on the Subject Lands. As such, the designation properly applied and not challenged during a lengthy Ontario Land Tribunal process, is Green Space and Environmental Review."

They clearly said they have no intention of expropriating her lands for a park. They went on to say that my mother had plenty of opportunity to challenge the ruling.

I think it is important for the committee to understand that during the years 2010-2015 my parents split their time between their 8th generation family farm in Caledon the Pack Road property. My father died suddenly in 2015 and my mother, was unexpectedly thrust into a new role. Up until that time she did not handle any of the financials or business surrounding the house prior to his passing. My Mother did not subscribe to the local paper nor did she have access to/or understand the internet let alone social media. She did not see any signs posted

regarding any potential applications. At no time did she receive any correspondence that her property was being reviewed, and in the end, assessed in this way.

A reminder, the OMB hearing consisted of the City of London and Developers with professional representation. Despite the significant impact on her property, at no time did the City reach out to protect her interests.

My mother is now 95 years old and has reached out to the planning department numerous times over the last two years to try and find a solution for her property and to better understand what is happening around her. She only found out about this application when she saw a sign posted adjacent to her property. Even with her reaching to Planning about this application, she was still not added to the circulation list for this rezoning.

We are here at this hearing to ensure that the city is able to follow their own words when they said that “ The successful completion of the Southwest Planning Area depends on the co-operation of the owners and land developers to share in the equitable and fair distribution” of the use of land.

We strongly believe that moving forward with Sifton’s phase 1 proposal cannot be reviewed in isolation. The bigger picture must be addressed for this rezoning application, as well as phase 2, and the unidentified 6545 Pack Rd property (which has the Pack Rd entry to the site under application) have tremendous implications for my mother’s property and fulfilment of the SWAP plan. As per Geoffrey Campbell’s presentation there are clear connections between this rezoning application and 6499 pack Road. Although they leave out her address, they continually refer to wetland D and the lands north of the connected corridor which is her property.

We ask The City of London to defer this application until such time that Sifton can prove they can develop their property independently from my mother’s property.

We want to work with the City and the developers towards implementation of the vision for the Southwest Area Plan. A tremendous amount of work over the years has been put into the creation of this plan and we are supportive of it. The OMB ruling removed the natural Heritage features on surrounding blocks and squarely left Open Space and Environmental Review property line to property line on 6499 Pack Rd. It also lined her property with medium density residential on the east and west and low density on the south side. It was obvious on the final SWAP plan and London Plan that the intent was to squarely lay the open space for the Bostwick plan on her land. Now that the City has made it clear they have no plans to expropriate, who is responsible for the Open Space in the Bostwick plan? This is the first block to come up for rezoning.. how does this tie into the overall goals of the Neighbourhood Plan.

On a side note, we think the development of the North Talbot Village alongside a provincially significant wetland has been a very successful development. We hope to see the same attention is given to the Bostwick neighbourhood.