

"Inspiring a Healthy Environment"

February 13, 2014

Planning & Environment Committee
The Corporation of the City of London
P.O. Box 5035
300 Dufferin Avenue
London, Ontario N6A 4L9

Attention: Chair, Councillor Baechler and Committee Members

Dear Councillor Baechler and PEC Committee Members:

Re: UTRCA Comments regarding Planning Report for File OZ-8280 – 9345 Elviage Drive, London

The Upper Thames River Conservation Authority (UTRCA) has reviewed the Planning Staff Report for this application which is to be considered by the Committee on February 18, 2014. The Authority fully supports the staff recommendation to refuse this application. City Planning Staff have done an excellent job in presenting the issues surrounding this proposal and the lengthy history of this application.

As indicated in our correspondence dated December 16, 2013 (pp14-21 in the staff report), the UTRCA had previously issued a conditional Section 28 approval for the construction of a single detached dwelling on the property (January 9, 2012 - permit No. 135/10). We wish to reiterate that this approval was based on:

1. The applicant advising that no approvals pursuant to the Planning Act were required for the development.
2. The applicant advising that this was a lot of record and we understood that the lands had development rights.
3. City Building Officials were ready to issue the necessary approvals once they had received UTRCA sign-off.

The Section 28 approvals for this property have lapsed, and based on the new information that has been submitted we concur with City Planning Staff's opinion that the applicant has not demonstrated that there is a building envelope on the property and we agree that the application should be refused.

Thank you for your consideration.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Christine Creighton, Land Use Planner
Msn/CC/cc

c.c. City of London – Barb Debbert, file planner