



# King Consultants Inc.

Land Use Planning and Development Consultants

T: 905-965-1610

Gursewak@kingconsults.ca

March 18, 2026

Kiersten Mason

[kmason@london.ca](mailto:kmason@london.ca)

Committee Clerk

City of London

City Hall

300 Dufferin Ave, London,

ON N6B 1Z2, Canada

## **Attn: Planning and Environment Committee, City of London**

**RE: Request to be Party to: File OZ-25102**

**Subject Lands: 3575 Dingman Drive, London, Ontario**

I am writing to request that our firm, King Consultants, on behalf of the registered owners of 3575 Dingman Drive be a party to the discussion pertaining to File OZ-25102.

I will be attending the meeting as the planning representative for the owner of the subject property and would appreciate the opportunity to address Council and provide comments regarding the application.

We would appreciate the opportunity to provide comments speaking to the proposed Official Plan Amendment as the following may adversely affect the viability and future usability of the Subject Lands from a future land use perspective, financial burden (especially re-finances and receiving a mortgage) and modification and repair of the existing structures:

- Revisions to the Regulatory floodplain for Dingman Creek;
- Proposed amendments to Map 1 Place Types and Map 6 Hazards and Natural Resources;
- The ability to propose cut/fill balance strategies to contain the floodplain hazard; and,
- The impacts of reclassifying the property without in-depth analysis.

In particular, we would like to provide further analysis and planning perspective prior to any further assessments of the creek and associated floodplain policies becoming permanent for the Subject Lands. Once the Official Plan is approved, it will become arduous and financially difficult for our client to undertake an Official Plan Amendment after-the-fact should the site-specific analysis shrink the proposed floodplain and hazard overlays.

Kindly confirm receipt of this letter and our interest to be a party to this process for the Dingman Creek and regulatory Floodplain update to the London Plan. If possible, please



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advise if we can have a discussion with staff to understand what our client can provide in terms of technical studies to mitigate harm to their Lands.

Thank you for your assistance.

Warm regards,

Gursewak Singh MSc. Pl.  
Director, Planner  
King Consultants Inc.  
Provisional Member MCIP, RPP  
Unit 2, 177 Zenway Blvd  
Vaughan ON. L4H 3H9  
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**Attachments**



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Attachment-1 (The Subject Property: 3575 Dingman Drive)



## NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

### Official Plan Amendment

### Dingman Creek - Amendments to the Regulatory Floodplain and Updates to the Floodplain Policies of The London Plan

File: OZ-25102

Dingman Creek – Amendments to the Regulatory Floodplain and Updates to the Floodplain Policies of The London Plan

Applicant: City of London

#### What is Proposed?

Official Plan amendment to

- Revise the regulatory floodplain for Dingman Creek, and amend Map 1 Place Types and Map 6 Hazards and Natural Resources
- Add policies related to cut/fill balance
- Update policies related to the two-zone floodplain



## LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, March 10, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details or contact [pec@london.ca](mailto:pec@london.ca).

For consideration by Council, comments must be provided by **February 27, 2026**

For more information and/or to provide comments:

Sarah Baldwin  
[sbaldwin@london.ca](mailto:sbaldwin@london.ca)  
519-661-CITY (2489) ext. 5861  
Planning & Development, City of London  
London ON PO Box 5035 N6A 4L9  
File: OZ-25102

You may also discuss any concerns you have with your Ward Councillor. A list of Councillors and wards is available at: [london.ca/government/council-civic-administration/city-council](https://london.ca/government/council-civic-administration/city-council)

If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.

Date of Notice: January 28, 2026

Attachment-2 (Public Meeting Notice)



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## Application Details

### Requested Amendment to The London Plan

The purpose of the proposed amendments to *The London Plan* is to update and clarify the City's policies related to development in the Dingman Creek floodplain. The amendments aim to formally delineate the floodplain boundary, ensure that development is directed away from hazardous areas, introduce criteria-based cut/fill policies that may allow limited development under controlled conditions, and update the existing two-zone floodplain management framework.

Possible amendments to policies 1458, 1460 and 1462, and to add new policies 1452A, 1452B, 1463A to 1463E, inclusive, and to amend Map 1 – Place Types and Map 6 – Hazards and Natural Resources

For more information, please visit the City's Get Involved page at: [getinvolved.london.ca/dingmancreek](http://getinvolved.london.ca/dingmancreek)

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca).

### Right to Appeal to the Ontario Land Tribunal\*

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

\*Please see the *Planning Act* for updated appeal requirements.

### Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to the Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

### Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) by March 3<sup>rd</sup>, 2026, to request any of these services.

Attachment-2 (Public Meeting Notice)