

Dear Mayor Morgan and Members of City Council,

I am writing on behalf of the registered owners of [REDACTED] located at the northwest corner of White Oak Road and Dingman Drive in London, Ontario. These properties are zoned for a mix of low-density residential, medium-density residential, and future industrial employment uses and form part of the planned developable lands in south London.

We respectfully submit this late objection to this proposal and request that it be formally added to the public record and given full consideration. Although the Notice of Application was dated February 19, 2026, with a comment deadline of February 27, 2026, the mailed notice was not received in sufficient time to allow us to review the materials and prepare an appropriate response. This extremely short window, combined with the technical complexity of the December 2025 regulatory floodplain mapping update, prevented us from engaging professional advice before the deadline.

We are now proceeding in good faith by retaining a qualified consultant to undertake an initial site-specific review of how the proposed one-zone floodplain policies and expanded mapping would affect our two properties. For immediate reference, I have attached a screenshot from the City's official December 4, 2025 Regulatory Floodline Update map showing our properties outlined in yellow and the proposed floodplain.

Preliminary Concerns (subject to the consultant's findings):

- The updated mapping indicates a significant expansion of the regulatory floodplain onto portions of our previously developable lands at the northwest corner of White Oak Road and Dingman Drive.
- Application of the one-zone floodway approach would treat these expanded areas as high-hazard, effectively prohibiting development and site alteration unless balanced cut-fill measures, technical studies, and UTRCA approvals are completed. This would introduce substantial new costs, delays, and impacts to land value and development potential that were not contemplated when the properties were zoned for residential and employment uses.

In light of the late receipt of notice and the direct implications for our zoned lands, we respectfully request the following:

1. Acceptance of this late submission (including the attached map screenshot) into the official record.
2. Deferral of any decisions on Official Plan Amendment File O-25102, including policy changes and future mapping amendments to Official Plan Maps, to allow for proper consultation with affected landowners.
3. A reasonable extension of time for us to complete our consultant's review and submit more detailed comments as appropriate.
4. Scheduling of a consultation meeting with City Planning staff (including floodplain/stormwater engineering) and UTRCA staff, focused specifically on our properties at the northwest corner of White Oak Road and Dingman Drive.

We are committed to working cooperatively and constructively with the City and the Upper Thames River Conservation Authority throughout this process. Please confirm receipt of this email and the attachment, and advise us of the next steps and any updated timelines.

We also request that this submission be circulated to Council Members and placed on the Council Agenda.

Thank you for your understanding and assistance.

Sincerely,

Kristina Gaspar, Tony Gaspar and Annie Gaspar

On behalf of the Registered Owners

