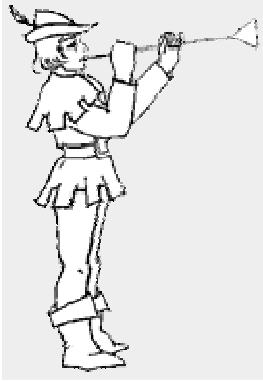


ORCHARD PARK SHERWOOD FOREST RATEPAYERS



January 4, 2012

Chair and Members
Planning and Environment Committee
City of London

Dear Chair and Members:

Re: File O-7970

The Orchard Park/Sherwood Forest Ratepayers supports the intent of the proposed Official Plan amendment. We believe it is important for there to be public meetings regarding site plans in the review of intensification proposals given their potential impact on the community involved.

We are unclear as to the final wording of the report because it is not available prior to your agenda deadline. However, in reviewing the planner's report of August 15, 2011 to BNEC, we pointed out the following concerns. We hope they have been addressed in the final draft. If not, it would be appreciated if the Committee would consider improvements to the wording so that residents and applicants clearly know the rules up-front.

I just don't think the proposed wording is clear enough. I think it makes it harder for the staff to justify a separate public site plan meeting because the wording leaves it open-ended.

If I understood the intent, it is to ensure that a site plan was considered in public, either concurrently with the change in land use or zoning public meeting, or if it was not done concurrently, that a public site plan meeting would be required. This is because at many public planning meetings on land use and zoning changes, the public speaks to site plan issues. They are told either by staff or the Committee that such matters are site plan issues. Most of the public has no idea that they may never be given a chance to comment on site plan issues.

Perhaps it is simply the wording of the proposed amendment. Wouldn't it make more sense to write into policy something that clearly says that the following is the process (except for creation of one residential unit as is currently in the wording):

If staff bring to a statutory public meeting both the recommended land use changes and a recommended site plan then no further public site plan meetings are required. But, if the statutory meeting doesn't include a recommended site plan, then a separate public meeting to present the recommended site plan will be required.

Sincerely,

Sandy Levin
President
Orchard Park/Sherwood Forest Ratepayers
59 Longbow Road
London, ON
N6G 1Y5

Cc: Councillor N. Branscombe