

Barry R. Card

BARRISTER & SOLICITOR

Certified Specialist - Municipal Law: Local Government/ Land Use Planning & Development Law

568 RIDGEWOOD CRESCENT

LONDON, ONTARIO N6J 3J2

TELEPHONE (519) 433-5117 • FACSIMILE (519) 963-0285

Internet Address: cardlaw@rogers.com

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Via Email

Mayor and Members of Council
Corporation of the City of London
c/o C. Saunders, City Clerk
City Hall, 3rd Floor
300 Dufferin Avenue
London, Ontario
N6A 4L9

Dear Sirs/Madams:

Re: WRITTEN SUBMISSIONS
Meeting - Tuesday, June 17, 2014
Highway 401 near Veterans' Memorial Parkway
Proposed Official Plan Amendment by City of London
File No. O-8014

I am writing to you on behalf of my client, London Dairy Farms Ltd., and offer the following comments:

1. My client owns five properties within the area adjacent to the proposed Official Plan Amendment (Location Map 1), namely:
 - a. 3700 Old Victoria Road;
 - b. 2214 Wilton Grove Road;
 - c. 2034 Wilton Grove Road;
 - d. 2471 Old Victoria Road; and
 - e. 754 Westminister Road.

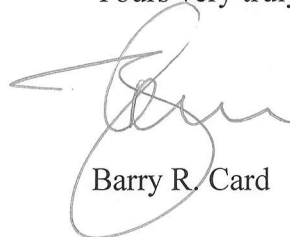
These properties are highlighted in yellow on Location Map 1.

2. The milking facilities are located on 3700 Old Victoria Road. The other four farm properties are used for cropping for the existing dairy business.

3. These are highly productive agricultural uses: London Dairy is the largest producer of milk in Ontario, shipping approximately 30,000 litres per day.
4. There are approximately 2200 "livestock units" currently on the property, of which 1200 are milking cows. MDS I and II issues must be considered.
5. Feed trucks and London Dairy farm equipment use area roads, particularly Wilton Grove Road, frequently.
6. My client's expansion plans include an auction barn facility, building a digester to make hydro from manure, and increasing the number of milking cows. Future plans also include the relocation of the milking facilities to the east side of the most easterly barn (closer to the southerly projection of Veterans' Memorial Parkway).
7. Inclusion of (all 3 parcels south of 401) in the settlement area threatens to constrain London Dairy's operations, invites leapfrog development and is contrary to the City's Official Plan;
8. The proposed exclusion of these Location Map 1 lands from the prime agricultural area is unjustified and is not consistent with provincial policy;
9. The introduction of urban land-use designations and an irregular settlement area boundary on the subject lands tends to maximize the potential for land-use conflicts and will be an impediment to the sustainability of long-term agriculture on lands which remain in the prime agricultural area, both inside and outside the municipal boundary;

We respectfully request that these comments be taken into consideration by Council in its assessment of the proposal.

Yours very truly,



Barry R. Card

BRC:jmh

Encl.

**cc: Travis Macbeth, Planner
London Dairy Farms Ltd.**