

September 23, 2014

Re: O-8014 OFFICIAL PLAN AMENDMENT FOR EXTENDING LONDON GROWTH BOUNDARY

COMMENTS TO BE READ AT THE MEETING

PLANNING AND ENVIRONMENTAL COMMITTEE & Guests

Good Evening.

Thank you for the opportunity to comment.

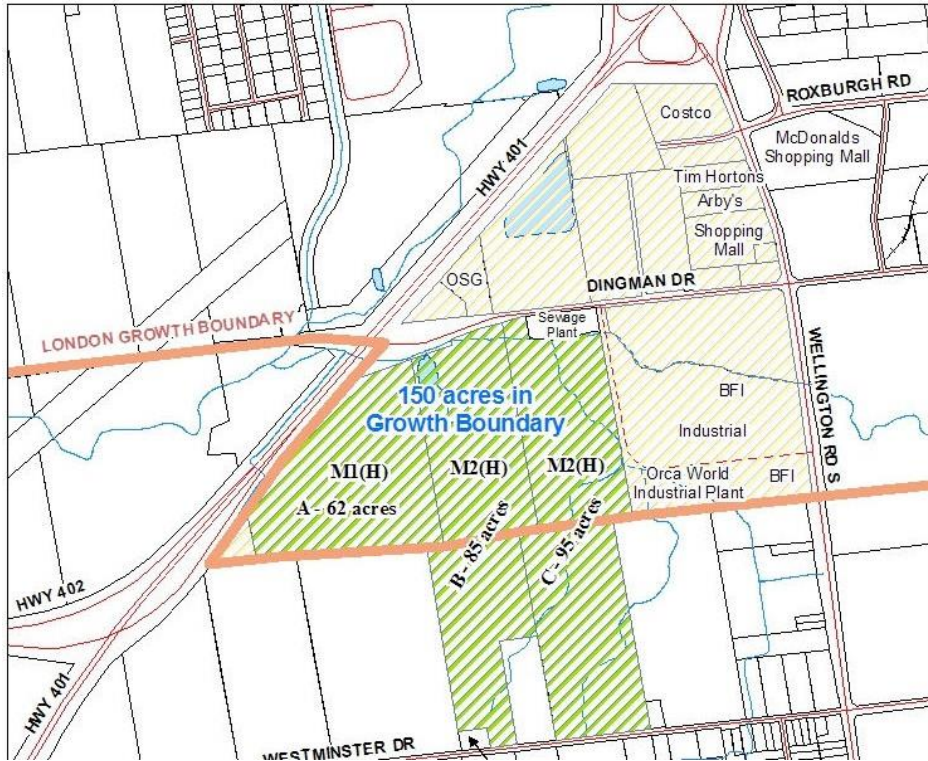
We met with, Mr. Macbeth and Mr. Barrett, to seek better understanding. We notice correction has made in the submission and we thank planning staff for their time.

In summary our comments for the committee are:

- A. **It is difficult to support or to object to an amendment without knowing the needs and costs.**
 1. Please fully establish the need for the additional industrial lands.
 2. Large parcels available within the growth boundary and some are serviced or close to services. Money has already spent on building infrastructure on some of these lands. We recommend efficiency and prudence by exhausting available zoned lands first.
 3. The financial costs of acquiring and developing these additional lands outside London Growth boundary should be available prior to the proposed plan amendment. Financial costs of developing infill projects or expanding to adjoining properties should also be available for comparison purposes.
 4. We recommend, the committee should reconsider the need for shifting industrial lands to outside London Growth boundary, especially given that existing lands are available within the growth boundary and that infill projects minimize the environmental footprint.
 5. A complete industrial land strategy should be developed prior to amendment. This should include developing other options including adjacent properties for inclusion in this application. Two of our properties are split in the middle by the Growth boundary. We think including these type of properties yield additional industrial lands, can save money and should be included in this application. In our land assembly, the frontage is already on the 401 and it is adjacent to existing water and sewer services.

- B. **London Growth Boundary** – There is an interesting purpose for establishing a Growth Boundary, and also for determining under what circumstances, it is appropriate to change it. While it is recognized that this is a potential amendment application by the city, what should other residents expect from the city with the London Growth Boundary. Please comment, if the committee, would be similarly supportive of private citizens or developers, who want to extend the Growth Boundary for other industrial, institutional, residential or commercial purposes.

London 401 Development Opportunity



Land Assembly

- 242 acres
- 150 acres inside Growth Boundary
- Zoning allows wide range of uses
- Hwy 401 exposure (700m)
- Access to Dingman Drive and Westminster Drive
- Privately held/owned
- Assembly consists of parcels 'A', 'B' & 'C'