



ZELINKA PRIAMO LTD

A Professional Planning Practice

March 20, 2015

Planning and Environment Committee
c/o Heather Lysynski
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Dear Committee Members,

RE: Official Plan Amendments O-8014 & O-8362
3640 Dingman Drive
Our File: COX/LON/13-01

We are the agents and planning consultants for Mr. John Cox, a landowner whose lands (the "subject lands") are affected by the above noted applications. It is understood that the City of London intends to re-designate our client's lands from "General Industrial" to "Commercial Industrial" through Official Plan Amendments for the purposes of expanding the Urban Growth Boundary in other areas of the city to designate what is perceived to be more desirable lands for industrial growth. This re-designation is effectively a land-swap, trading existing industrial lands for what the City perceives as targeted lands.

The subject lands lie on the north side of Dingman Drive just west of Highway 401, adjacent to the TRY Recycling facility. The lands are currently designated "General Industrial" in the City of London Official Plan as a result of the Dingman Drive Industrial Area Plan and adopted OPA. They are designated "General Industrial" in the Southwest Area Plan (SWAP), and are proposed to be in the "Heavy Industrial" place type in the new draft London Official Plan ('The London Plan').

The proposed industrial land swap would place the subject lands in the "Commercial Industrial" designation. This designation is intended to permit quasi-industrial commercial uses which don't fit well within other commercial land use designations due to land use impacts they may create. This designation does not permit a variety of general industrial uses that are currently permitted on the lands, such as recycling facilities, salvage yards, and a range of manufacturing and processing facilities.

The subject lands lie adjacent to a general industrial operation (Try Recycling) and further to the east lie the City's waste water ponds. These two uses have significant emissions of noise,

odour, and vibration, and require buffering from sensitive land uses. Considering the proximity of these uses to the subject lands, general industrial uses continue to be the most appropriate use of the subject lands. Meetings with city staff indicated they are aware of TRY Recycling's operation and emissions, and are cognisant of the potential for land use conflict with the proposed industrial land swap.

Lands to the west of the subject lands are proposed to be designated "Urban Reserve – Community Growth", and are anticipated to be subject to a secondary plan prior to any development. Development and approval of a secondary plan is time consuming process which may inhibit the full use of the subject lands.

Considering the surrounding lands uses and proximate access to Highway 401, it remains our client's intent to develop the lands for general industrial uses. As such, in lieu of re-designating the lands "Commercial Industrial", it remains our client's stance to leave the subject lands in the "General Industrial" land use designation. This arrangement would leave the subject lands out of the proposed industrial land swap, and would maintain the current permitted uses on lands, adjacent to an existing industrial use. This arrangement would also allow for elements of the proposed industrial land swap to continue and re-designate lands to the west for non-industrial uses should the land owners agree and the City so wish. Access to the subject lands may be maintained on Dingman Drive until such time as the lands to the west develop; access may then be from new roads as a result of the draft approved plan of subdivision to the west.

We therefore request that the subject lands be omitted from the proposed industrial land swap. It is in neither our client's best interests, nor the best interests of the City to remove the subject lands from the "General Industrial" designation.

We thank you for the opportunity to provide the above comments on behalf of our client.

Sincerely,

ZELINKA PRIAMO LTD.



Mathew Campbell, BA, CPT
Planner

cc. John Cox