

June 23, 2015

City Clerk's Office
City of London
300 Dufferin Avenue
Room 308
London, ON N6A 4L9

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Our File No.:15-1300

**Reference: Comments to The Second Draft of the London Plan
 Environmental Review Lands Outside of the Urban Growth Boundary
 2428 Dingman Drive (Brian Sigmund)**

Monteith Brown Planning Consultants ("MBPC") has just been retained by Mr. Brian Sigmund, owner of the above noted lands, to assist him with his land use planning needs as they relate to the proposed re-designation of natural features on his property which is designated "Environmental Review" in the current Official Plan (See Attachment #1).

In reviewing the notice provided to our client by the City, dated May 20, 2015, we understand that the City has completed a study as part of the Official Plan update which has determined that these lands are environmentally significant and will be designated in the proposed Green Space place type in the City's new Official Plan (hereinafter "The London Plan"). The notice circulated states specifically that the woodland on the above noted property was found to be ecologically "significant" and that ultimately the woodland will also be zoned Open Space (OS5).

Our client is unaware of any Study having been completed on their property outside of an EIS that was prepared at his direction to facilitate the development of the existing dwelling on the parcel. Our client advises that he has not been contacted by the City or any representative under the employ of the City, nor has he knowingly granted permission to anyone to enter upon his lands for the purposes of conducting the necessary field studies to review and confirm the significance of these features.

The woodland patch information, as provided on the City's website, identifies that our client's property includes a portion of Patch #10128 south of the Dingman Creek. A review of the parcel fabric of the properties in the area suggests previous severances have been approved to create smaller estate residential parcels from the subject lands in the past. A further review of the City of London Inventory and Evaluation of Woodlands undertaken by North-South Environmental in 2009 identifies that the subject lands were NOT part of the detailed scientific field investigations associated with that Study.

As you may or may not be aware, the City attempted to employ this same approach to the re-designation of woodland features within the Southwest Area Plan. Through that process the City proposed to re-designate Environmental Review Lands as Significant Natural Heritage Features through the application of the Open Space Designation without having completed detailed field study and analysis.

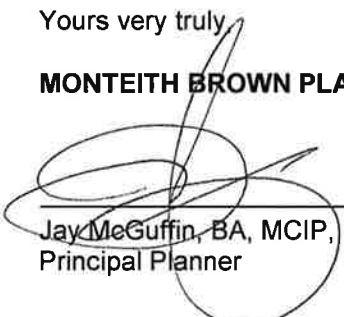
As a result of the appeals to the Southwest Area Plan, the Ontario Municipal Board, through its Decision (PL130020) acknowledged that the Environmental Review designation is to be applied to natural features known to exist but for which a full and complete evaluation has not yet been undertaken. The Open Space designation (proposed to be included in the Green Space designation in the London Plan) represents an area of natural features deemed to be significant through a full and complete evaluation. As a result, the Board reverted all those lands proposed to be designated Open Space as Significant Natural Heritage Features back to Environmental Review until such time as a full and complete environmental evaluation had been completed.

On behalf of our client, in the absence of a full and complete evaluation of the natural features associated with Patch #10128 affecting the majority of our client's lands, we object to the designation of lands associated with the above mentioned Patch into Green Space in the London Plan, and request that these lands remain designated "Environmental Review" until such time as detailed field study confirms that these lands are in fact environmentally significant, or suitable for other land uses as the case may be. We further request that any subsequent decisions in regard to zoning continue to reflect the Environmental Review designation until such time as sufficient detailed study has been completed to determine otherwise.

We further request that we be copied with any reports, notices of meetings of Council, Decisions, and Appeals concerning the proposed re-designation of all or any portion of the above noted lands through the London Plan process.

Yours very truly

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin, BA, MCIP, RPP
Principal Planner

att: /

CC: John Fleming, City of London (Via e-mail)
Gregg Barrett, City of London (Via e-mail)
Bruce Curtis, Ministry of Municipal Affairs and Housing (Via e-mail)
Mr. B. Sigmund (via e-mail)

ATTACHMENT #1
Comments to The Second Draft of the London Plan
Environmental Review Lands Outside of the Urban Growth Boundary
2428 Dingman Drive

