

PUBLIC PARTICIPATION MEETING COMMENTS

13. Urban Growth Boundary Expansion for Future Industrial Growth (O-8014)

- Alan R. Patton, Patton Cormier and Associates, on behalf of Landowners in VMP 6, being Brunlyn Farms and an industrial developer – advising that Brunlyn Farms is located on the west side of the planned Veterans Memorial Parkway extension down to Wilton Grove Road; noting that this is in the City of London's Transportation Plan; indicating that the extension of the Veterans Memorial Parkway down to Wilton Grove Road is for encouraging industrial development; pointing out that, on the east side of the Veterans Memorial Parkway extension, there are two other property owners; noting that one is a major London landowner and developer of industrial property and Brunlyn Farms, which is a landowner on the west side; pointing out that Brunlyn Farms is VMP 6, which is located on page 176 of the Planning and Environment Agenda, as the number one option for industrial expansion and any industrial commissioner in Ontario, or throughout North America, will tell you that this has all of the attributes of a key industrial site; advising that his clients have had enquiries for industrial development; indicating that industries want to be on Highway 401 or Highway 402 with direct access to the super highways or coming out of the city; pointing out Figure 1, the map of the study area, correctly indicates in mauve the number one choice; advising that it should have been included a number of years ago; indicating that it was excluded because a company known as London Dairy Farm, Mr. Faulkner, said that he has a dairy barn on his property and it has a minimum distance separation arc and, at that time, the minimum distance separation arc, based upon the number of head of dairy cattle in there, went and touched all of the lands on the west side of the Veterans Memorial Parkway extension and a small portion of lands on the east side owned by one of London's industrial developers so that was kicked out; reiterating that the city has plans to extend the Veterans Memorial Parkway to the south to facilitate industrial development as the Committee can see on the overhead projector at the meeting, for approved sites; outlining that anyone who has basic planning understanding says development follows transportation and services; taking advantage of all of VMP 6 has real advantages for the City but staff say no because of a Minimum Distance Separation issue; advising that, originally, it was dairy, the arc went so far, recently the owner of those agricultural lands has made an application for a poultry farm; noting that he has the application with him with the number of the proposal; indicating that that would, the applicant said, extend the Minimum Distance Separation arc even further east and include the rest of the lands; pointing out that this is an open permit; reiterating that, on the west side of the Veterans Memorial Parkway extension, you have what is going to be a combined dairy and poultry operation; noting that nobody quibbles with that or says that is not appropriate, that is something that that landowner / agricultural operator wants to do; providing a solution to this were both sides can win, and that is simply to bring the VMP 6 into the Urban Growth Boundary and, at the time that building permits are required, use the modern technology for ventilation and air filtration that exists right now for the filtering of air and reducing odors within the plant; advising that there are not going to be complaints when you come out to get into your car and drive away; noting that it would be the effect on the industrial operation and sometimes there is odour but it is not 365, 12 months a year, those odours come and go; advising that there are methods that the agricultural operator, Mr. Faulkner, can take to reduce his odour but he chooses not to; noting that he has huge manure piles; indicating that modern agricultural operations do not do that, they do not have big manure piles; advising that there are opportunities for the agricultural operator to be a better neighbour, there is an opportunity for the City to benefit from the number one industrial site between Kitchener and Windsor; reiterating that his clients have had offers, the one who is already an industrial builder, says that you cannot beat this site, there is nothing like it and the site that is owned by Brunlyn Farms; noting that they have had people knock on their door, from real estate agents to builders, for industrial plants and they have had to be told no, the City will not support that; pointing out that some of the people who have questioned his clients have said that they cannot believe that, that would not happen in Kitchener, Waterloo or Cambridge or along

Woodstock; indicating that Woodstock is booming along Highway 401; suggesting that this be brought into the Urban Growth Boundary and at the time of a building permit, they still have to get zoning for the uses, it could be a range of light industrial; noting that he does not think it would be heavy industrial at all, just general industrial and light industrial with a recommendation that you have a holding provision; pointing out that the Committee has an application coming before it later tonight with a whole series of holding provisions that the Committee seem to add on and one of them would be a holding provision that the Chief Building Official is satisfied that there is air filtration and ventilation systems to lessen any complaints about odour and everyone wins; reiterating that that is what he wants the Committee to do; and, requesting that the Committee does not turn their back on their best industrial land.