



Property consists of 250 Acres of Land – 150 in urban growth boundary. Borders on 401. Next to existing industrial lands and sewers and water. Ready to go now.

Comments & Recommendations:

- a. We share vision for development on 401 corridor. Property purchased zoned under Westminster Township. Official Plan should not be used as a tool for DOWN DESIGNATION.
- b. EXPROPRIATION – Official plan should not be used to capture lands and new encumbrances. It should be transparent and consistent. 62 acre land with 15 acre woods, purchased from logging company after tree harvest. City now wants to put 5 triangles on it. - no study, no site visit... not done to other harvest operations. Don't punish good stewardship. If city really likes what we are doing, then expropriate/ compensate us.
- c. COMPETITION FROM CITY – New industrial land being solely supplied by the city. Perception that city is DOWN DESIGNATING competition. These lands envisioned INDUSTRIAL by Westminster Township zoning. We want to supplement city with private lands and work together.

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- d. NEW DEVELOPMENT CONCEPT 401L Inc.– highlights privately funded. Savings to taxpayers.

- Creative, Innovative and Diverse
- First Nations Cultural Centre
- International Plaza / Bollywood North Studios
- Reuse Centre / Warehousing
- Private Sector Parkland for Public Use
- Soccer and Baseball Field to be run by Volunteers

IN SUMMARY, AS PRIVATE INVESTERS AND RESIDENTS, WE WANT SAME OPPORTUNITIES AS NEIGHBOURS AND AS PER PROPERTY ZONING. RECOMMEND THAT THE OFFICIAL PLAN SHOULD NOT ADD ENCUMBRANCES AND DOWN DESIGNATE US.

Ready to go now with the city of London in promoting 401 corridor.

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