



June 10, 2016

Mr. Justin Adema
City of London, Planning Division
P.O. Box 5035, 300 Dufferin Avenue
London, ON N6A 4L9

Re: Public Meeting (June 13, 2016). Submission of Land Ownership Group - The London Plan.

We represent the owners of land in the Talbot Road and Wonderland Road area between Provincial Highways 401 and 402 (specifically 5318, 6172, 6188, 6211 and 5980 Colonel Talbot Road and a parcel on Wonderland Road without Municipal address). On their behalf, thank you allowing this further input into the matter of identifying suitable industrial growth areas within the corporate limits of the City of London.

Through a number of prior submissions we have indicated our client's interests in developing their lands as a quality industrial land area. Although external to the existing Urban Growth Boundary, the location and size of our client's holdings meet the essential criteria established by the City's planning analysis and, in a more general sense, criteria established by other regions in responding to directions contained in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

It is our continued position that the most suitable lands for industrial growth in the City of London lies within the 'Wonderland Road Triangle' as identified by the "Industrial Lands Study" undertaken by the City. These lands have some of the most desirable locational qualities that are required by the many industrial land users. The lands are located in an area with ideal ramp access to the Provincial Highways 401 and 402 corridors, with superior time of travel indicators.

Potential land use conflicts, including natural heritage issues that would unduly limit the form of industrial use, appear minimal and the lands are removed from areas of residential or other sensitive uses. The lands have more than sufficient area to meet any industrial lot size requirement. Our engineers are confident that there are means available to provide suitable levels of sanitary and water services to the area.

We appreciate the need to seriously consider the principles of smart growth, the limitations imposed by the PPS on the areal growth of the City, and the need to justify the expansion of the Urban Growth Boundary. However, industrial land use trends are unsuitable for intensification due to their operational and transportation needs. These circumstances are recognized by various studies and Provincial policy.

It is our opinion that given the directions available within the PPS and other Provincial policy documents, the 'Wonderland Road Triangle' was not properly considered within either the industrial land study phase or the subsequent full Official Plan process.

We appreciate the opportunity to continue this dialogue and would request notification of any decision of Council in this matter.

Sincerely,
mainline planning services inc.

A handwritten signature in blue ink, appearing to read "Jim Uram", is written over a large, circular blue scribble.

Jim Uram, M.C.I.P., R.P.P.

cc: client
London City Clerk/ City Council
Davies Howe LLP