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October 17, 2016

Planning and Environment Committee  
City of London  
300 Dufferin Avenue  
P.O. Box 5035  
London, ON N6A 469

**Attention: Chair Squire and Members of the Committee**

RE: **South-East Byron Secondary Plan (City of London)**  
**Draft Terms of Reference**  
**Lafarge Canada Inc.**

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Lafarge provided comments to the City of London on the draft Terms of Reference for the South-East Byron Secondary Plan on December 9, 2014. We have had the opportunity to review the most recent draft Terms of Reference dated October 2016. Lafarge has particular interest in the development of this Secondary Plan as it will guide future land use decisions affecting our property. We therefore intend to be an active participant in this planning process.

At this time, we would like to bring the following matters to attention of both the Committee and City staff coordinating the Secondary Plan:

South-East Byron Secondary Plan: As a major land owner in the study area which is the focus of the South-East Byron Secondary Plan, we look forward to working collaboratively with the City to develop a land use plan for the area that will strive for the best use of the lands. Although the City has developed a draft Terms of Reference that is open space focused, it is our contention that all forms of potential redevelopment of the lands should be considered during the development of the Secondary Plan, including potential redevelopment of portions of the lands for other urban uses, including residential and/or commercial, where appropriate.

Municipal Class EA for Commissioners Road West Alignment: The City recently sent a Notice of Study Commencement for a Municipal Class *Environmental Assessment* (Class EA) for determining a potential re-alignment for Commissioners Road West. The Terms of Reference indicates that there will be coordination between the Secondary Plan and the Class EA processes; however, we would like to emphasize that these interrelated studies must progress concurrently. Any potential realignment of Commissioners Road West could have a significant impact on the potential redevelopment of a portion of the lands being considered as part of the Secondary Plan area, and the Municipal Class EA should be a

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component of the Secondary Plan and approved at the same time. This approach will ensure that decisions regarding future land use, road network, and site servicing are made in a consistent and comprehensive manner that will result in the best final redevelopment of the lands.

Land Owner Consultation. Under the Terms of Reference, land owners can provide input into the Secondary Plan at four planned public information sessions and through correspondence with the project consultant. Based on the potential impact to our lands, we request that the City also conduct dedicated land owner meetings as part of the Secondary Plan development. Further, we anticipate there will be opportunities for land owners to meet with the consultant and City staff individually during the course of the planning process. We would appreciate clarification on this matter.

We thank you for the opportunity to provide comments and trust that ongoing dialogue will be available to address these issues. Also, please be advised that we intend to address the Planning and Environment Committee at the October 17<sup>th</sup> public meeting to provide a full description of our comments.

Kind regards,

A handwritten signature in blue ink, appearing to read 'David Cook', with a long horizontal flourish extending to the right.

David Cook

Land Manager  
Southwest Ontario

cc. *Bruce Page/Heather Lysynski, City of London*