

We write in response to the Notice of Revised Application which invites comment regarding official plan amendment as it pertains to the Southwest Area Plan. This communication summarizes for public record the sentiments of citizens in the community of Brockley which buffers the most easterly line of the urban boundary of the SWAP, and the community of Shaver which although less than one kilometer south of that urban boundary, obviously permits residents to see, hear and smell all development that will occur within the urban boundary just to the north of that community.

Unfortunately most of the citizens in these two communities were excluded from early SWAP meetings because not within the study area geographically. However, because they were the individuals who would be most impacted by development surrounding them, and because they truly cared—assuredly more than other London citizens in other parts of the City—about what development would be permitted south of the 401 and either side of Wellington Road going south, many of them invited themselves to meetings part way through the process, with a willingness to offer input.

First, we would wish to acknowledge the enormous amount of work by the City Planning Department on the SWAP Study, and acknowledge that heroic effort was certainly made to involve citizens within the study area, and to keep them informed of work in progress. We would not minimize the herculean effort expended. (It is just unfortunate that we were on the fringe literally and figuratively.)

Additionally, City Planners were willing to meet on more than one occasion with individuals representing concerns of these two neighbourhoods, and once met with a larger group of citizens from both communities even though, as noted above, these individuals are geographically just outside of the urban boundary, and therefore the study.

And certainly, all communication by City planners to residents was conducted in a gracious and professional manner.

We are pleased to report that it is proposed in the current notice that the dwellings in Brockley west of the LPS Tracks which by virtue of the urban boundary were severed from that part of Brockley east of the tracks be reunited with the rest of the Brockley rural settlement. This would make official on paper what has always been the reality of that unified community—especially given more than one house west of the tracks dates back to the late 1800's! We are grateful, though, for this official acknowledgement.

However, it is the case that residents from Shaver and Brockley feel that there has been, and continues to be, a predetermined resoluteness about lands surrounding our neighbourhoods and the “zoning” handed off by Westminster

Township. This unyielding resoluteness absolutely mystifies us because most of the land about which we are concerned—a radius of approximately one kilometer surrounding each neighbourhood—is still under agriculture for the most part. So we would see the industrial designation of the "zoning" handed off by Westminster Township to be words on paper only, and we simply do not understand why there is no real dialogue with flexibility about what possibilities might exist for lands in question which will clearly impact residents from these two communities. The concern we feel is exacerbated all the more by the now six years of unresolved misery we have suffered owing to the unequivocal misplacement of Orgaworld. So we understand all too well the importance of the zoning which characterizes lands surrounding our communities.

As all members of the Planning Department, the Planning Committee, and Council are aware, the 150 homes represented south of the 401 have petitioned for a separate South Central Area Plan Study to include at least lands south of Exteter Road, west of Highbury, north of Glanworth, and east, at least from Whiteoaks Sideroad—if not Wonderland Road. We have asked that this study be undertaken before any more development or projects or land use change or official zoning be permitted in our area, and we are troubled at the intermittent springing into existence of development we see occurring from time to time, and often without warning, which development is surely incompatible with residential neighbourhood.

For the record, residents at the May 2nd. 2012 meeting at the Westminster Trails Club House made the following requests to City Planners. We have been quite willing to be perfectly transparent about our preferences—possibly because we have felt the shaft of closed door deliberations regarding Orgaworld and more recently StormFisher Biogas. This is not to say we are unwilling to discuss compromise. We just reject the zoning that has been down without consultation by Westminster Township, and is now more or less being shoved down our throats with no margin for meaningful dialogue. So at the community meeting residents outlined the following preferences going forward: that City planners think seriously to:

- 1.) continue residential development directly south of the current settlement of Brockley particularly given the fact that the Westminster Public School, the Croatian Church, and Westminster Trails Golf Course are already located only half a kilometer or so immediately to the south on Westminster Drive, and are neighbourhood-friendly services. We expressed strong opposition to any industrial development at all east of Wellington Road and south of Dingman Drive, in part because of the lovely naturally wooded ravine either side of Dingman Creek which flows through these lands.

2.) permit further commercial development along either side of Wellington of the nature we already enjoy immediately south of the 401: stores such as Costco and Home Hardware Lumberteria, eating establishments, the Firth Animal Hospital, and Gold's Gym. Surely it is obvious that composting facilities are sadly out of place with our homes and these neighbourhood-friendly stores and establishments!

3.) surround Shaver with an adequate buffer to protect it from unsuitable neighbours at its margin. Once again, from our sad experience, we can all attest that 400 metres is completely inadequate. From real experience we have discovered a 2000 metre buffer zone is needed, and even that can sometimes be inadequate.

It is the case that City planners, in projecting future possibilities for lands west of Wellington and surrounding Shaver, pressed for residents at the meeting to participate in an exercise of selecting what light industrial business might be the least detestable to them, which exercise was undertaken with less than a thimble full of enthusiasm. You can imagine how very disappointed we have been with the recent amendment of the official plan and zoning for a parcel of land at the corner of Dingman and Wellington Road which might allow for construction of a truck transfer station—and this right across the street from the residence of the local veterinarian, Dr. Peter Firth. Despite Peter's strong opposition, that amendment was passed. If any of you City officials or planners have lived next to a trucking depot, you will know about the excruciating noise of bump bump bump beep beep beep—and this at all hours of the day and night—especially night. We know, because we have another trucking firm in our area—fortunately not as close to our homes. Despite the distance, there are often nights when noise gets so bad that windows must be closed. So this is what Peter Firth, after 42 years of family life and vocational service to our community, has to look forward to—and this on top of smell from Orgaworld, for which he is the first receptor to the north. Hardly a suitable thank you. We would maintain that everyone should have the privilege of living next door to an Orgaworld or a truck transfer depot prior to deciding what is best for any London resident. It is because of our comprehension of the impact of decisions such as these, then, that the above requests were made by residents of Shaver and Brockley and area, and while we realize we are submitting suggestion for future development just beyond the urban boundary, and hence just beyond the scope of the formal SWAP Study, what development is allowed just within the boundary which is so very close to us, has enormous consequences for us as we have endeavoured to show.

One might ask why do residents in this area feel so strongly that consideration should be given to their requests? There are a number of reasons, many cited in the numerous documents we have submitted to City officials. Indeed, has any group of residents of the City of London so consistently implored and

importuned for understanding in recent times? We list here only a few things that we ask of our City planners, Councillors on the Planning Committee, and all City Councillors:

1. Acknowledgement of the historicity of our neighbourhoods. We keep coming back to this, but surely this should be the predominant factor in considering what is appropriate development in our area. Many of us have been in the area for decades, having chosen the area for its charm and natural beauty. Development should not be permitted to destroy this.
2. Recognition of the importance of the aesthetics of the 401 Corridor and Wellington Road, the latter which truly is the Gateway to the City of London. It is for this reason these arteries need to be ensured both controlled development and intentional beautification.
3. Protection of Dingman Creek and its naturally wooded corridor. Should thought not be given—as we have requested in an earlier document—to establish park space given most of the lands are still undeveloped at this point, rather than waiting until development crowds out that possibility?
4. Consideration insofar as protection of the property values of home owners in the area. Many homeowners have been in the area for decades, and to saddle the area with unsavory industry is simply unfair.
5. Commitment to protect the citizens south of the 401 in London who have to the moment been victimized, and to make certain that all future development guarantees them their municipal right to enjoyment of their properties, and forbids negative impact of any sort where social order, environment, or health are involved.

We do want to thank you once again for all of the time you have invested in this Study over the last number of years. We thank you, too, for the times you have met with us. And given you have stated in your notice that the opinion of citizens is important, and invited submission, we have responded. However, we do trust going forward that there will be a willingness to place adjacent to our residential communities only what you would be very happy to have buffering your own.

Respectfully submitted,
Roma-Lynn Gillis
for Shaver and Brockley
and scattered rural homes in the area.

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