



April 15<sup>th</sup>, 2021.

City of London,  
Planning and Environment Committee  
300 Dufferin Ave.  
London, ON N6A 4L9

Attn: Councillor Phil Squire (Chair) PEC

VIA: e-mail: psquire@london.ca

**Re: Kilally South ESA-1918 to 2304 and 2005 to 2331 Kilally Road – OPA & ZBA**

Please be advised that notwithstanding our submission regarding lands at 2065 Kilally Road, staff have proceeded with a recommendation to change the current Neighbourhood Place Type to Environmental Review on Map 1.

We would like PEC and Council to know that staff did not seek nor were given access to our property and have therefore, accepted a 'desktop' analysis to support this change in Land Use. This approach would certainly not be acceptable if the private sector made a similar submission and therefore, should not be acceptable to Council.

The site is a depleted aggregate pit and given this status, should be viewed as a premium opportunity for growth. The vegetation is due to the previous owners neglect and the water feature is not a natural feature and is a man-made feature that was dug for aggregate washing. The approach taken by staff shows a bias towards restricting growth in favour of attempting to heighten insignificant and made features to a level beyond the pale and have minimized consideration of the other relevant policies of the London Plan and apply the proper emphasis relating to this area specifically. We have completed our own analysis and review of their consultants work and take issue with the methodology as well as the findings.

The acceptance of the recommendation offered by staff based on flawed information, signals to the development industry that growth will continue to be restricted and prices will continue to escalate. The continued depletion of recognizable 'developable lands' is a trend that will only impede directives of this Council regarding affordability.

In conclusion, the site is not a significant natural heritage feature/site and should not be redesignated to restrict growth or add costs to future development applications and will most certainly result in appeals.

The London Plan requires additional studies at the time of application and given no access was requested or given, the report is insufficient to justify the change requested.

We respectfully request the refusal of this application as it relates to our property as it has been mischaracterized as natural features worthy of retention and unduly constrains approx. ninety (90%) percent of our property from future growth.

Yours truly,  
Auburn Developments Inc



Per; Stephen Stapleton,  
Vice President

Attachments:

- Aerial Photo – 2065 Kilally Road property
- Excerpt – Neighbourhood Place Type, The London Plan, 2065 Kilally Road

c.c. Mr. George Kotsifas [gkotsifa@London.ca](mailto:gkotsifa@London.ca)  
Mr. Craig Smith [crsmith@London.ca](mailto:crsmith@London.ca)  
**pec@london.ca**.