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London, ON N6B 2H8**

June 7, 2018

By email: csaunder@london.ca

Mayor and Members of Council
City of London
300 Dufferin Avenue
PO Box 5035
London, ON N6A 4L9

Attention: C. Saunders, City Clerk

Dear Mayor and City Councillors:

Re: Subdivision Application Procedure

3080 Bostwick Road; 3700 Colonel Talbot Road and 3645 Bostwick Road

In early May this year we submitted two applications for plan of subdivision relating to the above-referenced properties; both of which are located in the City's Southwest Planning Area. These applications fall within the guidance of the Southwest Area Plan (SWAP), a Secondary Plan approved in April 2014 to provide direction for growth within this Planning Area. Both applications are entirely within the Urban Growth Boundary and both applications require some amendment to the SWAP.

We have recently been informed by City staff that they cannot accept applications that require amendment to the SWAP without Council approval within two years of the date of which portions of the City's new Official Plan came into effect (January 27, 2017). This was unanticipated and although the SWAP has been in place for four years, we were advised that Council permission will be required to process any application to amend the new Official Plan or any Secondary Plan before January 27, 2019. We have legal advice that disagrees with the staff position in that the interpretation of the moratorium should not extend to any amendments to secondary plans in force before January 2017.

Despite the difference in legal opinion, our primary objective is not to endure further delays and so we respectfully are requesting Council at its next meeting provide direction to accept the applications for circulation and review.

As such, attached is a sample recommendation to express our understanding of how straight forward this process is.

Please note that Council's approval of this request is not an approval of the applications, it simply allows the applications to proceed through the normal channels of review. These applications would in due course return to both the Planning and Environment Committee and Council for full consideration of the merits of the application.

Our team is available to assist in any way on immediate notice. I may be contacted at 519- 433-7587.

Yours Truly,



Ali Soufan
President, York Developments

/attach.

Cc: J. Fleming, G. Kotsifas

That the Managing Director Development Services and Compliance and Chief Building Official **BE AUTHORIZED** to accept applications by York Developments at 3080 Bostwick Rd and 3700 Colonel Talbot Road/3645 Bostwick Road.

It **BEING NOTED** these applications may require amendments to the Southwest Area Plan and that these applications are to be processed through the normal channels and in due course will return to Planning and Environment Committee and Council for consideration.