

May 6, 2013

Chair and Members
Planning and Environment Committee
The Corporation of the City of London
City Hall
300 Dufferin Avenue
London, Ontario
N6A 4L9

**RE: Colonel Talbot Developments Inc., 3924 and 4128 Colonel Talbot Road,
Our File 1094 C**

We are writing on behalf of 1640209 Ontario Limited (York Developments) as it pertains to the above referenced application before Planning and Environment Committee on May 7, 2013.

Our clients own land immediately to the east and south of the subject lands which comprise a multi-phased residential plan of subdivision. The Phase 1 lands are registered and developed, the Phase 2 lands are draft plan approved and the Phase 3 lands are subject to a pending draft plan of subdivision. As part of the SWAP process we maintained an active role in the public consultation process and wish to provide our comments on the proposed planning applications by Colonel Talbot Developments Inc.

We have reviewed the staff report and note that some modifications have been made to the draft plan of subdivision, most notably to provide a road connection to our client's property. In principal we are in support of the proposed road connection as it provides better integration between the two properties and facilitates a more cohesive approach to planning in the immediate area.

We are aware that the applicant, Colonel Talbot Developments Inc. has filed appeals to the Ontario Municipal Board for Council's failure to make a decision on the Official Plan and Zoning By-law amendments and failure for the Approval Authority to make a decision on the subdivision application. The staff report indicates that the appellant has proposed mediation and further dialogue with the City in an effort to scope issues and identify potential areas of agreement prior to the hearing. Staff also recommends that these applications be considered premature until land use policies and servicing requirements for the South West Area Plan (SWAP) have been determined.

Comments have also been included in the report which indicates the appellant has proposed mediation and further dialogue in an effort to scope issues and identify potential areas of agreement prior to the Board hearing.

As our client's property is immediately adjacent to the subject lands and will likely be affected by decisions made on this application, we would request to be kept informed of any future discussions with regards to road alignments, natural heritage features, servicing schemes and other related matters.

Yours truly,
MHBC

A handwritten signature in black ink, appearing to read "Wiebe".

Carol Wiebe
Partner

C Ali Soufan, York Developments