

*"Inspiring a Healthy Environment"*

June 20, 2013

Planning & Environment Committee  
The Corporation of the City of London  
P.O. Box 5035  
300 Dufferin Avenue  
London, Ontario N6A 4L9

**Attention: Chair, Councillor Polhill and Committee Members**

Dear Councillor Polhill and PEC Committee Members:

**Re: UTRCA Comments regarding NEW INFORMATION for File No. OZ-8120 – Application to amend the Official Plan & Zoning By-Law  
Applicant – PenEquity Realty Corporation  
3130 & 3260 Dingman Drive, London, Ontario**

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The Upper Thames River Conservation Authority (UTRCA) received new information today that we were not aware of when we provided our comments on this application on December 14, 2012. We understand that there is a wetland on the subject property that may be provincially significant. We wish to advise that Provincial Policy stipulates that development and site alteration shall not be permitted in significant wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" Provincial policy.

Furthermore, in accordance with Ontario Regulation 157/06, made pursuant to Section 28 of the *Conservation Authorities Act*, the UTRCA regulates wetlands in recognition of the influence that these features have on watershed hydrology and also because they may contain organic soils. Our policy as set out in our UTRCA Board approved Planning Policy Manual (June, 2006) stipulates that new development and site alteration is not permitted in wetlands and as such, we would not be in a position to issue any approvals for development in the wetland feature on the subject lands.

Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 293.

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Christine Creighton  
Land Use Planner  
CC/cc

c.c. UTRCA – Ian Wilcox, General Manager