

# **KNUTSON DEVELOPMENT CONSULTANTS INC**

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Project No:  
1530 Westdel Brne

Corporation of the City of London  
300 Dufferin Ave.  
London, ON, N6A 4L9

Attention: Councilor Bud Polhill, Chairman, Planning and Environment Committee

**Re: Planning report Land Needs Background Study, request for inclusion  
Via email**

Dear Councilor Polhill, Committee and Council;

Our client owns the above captioned lands that are immediately adjacent to the Growth Boundary. In 2011, my client through a different representative sought inclusion into the growth area with a proposal to create a number of lots on a plan of subdivision similar in size to those that are found on the west side of Westdel Brne from Oxford St. on the north to lands owned by Byron Baseline Nurseries on the south.

The lands my client own total 4.01 ha. They are part of a group of 5 properties that ought to have been included in the previous growth area for nothing more than practical reasons. The 5 properties total 36.74 ha. And are shown on the attached aerial photograph (citymap). These properties represent a needed extension to the lands to the north for the proper planning of roads and services. The largest property 15.64 ha. contains a communication tower, another property 11.03 ha is currently an orchard, a third is a home with a pond (4.04 ha.) adjacent to Warbler Woods, the last beside my client

When the original growth boundary was identified initially in Vision London, significant tracts of land were included that Council was advised at the time were required to justify the immediate construction of the Southside Pollution Control Plant. At the time Council was advised further that if the Southside PCP was not operational by 2007 then there would be a freeze of development. As we know looking backward, servicing capacities were found otherwise and the southwest area is now being ready for development. Vision London started in 1993, was completed July of 1996, Area Studies came forward in July 1998 (Sunningdale and Stoney Creek through my offices) as well as others. Comprehensive OMB hearings lasted for over two years with building starting in 2000. What we know looking back is that many studied assumptions were wrong. The review, study and discussion were all very important to the process. The projections then were wrong and that is a standard for all projections. They are simply a thoughtful attempt to understand our future needs on past performance and with current trends also into that mix.