

August 11, 2013.

To : Bud Polhill, Chair Planning Committee, S. White, N. Branscombe, P. Hubert, D. Henderson.

Re: Application by Pen Equity re : Rezoning Dingman Drive & Wellington Rd.

It is my understanding that there has been an application for re-zoning for a 9.88 acre parcel of land for a Retail Mall, which, if approved by Council, would result in the loss of a woodland and wetland eco-system in South London. It is also my understanding that even the proponent's consultant identified the area as meeting the City of London criteria as being a " Significant Woodland ".

The Official Plan Policy on identification of " Significant Woodland " was tested and survived appeals all the way to the Supreme Court of Canada. Since the Policy would apply to this woodlot, under what grounds could cutting down all those trees ever be approved? At the very minimum, the city's Official Plan (Section 15.5.2(b)) requires that the Applicant complete an Environmental Impact Study.

If Council does not follow its own Official Plan, and enforce that requirement, anyone would have a clear case against the Municipality before the Ontario Municipal Board.

There is already a large surplus of unused land and empty strip malls, and near empty retail space in the area. (such as Westmount Mall) to Pond Mill Centre , near Commisioner's and Highbury Avenue that required demolition of the Mall section of the facility due to low vacancy , and recently the closing of the Zeller's location at the same relatively new facility.

The recent announcement of the closing of again a relatively new constructed location of Rona, in the same area will cost over 80 jobs, in my opinion reinforces the belief that there is not, or in the near future will be enough customer base to financially support any more development.

Thank you for considering my letter. Please add it to the Agenda for the next Planning Committee Meeting when this proposal will be considered.

Please vote "NO" to this rezoning proposal and I would appreciate notification of any action taken by the Planning Committee or council on this matter.

Sincerely,

Jeff Cuthbert.