

May 11, 2021

Municipality of Middlesex Centre
c/o Marion-Frances Cabral
10227 Ilderton Road
Ilderton, Ontario
N0M 2A0

Dear Ms Cabral:

Re: Official Plan Review

I'm writing to you on behalf of Comgord Limited (Sean MacDougall and Kevin MacDougall), which owns 14501 Medway Road, Con 6 Lot 1, and is located on the south side of Medway Road, immediately east of Medway High School (see page 3).

I've had the opportunity to review the Revised Draft Policy Directions & Recommendations Report (April 2021), and concur with its recommendation that if Middlesex Centre's population is to increase to 35,500 and the number of households to increase to 12,750 units by 2046, an additional 240 ha of land designated for residential purposes is required. Further, the recommendation to distribute the majority of growth among the existing settlement areas, including a projected population of 1,300 for Arva, is sound.

Allocation of additional land designated for residential purposes, with the objective of creating healthy and complete communities, constitutes sound planning. As outlined in the Growth Management Discussion Paper, Healthy and Complete Communities allow for, among other things, more goods and services in close proximity to existing residential uses, a range of housing types to meet the needs of existing and future residents, sustainable growth by using existing infrastructure, a reduced financial burden on the municipality by encouraging cost-effective new infrastructure and a sound use of existing parks, open space areas and institutional uses.

Given the proposed increase in population for Arva, I expect it will be necessary to increase the Arva Community Settlement Area. I believe when you allocate projected residential growth for Arva, the Comgord Limited lands should be considered as they satisfy many Key Elements you are trying to achieve. They are immediately adjacent to the existing Arva Community Settlement Area boundary and would be considered the logical extension of the existing community. They are in close proximity to existing municipal infrastructure allowing for cost-effective, sustainable servicing and they are of sufficient size to accommodate a range of dwelling types. There are no obvious intensive agricultural operations in the immediate area, they have good access to a public highway and future residents could benefit from existing parks and institutional uses. As the property is bisected by a man made drain, it naturally accommodates phasing which is another recommendation of the Revised Draft Policy Directions & Recommendations Report. Lastly, including the Comgord Limited lands in the Arva

Community Settlement Area would help support any new infrastructure required to service the entire Arva Settlement Area.

While the Comgord Limited lands are impacted by the UTRCA Regulation Limit, this is not considered a hinderance to development as studies accompanying any development proposal would ensure there are no adverse impacts.

If included in the Arva Community Settlement Area, future development of these lands could be consistent with the Provincial Policy Statement and conform to the policies of the Middlesex Centre Official Plan.

I understand the Township is undertaking a Sanitary Servicing Municipal Class Environmental Assessment for Arva. With this EA currently underway, now would be the ideal time to include the Comgord Limited lands in the Arva Community Settlement Area.

If you have any questions, please do not hesitate to contact me directly at jeffmleunissen@gmail.com.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jeff Leunissen', with a stylized flourish extending to the right.

Jeff Leunissen
MCIP, RPP

cc Sean MacDougall
Kevin MacDougall
Tom Albrecht
Durk Vanderwerff, Director of Planning, County of Middlesex
Matt Alexander, WSP

Comgord Limited Lands, 14501 Medway Road, (Con 6 Lot 15),

