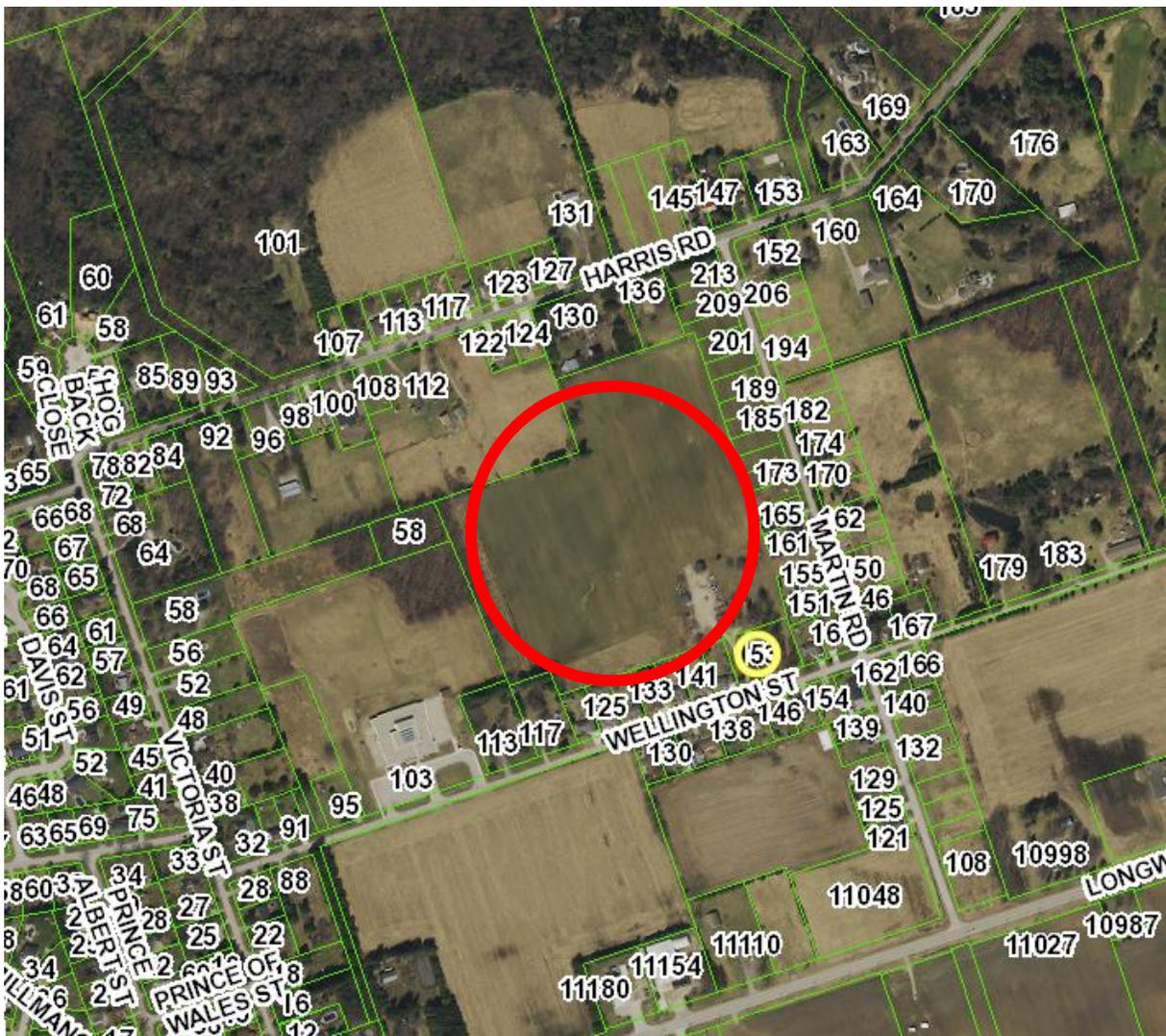


October 19, 2021

PLANNING APPRAISAL for A&M Sod Supply -- c/o James Glover.

For lands at 153 Wellington Street, DELAWARE.

LOCATION MAP



SITE FEATURES

Site area = 8.73ha (21.58 acres).

Site frontage on Wellington Street = 39 m and 2 unopened ROWs on Martin

Roll #: 393901902004501

Legal Text: PLAN 33M399 PT BLK 16

Land Use = single detached residential dwelling and field crops

Zoning: EU EXISTING USE

DEVELOPMENT PROPOSAL HISTORY

Lands along existing roads have been created by draft plan of subdivision and built upon as per the land use planning policy framework permits.

OFFICIAL PLAN DESIGNATION

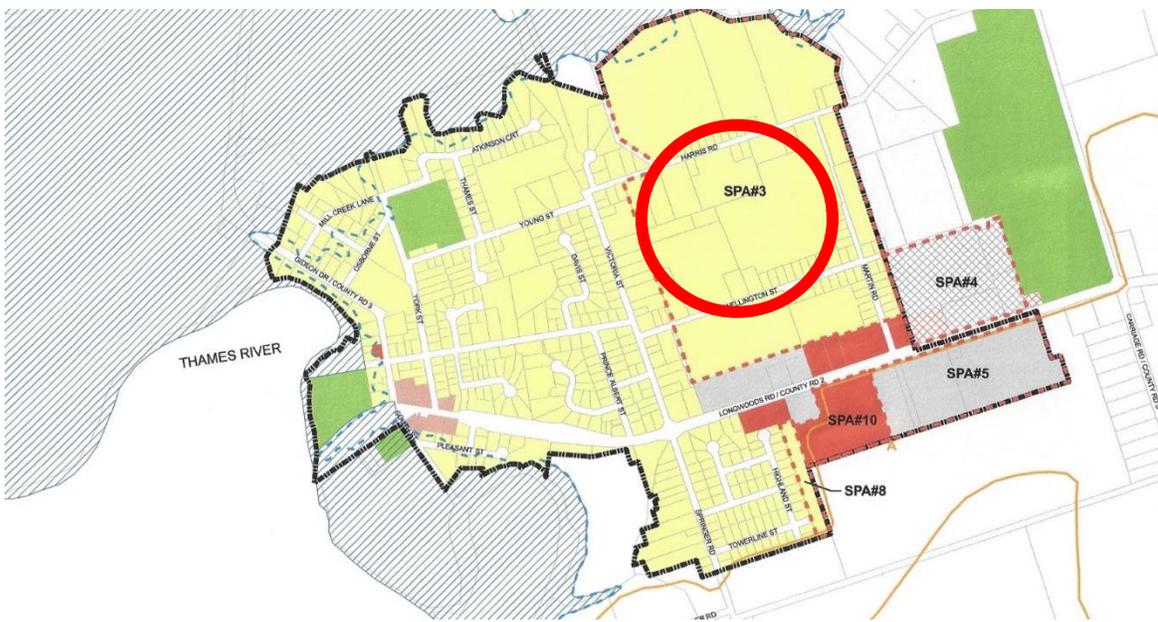
Middlesex Centre OP - Schedule A-4 – places the lands in a RESIDENTIAL designation within the Settlement Area boundary. The special policy reads:

SPA #3: For lands so identified on the Delaware Community Settlement Area (Schedule A-4), notwithstanding the residential policies of this Plan, are subject to the following policies:

- a) *The Municipality is committed to the provision of municipal sewage services to service existing and future development in this area in the long term as indicated in the Delaware Water and Wastewater Servicing Study prepared by Dillon Consulting dated May 31, 2005, being Phases 1 and 2 of the Municipal Class Environmental Assessment. In this regard, the Municipality shall move forward with the subsequent phases of the full Class Environmental Assessment process.*
- b) *Development within this area on municipal water and private on-site septic systems shall be restricted to lands located on existing road right-of-ways, being Harris Road, Martin Road and Wellington Street. Such development should not preclude the efficient use of land should municipal sewage services become available.*
- c) *Development shall adhere to the extent feasible and practicable with the conceptual area plan as described in the August 1997, "Delaware Village Area Plan and Environmental Management Study"*

prepared by Delcan Corporation which includes new road allowances to ultimately provide access for the internal lands namely those not situated on existing road right-of-ways and areas suitable for stormwater control structures.

d) The development restrictions which limit development to lands located on existing road right-of-ways shall be removed upon this area being serviced by municipal sewage services. The development of the internal lands, being those not located on existing road right-of-ways, shall adhere to the extent feasible and practicable to the generalized street pattern as outlined to in the August 1997, "Delaware Village Area Plan and Environmental Management Study" prepared by Delcan Corporation.



REQUESTS TO OFFICIAL PLAN REVIEW TEAM

1. Have the lands remain within the SETTLEMENT AREA
2. Provide realistic servicing options for sanitary treatment either by way of a municipal treatment plant, private communal septic system, or individual servicing with private sanitary septic systems.
3. If there is to be municipal sanitary services, permit these lands to be a high priority candidate for servicing because they have been designated Residential for

many years, within the settlement boundary and represent an infill development opportunity.

RATIONALE

- a) The lands are already within the SETTLEMENT AREA and designated RESIDENTIAL
- b) Logical and efficient INFILL RESIDENTIAL development.
- c) Lands are surrounded by single detached residential development.

DRAFT PLAN OF SUBDIVISION ATTACHED

The attached conceptual plan of subdivision was prepared 2015. It shows the 8.73 ha parcel AND 38 lots that average 21 m in lot frontage and 945 m2 in lot area.

- The proposed street system would connect with Martin and Harris Roads.
- These lots are typical of the area and would complete the existing residential neighbourhood enclave.
- A SWM Pond is located in the southwest area.
- The Plan would have to rely on municipal servicing But could be developed as a private condo development on private septic servicing if permitted.

Thank you for your consideration and please feel free to call if there are any questions.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



Laverne Kirkness, BES, RPP, MCIP.

Principal Planner, Planning Division Manager

cc. James Glover