

July 28, 2021

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Official Plan Review team
Municipality of Middlesex Centre
The Municipality of Middlesex Centre
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REQUEST FOR MORE GROWTH TO BE ALLOCATED TO DELAWARE

This letter is on behalf of **Bill Timmerman and Timmerman Developments Ltd.** and is to request that more growth be allocated to the settlement of Delaware.

This letter is further to the Timmerman submissions to the Official Plan Update and Review made in November 2020.

This letter responds to parts of the latest Official Plan Review document titled “Policy Directions & Recommendations Report, June 2021, FINAL”

OUR REQUEST

On page 19, Section 5.1 – Settlement Area Structure, the allocation for a population total for Delaware is 2100 persons over the period of 2020 to 2046. The existing population is approximately 1590, meaning that the expected growth is 510 persons. At an assumed person per unit of 3, the housing growth would be 170 units over 25 years, and averaging approximately 7 housing units per year. We believe this to be a very low number compared to the other settlements in Middlesex Centre. It would not come close to realizing the growth potential of Delaware.

As an example, the two Timmerman submissions, referred to above, located on Martin Road and Springer Road combine to offer up 67 single detached residential lots. These two development alone would consume 40% of the total projected growth. As the

Municipality knows there are other interested developers proposing much larger developments.

SERVICING CONSTRAINTS RESOLVED

It is recognized that the absence of municipal sanitary servicing has historically been the primary constraint for development. Recent discussions with area developers have revealed that there are viable servicing options, and they are prepared to make their contribution to the decided servicing option.

DEVELOPER COOPERATION AND TEAM APPROACH

It is also important to understand that the development proponents know each other and are prepared to work with each other to assist in bringing full services to Delaware. This is a significant factor for local governments in allocating growth areas, to know that there is a team approach in place for cost sharing etc.

BALANCED GROWTH

The Report above allocates most of the growth to Komoka – Kilworth and Ilderton accounting for 67% of the overall growth over the 25 year period, but leaves behind Delaware with less than 1% of the growth. This would be an unfavourable imbalance and not recognize the true growth potential for Delaware.

WHY SHOULD DELAWARE GROW?

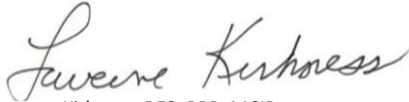
1. Delaware is ideally situated in a regional context with excellent transportation access being on the Hwy 402 and close to Hwy 401. It is actually better situated in a regional context for growth than any other Settlement Areas in the Municipality because of the proximity to freeways. Located on these freeways are large employers such as CAMI, Toyoto, Amazon and large industrial parks in larger urban municipalities.
2. Delaware is perceived to be a desirable place to reside with or without families, and this is due to its setting in a pleasant valley and on higher uplands, with the Thames River meandering through.
3. There are credible development plans by a number of land owners/developers that are able and willing to work with the Municipality to develop a growth framework for Delaware such that it could pursue its potential as an additional desirable community in Middlesex Centre.

We would be pleased to further discuss this with you and the OP review team.
Acknowledgement of receipt of this document would be appreciated.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical

A handwritten signature in cursive script, reading "Laverne Kirkness".

Laverne Kirkness, BES, RPP, MCIP.

Principal Planner, Planning Division Manager

Encl.

cc. Bill Timmermans