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To: [Clerk](#)
Cc: [Middlesex Centre Planning](#); [Jeff Leunissen](#); [Sean MacDougall](#); [Tom Albrecht](#); [Councillor Wayne Shipley](#)
Subject: Official Plan Review Update - Comments and Request to Speak
Date: Wednesday, November 3, 2021 11:32:02 AM

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Planning Staff,

I'm writing regarding the Middlesex Centre Official Plan Review and the video presentation from Wednesday October 20th, 2021.

I am inquiring why our farm located at 14501 Medway Road owned by our family business, Comgord Limited, was not part of the lands designated for future residential growth. Further, fourteen homeowners who live in houses east of my land along Burton and the southside of Medway Road are not included in the boundary. Although these homeowners are effectively already part of Arva, they will not be receiving any municipal services. Providing municipal water and sewer should be a goal for existing homes in our community.

14501 Medway abuts the hamlet and more particularly, Medway High School. Although I'm not aware of the details of the ongoing engineering study to establish the best place for a sewage treatment plant, it seems to me that the current sewer system is gravity fed into a pumping station in Weldon Park. That pumping station would likely be used to feed a sewage treatment plant wherever it is placed in the hamlet. As 14501 Medway Road is adjacent to Weldon Park these lands could be serviced in a very cost-effective manner. Providing medium density housing beside the school and, perhaps, a small commercial development makes sense and adds diversity to Arva.

I believe that new developments and established communities must be as integrated as possible. The proposed policy would not permit Medway High School to easily expand should it be deemed necessary by the Thames Valley District School Board. 14501 Medway Road abuts Medway High School, I feel that if these lands were brought into the community St John's Drive could be extended along the south boundary of the school to ensure a cohesive community.

I do appreciate that the settlement boundaries are based on population growth estimates and that the hamlet is estimated to grow by 1300 residents by 2046. However, with the development to the south and in Komoka Kilworth it is hard to see growth held that low.

The lands at 14104 & 14106 Medway Road and 2003 Richmond Road totaling approximately 87 acres of developable land, owned by York Properties, are within the growth boundary. The inclusion of the Auburn Development lands (Hodgin's Farm), at 14494 Medway Road of 114.56 acres, in the growth boundary expansion has merit. Both Auburn and York are very well established and capable developers. I am simply suggesting that we will see further growth beyond the estimates and that 14501 Medway Road must be considered as an integrated part of Arva's growth. We also request 14501 Medway Road lands be included in any secondary planning for Arva, in conjunction with the 14494 Medway Road lands.

I request a meeting with planning staff to discuss growth in the hamlet and the inclusion of 14501 Medway Road within the growth boundary at your earliest convenience and look forward to hearing from you. We also ask for an opportunity to speak at the statutory meeting on November 17th.

I look forwards to hearing from you,

Kevin MacDougall

