

April 19, 2022



File No.: 19-1900

Mayor and Members of Council
C/O Mr. James Hutson, Municipal Clerk
Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, Ontario
N0M 2A0

**Reference: Official Plan Update and Municipal Comprehensive Review
Letter of Opposition to Council – Cirrus Developments
10915 Longwoods Road, Delaware
Proposed Settlement Area Boundary Expansion for Delaware
Municipality of Middlesex Centre**

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, Jim Banman of Cirrus Developments (“Cirrus”), after reviewing the most recent April 2022 proposal for adjustments to the settlement area of Delaware, wish to express our continued **opposition** for the Consultant’s proposed re-designation of our client’s lands noted above for ‘Settlement Employment’ in the Draft Middlesex Centre Official Plan. As it has been detailed in our previous letter to council dated March 15, 2022, while our client continues to express their support and appreciation to Council for recommending the inclusion of their lands into the Settlement Boundary, **they strongly and respectfully object to the conversion of their lands for employment purposes only.**

As has been detailed in our numerous previous written and oral submissions and our meetings with staff regarding the Official Plan Update and Municipal Comprehensive Review, designating our client’s lands for residential development would:

- Respond to the on-going housing crisis as well as future growth pressures and alleviate approximately 36 hectares of the 107 gross hectares (264 gross acres) of urban residential land needed over the 25-year planning horizon, identified in the Final Growth Management Strategy;
- Allow for residential development in a variety of housing forms and densities on their property, providing a mix of housing supply to the Delaware community;
- Allow for a cohesive and seamless extension of the residential subdivision directly adjacent to the west – where roads and servicing are already in place to extend into our client’s lands – and low-density residential along Carriage Road east of the subject property; and,
- **Provide the necessary return on investment to assist in funding public infrastructure (pumping station and forcemain) to “unlock” Delaware for future development.**


We would like to again stress that **Cirrus is not willing to participate in a front-ending financing agreement to bring servicing to employment lands, should their lands be designated that way, as the revenue per acre for serviced industrial lands in the region would not provide a feasible return on investment within a reasonable time.**

Based on the above, on behalf of our client, **we respectfully request that Council reconsider the recommendation by its consultants to have our client's lands be designated for employment, and instead expand the Delaware Settlement Area boundary to include our client's lands for residential development.** Our client remains committed to working with Council, staff and the local development community in advancing municipal servicing infrastructure to the community to "unlock Delaware" for growth.

We request that we continue to be notified of all meetings, consultations, reports, and decisions relating to the Municipal Comprehensive Review and Official Plan Update.

Respectfully submitted,

MONTEITH BROWN PLANNING CONSULTANTS



Patrick Matkowski, BES
Planner
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PM

Att: Draft Schedule A-5 Delaware Community Settlement Area

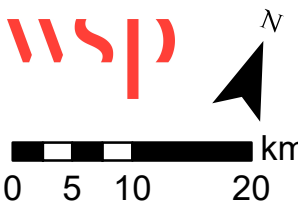
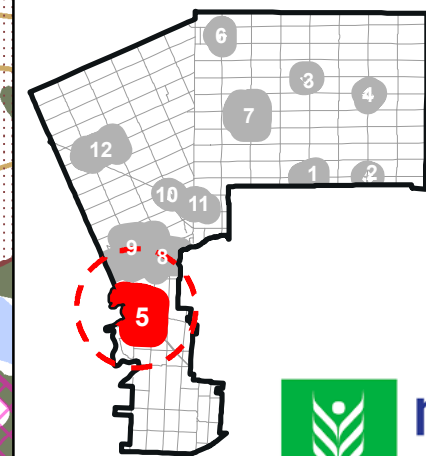
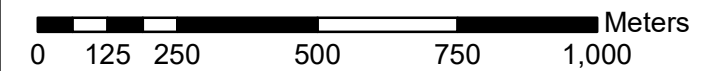
cc: Michael DiLullo, Chief Administrative Officer
Marion-Frances Cabral, Planner, Middlesex County
Jay McGuffin, Vice-President and Principal Planner, MBPC
Jim Banman, President, Cirrus Developments Ltd.
Rick Dykstra, Dillon Consulting Ltd.
Mike Pletch, Dillon Consulting Ltd.

Schedule A-5 Delaware Community Settlement Area

Legend

Land Use Designations

- | | | | |
|---|-----------------------------------|---|---------------------------|
|  | Residential |  | Settlement Boundary |
|  | Medium Density Residential |  | Middlesex Centre Boundary |
|  | Hamlet |  | Aggregate Overlay |
|  | Settlement Commercial |  | Special Policy Areas |
|  | Rural Commercial | | |
|  | Village Centre | | |
|  | Rural Industrial | | |
|  | Institutional | | |
|  | Settlement Employment | | |
|  | Parks and Recreation | | |
|  | Natural Heritage Enhancement Area | | |
|  | Natural Environment | | |
|  | Agriculture | | |



DRAFT



Date: April 13, 2022

