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April 18, 2022

Michael Di Lullo
Chief Administrative Officer
Middlesex Centre
10227 Ilderton Road
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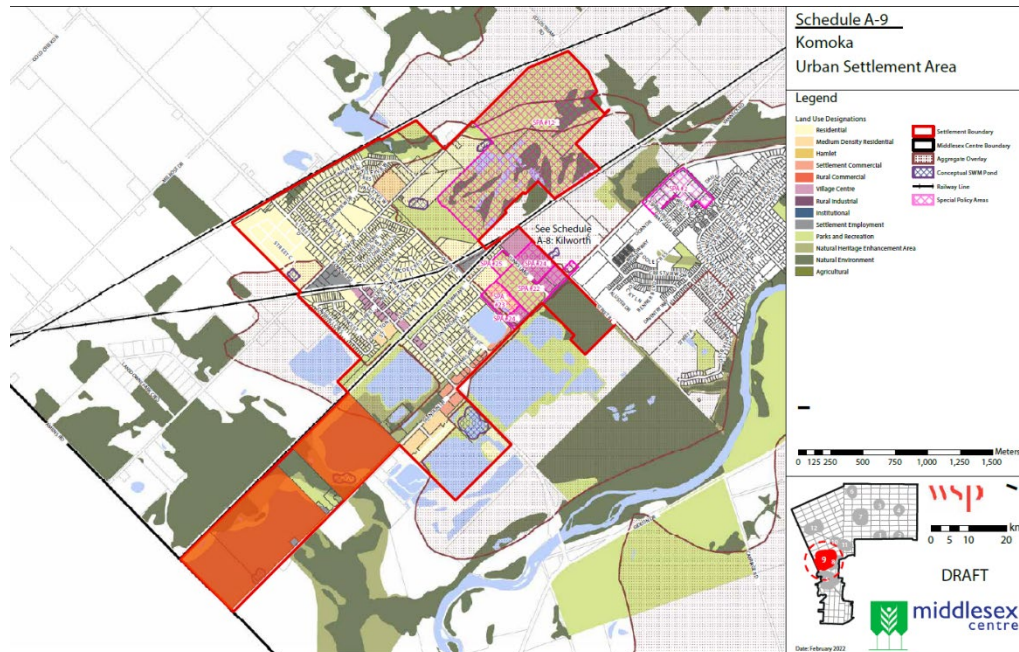
Dear Mr. Di Lullo:

MIDDLESEX RESIDENTIAL LAND SUPPLY

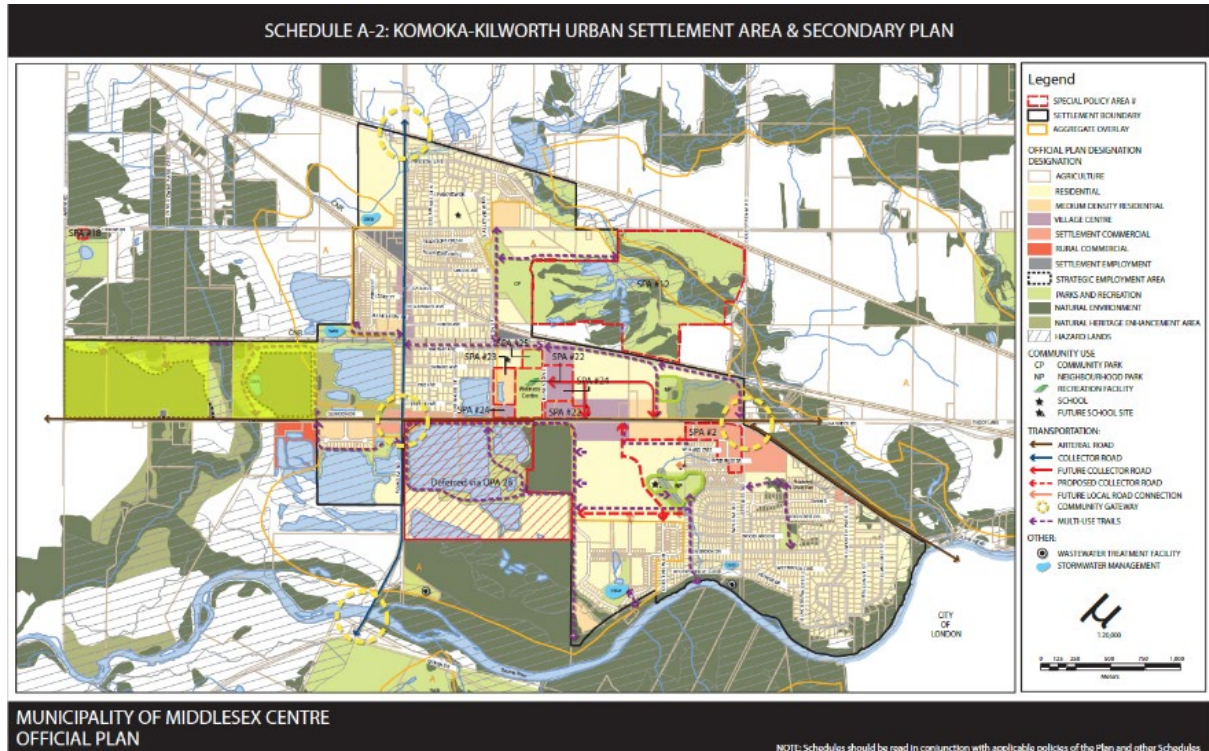
IBI Group Professional Services Inc. (IBI Group) has been retained by Farhi Holdings Corporation (FHC) to advise them on their land holdings in Middlesex Centre. FHC recently purchased three parcels of vacant land totalling approximately 89 hectares along Glendon Drive in the municipality of Komoka. (See attached for location) IBI Group has been retained to assist and advise FHC on how to develop the lands for residential, mixed-use, and commercial purposes, including representing them through the Municipal Comprehensive Review.

The lands are currently designated “Settlement Employment”, and Natural Heritage, however FHC has a long-term goal to develop the lands for low and medium density housing, with the potential of including some service and mixed-use commercial for new residents along Glendon Drive. In the first phase, FHC is prepared, based on preliminary servicing capacity review, to develop the eastern parcel with 150 lots of single and multi-family homes.

FHC is planning in subsequent phases to develop the other parcels for residential uses, based on the front-ending of services to enable these lands to be connected to municipal sewage and water.



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IBI Group has completed a preliminary review of the Municipality’s growth management work and believes that despite these lands being designated for employment, there is a growth management and planning rationale to re-designate these lands for residential and mixed-use commercial.

The Growth Management Study Technical Report (October 25, 2021) indicates through their Employment land analysis, that despite these lands being designated for employment, these lands are excluded from the employment lands inventory due to their uncertainty for industrial development. The analysis of employment lands indicates that there is a market focus on lands which have Highway 401 and 402 visibility and access, which these lands do not offer.

In addition, the study indicates that overall, in the long-term, there is a shortfall 89 gross hectares of residential land to meet the current anticipated demand. The Watson report suggests that the Municipality of Middlesex explore locations for additional residential urban lands. Komoka-Kilworth is one of two Urban Settlement Areas where the majority of growth is anticipated to occur. The subject site is already in the settlement boundary area and would be a logical area for residential growth in the Municipality, with access to mixed-use commercial along Glendon Drive.

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IBI Group and FHC look forward to further discussions about this opportunity, please feel free to reach out with any questions.

Yours sincerely,

IBI Group Professional Services (Canada) Inc.

A handwritten signature in black ink, appearing to be 'Robyn Brown', with a long horizontal flourish extending to the right.

Name: Robyn Brown, PLE
Title: Director, Sr. Practice Lead – Planning
Email: robyn.brown@ibigroup.com

c.c. Jim Bujouves
President | Farhi Developments

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Subject Site

