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April 19, 2022

Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, Ontario N0M 2A0

Attention: Mayor Aina DeViet and Members of Council

RE: Middlesex Centre: Municipal Comprehensive Review – Official Plan (PART LOTS 5 & 6, CONCESSION 2 (GEOGRAPHIC TOWNSHIP OF DELAWARE))

Dear Mayor DeViet and Members of Council,

Please consider this letter as a summary of comments regarding Middlesex County's update to the Official Plan, and proposed changes impacting Part Lots 5 & 6, Concession 2 located within the Geographic Township of Delaware for lands currently under contract by Sifton Properties Limited.

As per correspondence to CAO Michael Di Lullo dated April 1, 2022, we are proposing development of these lands for a range of uses including a mixed-use block, multifamily block, single family blocks and parkland. This property could offer a significant opportunity to create a complete community in Delaware. The mix of housing forms proposed would create an ideal location to accommodate anticipated population growth and serve as a gateway feature into Delaware.

In our review of the proposed updates to the Official Plan, it is in our opinion that the Urban Growth Boundary for the community of Delaware is not currently shown in the most optimum location, specifically, that there is insufficient land within the Urban Growth Boundary as currently proposed to accommodate future growth in a cost effective manner. While other lands inside of the current UGB are not as effectively serviced. As you may be aware, these lands legally described above, were purchased understanding that they were located within the previously proposed Urban Growth Boundary and that the lands could feasibly be serviced to accommodate future development. In the most recent proposed updates to the Official Plan, these lands have been removed from the Urban Growth Boundary.

It is in our opinion that as part of an expansion to the Urban Growth Boundary, a conceptual review of servicing capability and capacity should be completed to better define where it is most logical and feasible to expand the boundary to focus on areas that can be serviced cost effectively. While a preliminary servicing review has been conducted, we feel insufficient rigor has been done to justify removal of these lands from the proposed UGB. Additionally, it is in our opinion that flexibility should be provided for as part of the update to the Official Plan to allow for land swaps to occur in and out of the Urban Growth Boundary, based on policies of the Official Plan with support from the PPS; no net increase. This approach will provide an opportunity for private and public entities to





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collaborate and work together in between MCR's and to ensure we can accommodate future growth based on market demand.

We are requesting that the property legally described above be included within the Community Settlement Boundary for Delaware and that flexibility is provided to allow for land swaps as part of the current review of the Official Plan.

In summary, we request Council resolution on the following:

1. **Insufficient Settlement/Urban Boundary in Delaware and Komoka – We believe there is insufficient land to support the medium to long-term housing needs in Middlesex Centre. We believe our proposed minor adjustments to the boundary in Delaware and Komoka will contribute to the overall attainable and cost-effective housing needs.**
2. **Flexibility in the Official Plan policies allows for the private sector to invest further into Middlesex Centre, whereby offering more opportunities through land swapping (undevelopable vs. developable lands) and where servicing is feasible.**
3. **Sifton has developed a cost-effective servicing solution for this Delaware lands – And Sifton would commit to advancing it at no cost to the municipality or tax base. Rejecting growth in Delaware due to a proposed \$45M sanitary PCP is not the only servicing option. Sifton would be willing to enter into front ended agreements for external works to advance development on these lands. We have a feasible engineering solution. Removing these lands from the proposed Settlement Boundary in Delaware eliminates this opportunity for investment.**

Your consideration to this request is appreciated.

Yours truly,
Sifton Properties Limited

For: Phillip Masschelein
Senior Vice President

Attach. (if any)

Cc: Marion-Frances Cabral
Michael Di Lullo
Durk Vanderwerff



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No.	Revision	Date	Issued

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BAR SCALE

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ADDRESS

KEY PLAN
DELAWARE, ONTARIO

DRAWN BY

CHECKED BY

PROJECT No.

DESIGNED BY

APPROVED BY

DRAWING No.

SCALE

DATE

2

April 19, 2022

DRAFT PLAN OF SUBDIVISION
 PT LOTS 5 & 6, CONCESSION 2
 (Geographic Township of Delaware)
 TOWNSHIP OF MIDDLESEX CENTRE
 COUNTY OF MIDDLESEX

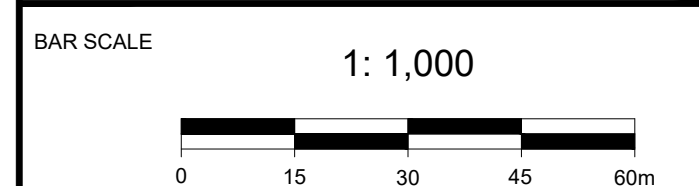


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4			
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ADDRESS
 SUBDIVISION
 DELAWARE, ONTARIO
 LONGWOODS ROAD

DRAWN BY: —	CHECKED BY: —	PROJECT No. : —
DESIGNED BY: —	APPROVED BY: —	DRAWING No. 1
SCALE: on 24x36 —	DATE: March 31, 2022	