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May 12, 2022

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

Attn: James Hutson, Clerk

Re: comments on the proposed amendment relative to the 5-year review of the Official Plan

Dear Mr. Hutson.

I am writing on behalf of my client, 1571145 Ontario Limited relative to concerns regarding the proposed amendment to the Official Plan 5-year review. It is our understanding that Council has held its final decision until all comments are received by May 18, 2022.

As you are aware, my client has had an active application on his lands since mid 2019. Since that time there have been delays and referrals. The principal reason for those delays has been attributed to Storm Water Management. Recently, there has been an effort to minimize the developable area of my client's site without any detailed study. Is the current overstatement of the potential SWM pond a further effort to minimize the value?

Based on that it is apparent that the municipality has now firmly identified the lands and waters as a conceptual storm water management (SWM) pond. I have attached an excerpt of the proposed Schedule 'A -9' for Komoka. The conceptual SWM pond is shown on the majority of my client's lands both pond and developable land. We have not been apprised of any information to justify this designation. In fact, I understand that the municipal solicitor named the pond as an "outlet pond" relative to easement agreements.

I further note on that schedule that the north portion of my client's lands are shown as being some type of pond. Nothing could be further from the truth. There are outlet easements for the commercial lands and for the "Bella Lago" Residential Condominium. Those easements can be moved or piped provided that the intended function is preserved. The colouring of this area as a pond is a mistake and should be removed.

There has been a long history of the potential for the pond on my clients lands to ultimately serve as a regional SWM pond. The Schedule shown should have the designation removed until such time as detailed information is provided justifying the designation of a proper amount of the pond. Any land-based elements also should be studied prior to any degradation of the land value.

My client throughout the process has been very cooperative with the municipality. This letter is not to be interpreted as a change from that, however, the designation as shown is premature, overstated and relative to the showing of a pond on the north portion is just wrong.

Should this not be changed my client will be advised to appeal the OPA. Should that occur we anticipate the municipality will detail its reasons prior to any hearing.

Regards
Knutson Development Consultants Inc.



Ric Knutson
President

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 Analee Baroudi

