

26 August 2022

200 Villagewalk Blvd – Suite 401
London, Ontario N6G 0W8

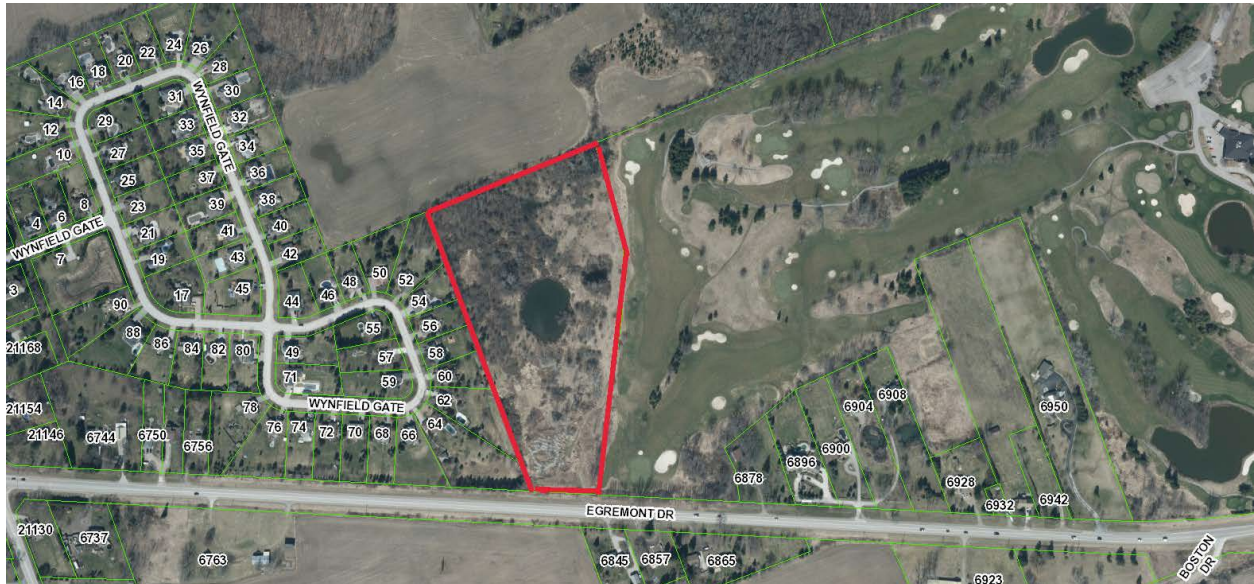
Mr. James Hutson,
Clerk,
Municipality of Middlesex Centre,
10227 Ilderton Road
Ilderton, Ontario, N0M 2A0

Attention: Mayor and Council

Subject: West Haven Inc./832928 Ontario Inc. (5.26 ha approx)
CON 5 S PT LOT 31 RP 33R11585 PART 1
Geographic Township of London
Municipality of Middlesex Centre

This letter pertains to the above-noted property of which I am a part owner and its designation under the recently adopted Amendment No. 59 to the Middlesex Centre Official Plan now under review at the County of Middlesex preparatory to formal adoption.

The lands are depicted on the mapping below.



These lands have been owned by West Haven Inc. for many years and are adjacent to the West Haven Golf and Country Club located immediately to the east although they have never been used for any purpose associated with the golf course. Prior to

amalgamation, the lands were within the Hamlet of Melrose under the London Township Official Plan and zoned to reflect a proposal at that time for a higher density golf course residential development. This was negotiated by myself with the Township of London and the zoning from that time continues to be reflected in the Middlesex Centre Zoning By-law per Map U-11 (attached) which includes the subject lands within Melrose and zones them as **Urban Reserve 3 (UR3)**. The UR3 zone regulations permit the following uses:

- accessory use
- apartment dwelling
- multiple unit dwelling
- street townhouse dwelling
- townhouse dwelling

I am now aware that Schedule A-11 to the Middlesex Centre Official Plan was amended in 2012 by OPA 28 to exclude the subject lands from the Hamlet Area of Melrose and to re-designate them to Agricultural. Most recently, Amendment No. 59 adopted by By-law No. 2022-051 to update the Middlesex Centre Official Plan would delete Schedules 'A' through 'D' and replace them with updated Schedules dated May 18, 2022 subject to the approval of the County of Middlesex. The West Haven Inc. lands would continue to be located outside of the Hamlet Area of Melrose and designated as Agricultural on Schedule A-11 (attached) in spite of the UR3 zoning in full force and effect.

It should be noted that Schedule A-11 includes with the Melrose Hamlet Area and designated as Residential both the developed lands to the west in the vicinity of Vanneck Road and Egremont Drive and ten lots to the east fronting on Egremont Drive and surrounded by West Haven designated as Parks and Recreation.

In light of this unusual situation, this letter is to request support from Middlesex Centre Council for the revision and/or modification to Schedule A-11 to be reflective of the prior London Township and original Middlesex Centre Official Plans' approach to the property. This would entail inclusions of the lands within the Hamlet Area and their designation as Residential consistent with the residential adjacent lands to the east fronting on Egremont and residential lots a short distance to the west which would be appropriate for the following reasons:

1. As is apparent from the aerial photography, the lands are of an irregular configuration and not used or suitable for a variety of reasons for agricultural purposes.
2. The owners would not be seeking higher density residential development in accordance with the UR3 zoning. Instead, the property could be developed for low density residential use and, specifically, a residential vacant land condominium (vlc) which would proceed on the following bases subject to any required planning and technical supporting studies at the appropriate time:

- a) Water servicing for the property is likely to be provided through private wells for each lot. There is opportunity for potential connection to the Lake Huron Primary Water Supply system if a watermain extension is completed in the future along Vanneck Drive from the Komoka – Mt. Brydges water transmission main.
- b) Sanitary servicing for the subject site can be provided through private septic systems, similar to other developments in Melrose. Lot sizing shown is anticipated to accommodate future septic system design. The subject site is outside the Wellhead Protection Area (WHPA) for the Melrose Water Treatment Facility and should not adversely affect the existing system.
- c) Development of the property will require stormwater management design in accordance with the Ministry of the Environment, Conservation and Parks (MECP) Guidelines. There is potential opportunity for Low Impact Development (LID) solutions for the individual lots and the common amenity area. Existing stormwater drainage outlets are anticipated to be maintained in post-development conditions.
- d) single laneway access from Egremont Drive via relocation of? the existing laneway subject to any applicable requirements of the County of Middlesex.

The vlc proposal is conceptually depicted on the enclosed drawing which would result in the creation of approximately 12 residential units and would be compatible in density with existing residential development in the vicinity within Melrose to the east and to the west, all of which is zoned as Hamlet Residential (HR) and (HR-1) requiring a minimum lot area of 2000 m² where full services are not available. It would essentially fill in the gap between the existing subdivision to the west and the severed lots to the east fronting on Egremont Drive.

It is understood that the next step following Middlesex County approval of OPA No. 59 will be updating the Middlesex Centre Zoning By-law. This juncture represents an opportunity for Council, during the County's review of OPA No. 59, to support correction of what very likely amounts to a technical error given the UR3 zoning. This would represent a minor settlement area expansion and would provide for very limited growth in Melrose that is a significant decrease beyond what is permitted by existing zoning.

Moreover, based on Section 24(4) of the Planning Act the current UR3 zoning would be deemed to conform with the Official Plan and it would be appropriate for the designation to be revised accordingly.



CONCEPT SUMMARY	
UNIT AREA	4.87ha
AMENITY AREA	0.22ha
COMMON ELEMENT	0.26ha
TOTAL SITE AREA	5.35ha
UNITS	12
SITE DENSITY	2.24 UPH

CONSULTANT:
CJDL
Consulting Engineers

Carl J. Demoyers Limited
P.O. Box 450, 261 Broadway
Bloomington, Ontario, M4C 4H5
Tel: 519-889-1000
519-889-1000
Fax: 519-842-3335
cjdl@cjdl.com

STAMP:



PRELIMINARY


REVISION		
#	DESCRIPTION	DD/MM/YYYY BY

6896 EGREMONT DRIVE
VACANT LAND CONDOMINIUM CONCEPT PLAN
CONTRACT #: 22078 SCALE: 1:2000
PROJECT NAME: EGREMONT DRIVE DEVELOPMENT
MIDDLESEX COUNTY
WEST HAVEN INC. DRAWING #: 1

Should this take place, the Owners would be willing to accept what would constitute a “down zoning” suitable to the vlc concept once that is refined and supported by appropriate reports and studies as required and approved by the Municipality .

I would appreciate the opportunity for my representative to appear before Council at its September 7 meeting as a delegation to discuss this matter.

Yours truly,

DocuSigned by:

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Dominic Mescia
West Haven Inc./832928 Ontario Inc.

Attachments:

- Adopted Middlesex Centre Official Plan Schedule A-11 Melrose Hamlet Area
- Middlesex Centre Zoning By-law Key Map U-11 Melrose

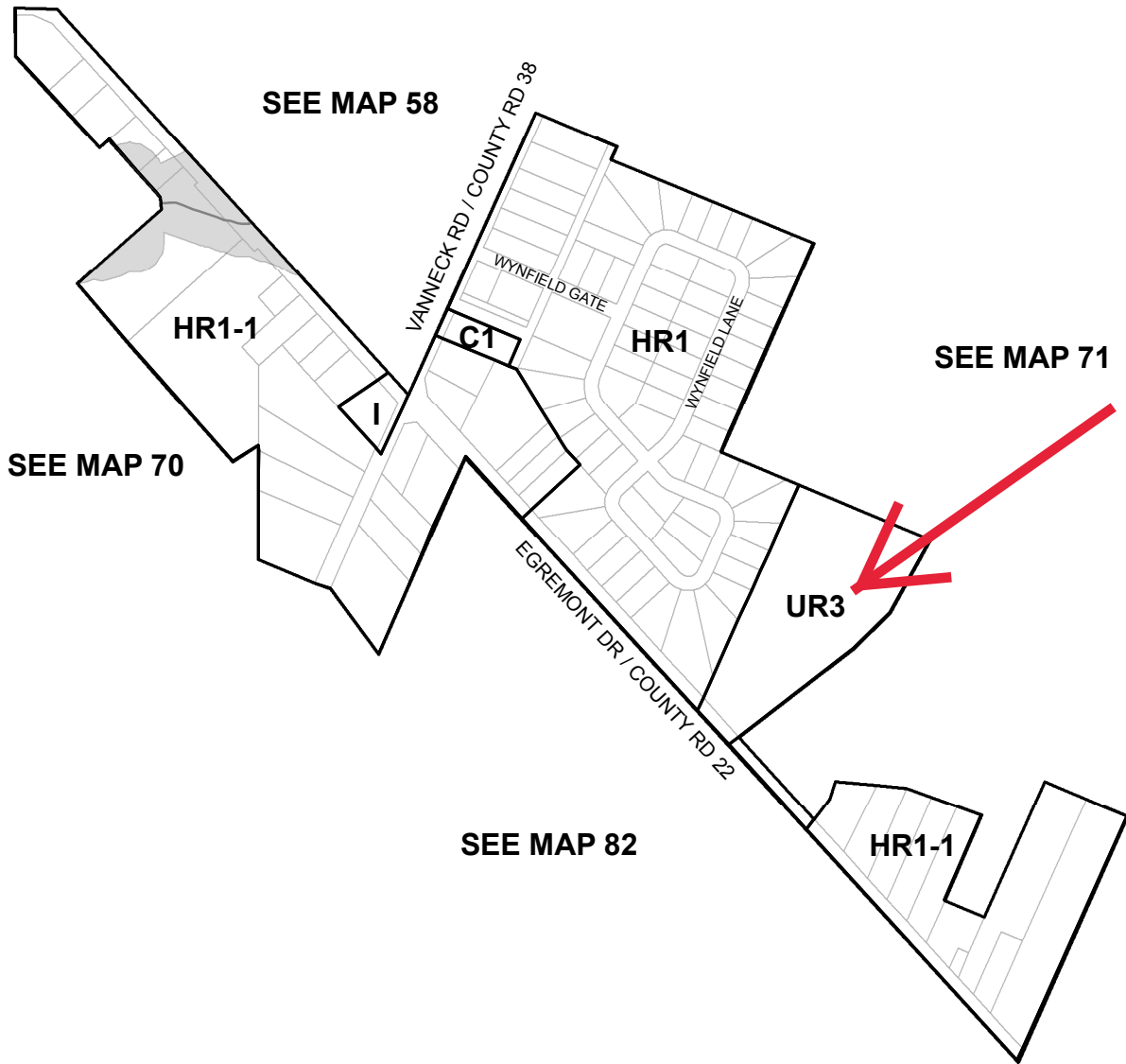
cc. Durk Vanderwerff,,
Director of Planning,
County of Middlesex



MUNICIPALITY OF MIDDLESEX CENTRE

ZONING BY-LAW #2005-005

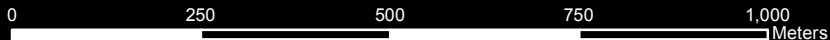
MELROSE



SCHEDULE A
KEY MAP: U-11

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

SCALE 1:10,000



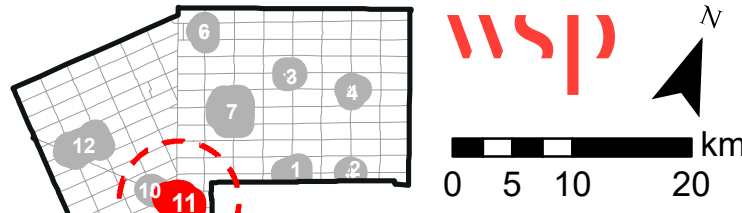
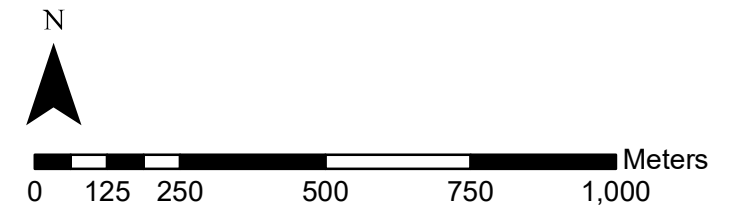
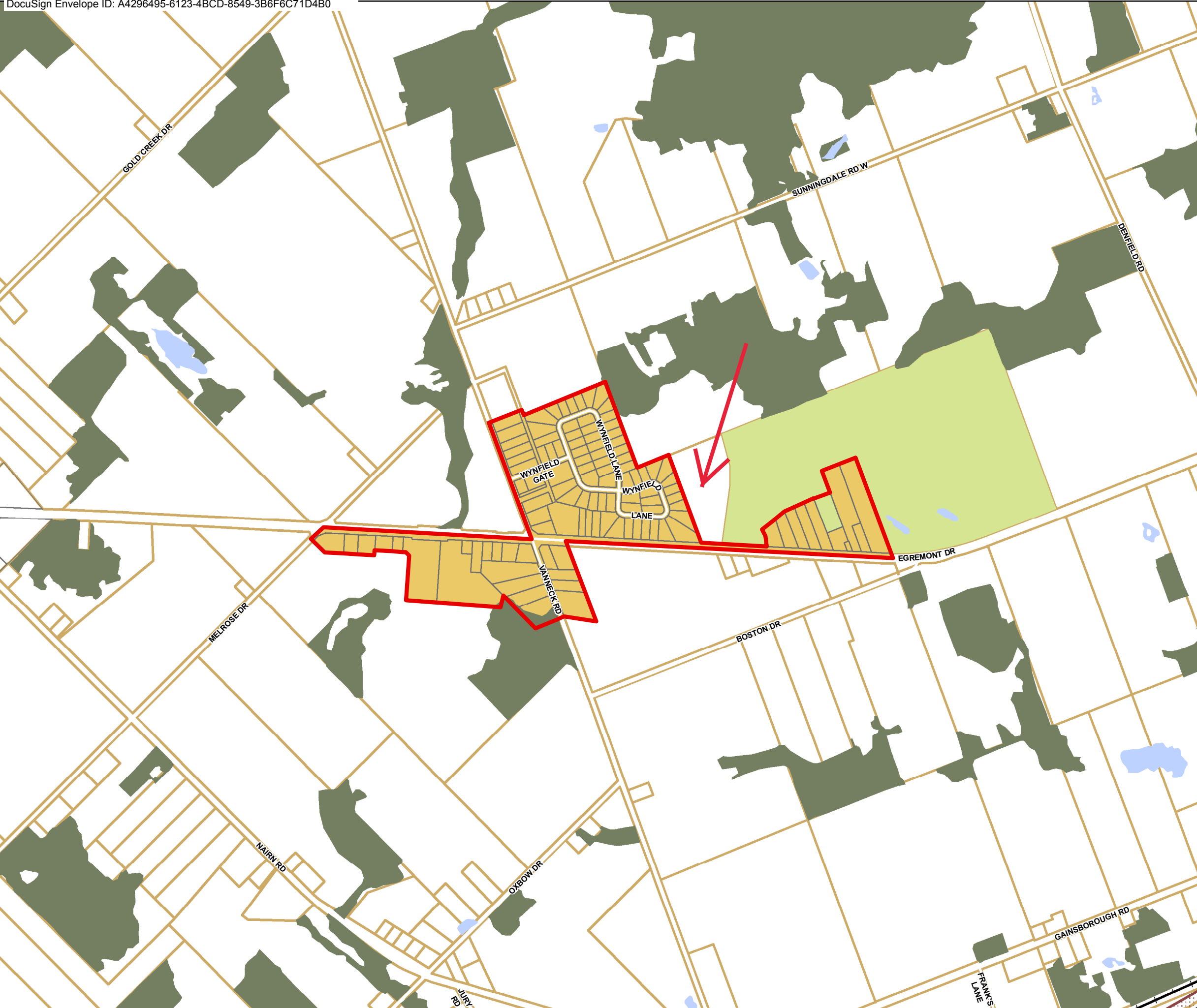
Schedule A-11

Melrose Hamlet Area

Legend

Land Use Designations

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



DRAFT

