

12 April 2023

Sent via E-mail to planning@middlesexcentre.ca

James Hutson
Municipal Clerk
Municipality of Middlesex Centre
10277 Ilderton Road
Ilderton, ON N0M 2A0

Dear Mr. Hutson:

**Re: Comprehensive Zoning By-law Update (ZBA-04-2023)
Statutory Public Meeting 19 April 2023**

We are counsel for South Winds Development Co. Inc. (“South Winds”), which is the owner of lands legally described as Part of Lots 7 and 8, Concession 1, Municipality of Middlesex Centre (“South Winds Lands”).

The South Winds Lands are subject to an approved draft plan of subdivision and are currently zoned to permit residential uses in a number of different zone categories, including a site-specific Urban Residential 2-2 (UR2-2) zone. South Winds’ development proposal includes single-detached dwellings, semi-detached dwellings and various types of townhouses including townhouses in private condominium blocks (“condo townhouses”).

The South Winds Lands are the subject of appeals before the Ontario Land Tribunal (“OLT”) relating to South Winds’ application for a zoning by-law amendment for a portion of the South Winds Lands, as well as its appeal of the conditions of draft plan approval.

We understand that the Municipality of Middlesex Centre is in the process of preparing a new Comprehensive Zoning By-law, which is to be considered at a statutory public meeting on 19 April 2023. We also understand that the draft Comprehensive Zoning By-law would have the effect of not permitting condo townhouses in the UR2-2 zone on the South Winds Lands.

Our client has already provided its written submission on the draft Comprehensive Zoning By-law to the Municipality by way of a letter dated 11 April 2023. In the event that the Municipality did not intend to effectively prohibit condo townhouses on the South Winds Lands, then we expect that the Municipality will modify the Comprehensive Zoning By-law in the manner suggested in our client’s written submission. Otherwise, South Winds will be required to raise the removal of the permission for condo townhouses as part of its zoning by-law amendment appeal currently before the OLT.



12 April 2023

Thank you for your consideration of this submission. Please provide us with notice of any decision of Council or any Committee of Council with respect to the Comprehensive Zoning By-law.

Yours very truly,

Wood Bull LLP

A handwritten signature in blue ink that reads "Kim Mullin". The signature is written in a cursive style with a horizontal line at the end.

Kim Mullin

KM/km

- c. Client
Paula Lombardi, Siskinds LLP