

May 17, 2024

C/O Marion-Frances Cabral  
Planner  
Middlesex Centre Municipal Council  
1 Tunks Lane  
Komoka, ON  
N0L 1R0

**Re: Zoning By-law Amendment Application and Official Plan Amendment Application for 13339 Ilderton Rd.**

Dear Council,

Michael Juba and I were in attendance of the February 21 meeting of council on behalf of Cerberus Partners Inc, to provide support to our recent applications and answer any questions raised by the council or members of the public. Our proposal for zone change and official plan amendment aims to bring needed retail services to a community that is rapidly expanding. During the meeting a number of concerns were brought forward from both councilors and members of the public which we hope to address in this letter.

Firstly, from a councilor there was a concern about having a turn-around zone located on the property. We believe this is an important addition to the site plans and will be incorporated in future drawing when applying for permits.

There were also some concerns from the council regarding the information provided in the documents attached with our application. Specifically, it was mentioned that the potential use of the property was unclear and that our Market Impact Analysis incorrectly stated that our site was zoned as "Settlement Commercial." With regards to the exact use of the future building, we are unsure what type of interest will be received from the community. We do not have intentions of operating a business on this site, but there are a number of potential uses that we believe would benefit our community. Since this meeting, we have spoken to the author of our Market Impact Analysis who has corrected the error and stated *"this has effectively no bearing on the results of the market assessment."* We have attached the updated report for further clarification.

Lastly, [REDACTED], the next-door neighbour of our potential future development site was present and shared some concerns. Most notably, she had concerns surrounding the increased amount of traffic that would be attracted to the site with particular attention to the safety of her children who often play in the front yard. After the meeting Michael and I took initiative to introduce ourselves to [REDACTED] and her family. We shared with her some ideas of our team building a fence between the two properties to help ensure her children are protected from vehicles. Michael and I also informed the family that we can update them with any future plans surrounding the property, particularly with any work along the property line. We exchanged phone numbers and the Webbers seemed to be appreciative of this and supportive of a fence being erected.

We understand that multiple concerns have been raised regarding the potential for increased traffic as a result of this zoning change. However, it is important to note that a traffic impact study was completed

that found our proposed development *"is expected to have a minimal impact on the conditions at the intersections of Ilderton Rd and Hyde Park Rd."* We also believe that appropriate measures can be implemented in the future to mitigate any adverse effects on traffic flow.

In conclusion, I hope that we have addressed the concerns raised during the February 21 council meeting. I urge the council to consider the long-term benefits of transitioning the institutional zone to a commercial one. This decision has the potential to enhance our community's economic vitality, improve access to amenities, and create a more vibrant and sustainable future for all residents. We are willing to work with council to ensure that all concerns are met with appropriate actions. I appreciate your attention to this matter and trust that you will make a decision that reflects the best interests of our community.

Please do not hesitate to reach out to me should any concerns arise in the future. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read 'B Linton'.

Bradley Linton  
Director  
Cerberus Partners Inc.  
[REDACTED]  
Ilderton, On  
Cell: [REDACTED]