

February 26, 2024



Municipality of Middlesex Centre
10227 Ilderton Road, RR2
Ilderton, Ontario
N0M 2A0

Attention: Marion-Frances Cabral, Planner, Middlesex County
James Hutson, Clerk, Middlesex Centre

Reference: **REVISED Application for Draft Plan of Condominium (39T-MC-CDM2002)
Proposed Industrial Condominium
Municipality of Middlesex Centre
10915, 10929 & 11157 Longwoods Road (County Road 2), Delaware
Owner: 10919 Longwoods Road Inc.
Agent: LDS Consultants Inc.**

Monteith Brown Planning Consultants (“MBPC”), on behalf of our client, Cirrus Developments (“Cirrus”), is pleased to submit the following comments regarding the above-noted application for revised Draft Plan of Condominium on Longwoods Road in Delaware.

Our client owns the lands, known legally as DELAWARE CON 1 PT LOT 6 RP 33R17432 PARTS 4 AND 10, which abuts the southern and eastern boundaries of the subject lands for the proposed industrial condominium. These lands are approximately 36.1 hectares (89.3 acres) in area, with 107 metres of broken frontage along Longwoods Road. See Figure 1, below.

Figure 1 | Subject Lands and Application Lands



Source: Middlesex Maps, 2020 Aerial Photo

Cirrus is currently in the process of advancing development plans on their lands, which would consist of a mixed-density residential community, with the potential for some supporting community commercial uses. To assist, Cirrus has assembled a team of professionals including ourselves (MBPC) for land use planning services and Dillon Consulting (“Dillon”) for civil engineering services, to assess with any Planning applications to support the proposed development on their lands. Most recently, the project team has pre-consulted with the Municipality to determine requirements for a complete application submission.

Our client continues to support and encourage, and is a proponent of, appropriate growth and development – both employment and residential – in Delaware but has concerns regarding the proposed revisions to the Industrial Condominium and their potential for impacts on our client’s lands.

The new internal private drive proposed in the revised Industrial Condominium proposes to have a window street facing the northerly portion of our client’s lands. Recognizing that our client’s lands have been designated ‘Residential’ through the recent Official Plan Review Process (OPA No. 59), it is our opinion that it would not be appropriate to provide a window street for an industrial condominium adjacent to proposed residential development unless the proponent of the Industrial Condominium will be advancing noise mitigation measures – either through appropriate noise berming, wall or fencing – to alleviate compatibility impacts between the two land uses.

Acknowledging the proposed future industrial uses by 10919 Longwoods Road Inc. adjacent to residential uses by Cirrus, we request that the Municipality, through its review of the revised application, have regard for the D-Series Guidelines. Specifically, regard shall be had for the *D-6 (Compatibility between Industrial Facilities) Guideline* which aims to prevent or minimize the encroachment of industrial land uses on sensitive land uses, and vice versa. Matters of noise, vibration, and odour attenuation shall be addressed to alleviate potential effects on the surrounding area, especially when uses such as open storage are permitted on the Industrial lands.

We also request that the Municipality confirm that there is no expectation for Cirrus to provide frontage (or direct access) to the private driveway through their future residential development plans.

With respect to servicing, the revised Draft Plan proposes a smaller Stormwater Management (“SWM”) Block (0.32 hectares in area on the revised Plan, compared to 0.51 hectares on the previously approved Plan). It is anticipated that revised lot and road layout would result in a greater stormwater runoff to be generated compared to the previously approved Draft Plan; in this scenario, typically the pond size would be required to increase in size to maintain the pre-development stormwater runoff rates. If the proponent is proposing to account for an outlet through a municipal drain across our client’s lands, these details shall be shared with Cirrus prior to approving the revised Draft Plan; this will require permission from Cirrus to do so, who will want to explore what impact this has on their future residential development plans.

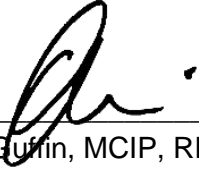
Thank you for your consideration of our comments as part of your review of the revised application. **We respectfully request to be notified of all reports, meetings, and decisions relating to the revised Application for Draft Plan of Condominium (39T-MC-CDM2002).**

Letter to the Municipality - Cirrus Developments
Revised Application for Draft Plan of Condominium
39T-MC-CDM2002
10919 Longwoods Road Inc.

MONTEITH BROWN PLANNING CONSULTATIONS

Respectfully submitted,

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin, MCIP, RPP
Vice President, Principal Planner
jmcguffin@mbpc.ca

JMc:pm

Cc: Cirrus Developments Ltd.
Dillon Consulting Ltd.