



610 PRINCESS AVENUE
LONDON, ON N6B 2B9

TEL: (519) 686-1300
FAX: (519) 681-1690
E-MAIL: mbpc@mbpc.ca

November 20, 2020

File No.: 19-1900

Mayor and Members of Council
Municipality of Middlesex Centre
10227 Ilderton Road
Ilderton, Ontario,
N0M 2A0

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

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

_____ 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.

We are excited by and supportive of appropriate growth and development in Delaware. Our client is encouraged to see the development interest on these lands as it shows that there is a demand for growth in Delaware. We do, however, share some of the concerns expressed by the Municipality's Public Works and Engineering Department regarding the servicing of the proposed development.

After review of the Preliminary Stormwater Management (SWM) Report and Geotechnical Investigation completed by MTE Consultants, we have some minor concerns with the proposed stormwater management plan. As observed in the geotechnical report, the groundwater levels are in close proximity to the existing top of ground. The proposed SWM block has no SWM outlet and instead plans to use infiltration as a means of handling the excess stormwater flows which requires the grade be brought up substantially from existing conditions. We are concerned that when the ground is frozen the SWM block, with no proposed outlet, will overflow over onto our subject property and hinder our client's ability to farm his land. Furthermore, with the infiltration pond raised above our subject property, there is a high probability that stormwater will filter through the proposed embankment and onto our lands adjacent to the pond. We propose that the submitted SWM pond be interim, or resubmitted with a physical outlet controlling the release of stormwater. We believe there is an opportunity for the stormwater to be handled in line with the stormwater master area plan, or through our preliminary proposal for our lands which outlets to the Elviage drain to the south.

We have also reviewed the Noise Feasibility Study included as part of the submission package for the proposed condominium and have concerns with the lack of proposed noise attenuation measures along the southern boundary of the subject lands. The Noise Feasibility Study recommends that the uses and activities which generate the most noise are to be located along the southern property line. Additionally, the subject property's zoning allows for open storage, however, the noise study does not address this possibility, and the effects it will have on surrounding areas. We request that the Noise Feasibility Study be revised to address the potential open storage uses on the subject lands. The impact of noise generated by these uses will be amplified due the proposed grading of the subject land which proposes the use to fill to raise the ground level approximately 2.0m above our client's lands. This will make future efforts to provide noise attenuation more challenging, costly, and hinder the efficient use of land as adjacent berms will need to be constructed to match the elevation on the subject lands.

While our client's lands are currently not designated or zoned for residential development, there is significant demand for residential development within communities near the 400 series highways, like Delaware, as seen by the recent explosive growth of Komoka-Kilworth, Mount Brydges, and Strathroy. The Municipality is currently undertaking a Comprehensive Review of its Official Plan, and our client has submitted a proposal to the municipality to expand the settlement area boundary to include our client's lands and designate them for residential purposes. Due to the continued demand for residential growth in the area, it is reasonable to assume that during either this comprehensive review, or a future one, that these lands will be added to the Settlement Area for Delaware. We are concerned that a decision to permit industrial development with no noise attenuation along the southern and eastern edges of the subject lands will encumber future opportunities to expand the settlement area in an efficient and logical manner. We request that a noise berm or wall be included on the subject lands along the southern and eastern property lines to mitigate potential future impacts on residential development in the area to the south and east.

We also have concerns regarding the proposed use of private sanitary services within the industrial condominium. Section 5.5.1 of the Municipality of Middlesex Centre Official Plan encourages "the development of industrial and business uses within settlement areas *on full municipal services wherever possible*" (emphasis added). Our client's proposal to expand the settlement area for Delaware includes the development of a package sewage treatment plan with the capacity to provide municipal services to Delaware, including the lands subject to these applications. We recommend that consideration be given to the ability to connect in to municipal services which may be provided to Delaware in the future.

Middlesex Centre Official Plan Update and Comprehensive Review
Proposed Settlement Area Boundary Adjustment for Delaware
November 20, 2020

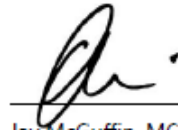
Monteith Brown Planning Consultants

Thank you for your consideration of our comments. We will be in attendance at the public meeting on November 25th to present this letter and discuss our comments with the applicant, staff, and Council.

We also request that we are notified of all reports, meetings and decisions relating to the Application for Draft Plan of Condominium (39T-MC-CDM2002).

Respectfully submitted,

MONTEITH BROWN PLANNING CONSULTANTS



Jay McGuffin, MCIP, RPP
Vice-President and Principal Planner

JMc:mc

cc: Marion-Frances Cabral, Planner, Middlesex County

Dillon Consulting Ltd.