

Mike Hutchinson Properties Inc.

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The Corporation of the Town of Aylmer
46 Talbot Street West
Aylmer, ON
N5H 1J7

Attention: Heather James, Manager of Planning and Development

Re: Settlement Area Boundary Expansion Scoring Mechanism

Dear Ms. James,

We are writing to provide some feedback to the Scoring Mechanism for the above noted expansion. We are the owners of 48333 Talbot Line, a property we hope to develop for commercial retail use in the near future.

Generally, we feel the scoring mechanism is a fair and reasonable approach to determining the best properties for the inclusion into the Settlement Area, but we do offer the following comments for consideration:

- i) Accessibility to roads
 - o The scoring mechanism does not differentiate between residential or commercial lands, but they have differing attributes that makes one site more desirable than another. Commercial lands with more than two access roads are of no more value as a commercial development site than those that don't. Priority should be given to sites that are on the main commercial roads, being Talbot Street and John Street. Lands on a side street away from the existing commercial uses, even with 4 access streets, is not desirable to potential tenants of the commercial development, nor will the site be desired by residents to be located in amongst their homes;
- ii) Accessibility to education facilities
 - o Similar to the above, commercial lands should not be scored in the same manner as residential lands when it comes to proximity to an educational facility. The desire for nearby schools is geared towards residential owners more so than commercial land owners;
- iii) Existing Official Plan Designation
 - o There should be a scoring mechanism for properties that have an existing land use designation under the Township of Malahide that matches its proposed use within the Aylmer Settlement Area Boundary;
- iv) Willingness of property owners
 - o While some properties will score higher than others, if the current owner is not willing to develop, or sell to developers, then that particular property does not help Aylmer achieve its goal of more homes and more community-serving employment. A scoring mechanism for the willingness of the property owner will help identify properties that should develop over the next 5 to 10 years.

We appreciate the opportunity to comment on the Scoring Mechanism, and we look forward to seeing Aylmer grow!

Best regards,



Mike Hutchinson
President

