



Date: August 23, 2024

Our Ref: 144262

Subject: **SOUTH CENTRE SMITHVILLE BLOCK PLAN AREA 9 IN THE TOWNSHIP OF WEST LINCOLN**

Arcadis Professional Services  
(Canada) Inc.

360 James Street North

Suite 200

Hamilton, Ontario L8L 1H5

Canada

Phone: 905 546 1010

[www.arcadis.com](http://www.arcadis.com)

Dear Resident,

On behalf of Lockbridge Development Inc., we are pleased to provide you with the proposed development of Block Plan Area 9 which is generally the lands south of Townline Road between Port Davidson Road and Shurie Road and the lands east of Shurie Road and south of Alma Gardens.

The proposed development is detailed in the Land Use Concept provided in **Figure 1** and **Appendix A**. Currently contemplated is approximately 60.73 acres of low density residential which will provide 486 units and result in a density of 8 units per acre. Approximately 29.67 acres hectares of medium density residential is also proposed which will provide 445 units and result in a density of 15 units per acre. Unit types include single detached dwellings, semi-detached dwellings, and townhouse dwellings. Overall, a total of 931 units is proposed, supporting 2,513 persons, which results in a total density of 2.7 people per unit.

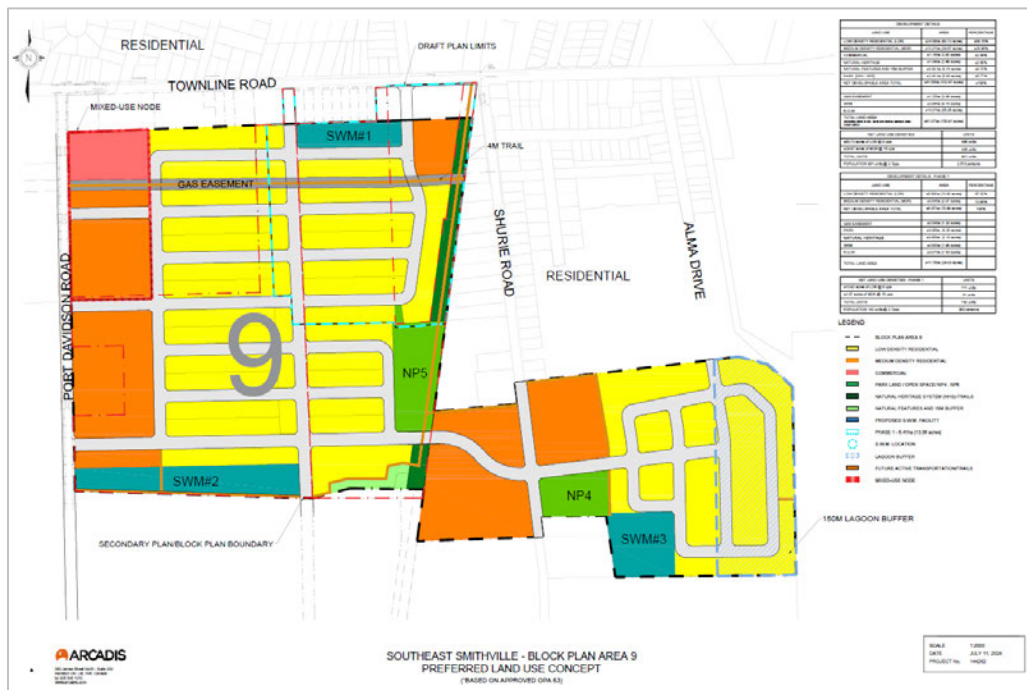


Figure 1: Land Use Concept prepared by Arcadis

**Figure 2** is an excerpt of Schedule 'L' of OPA 63 which denotes the land uses and main road alignments for Block Plan Area 9. This forms the basis for the Block Plan however policies of OPA 63 do allow for flexibility and changes provided appropriate justification is made.

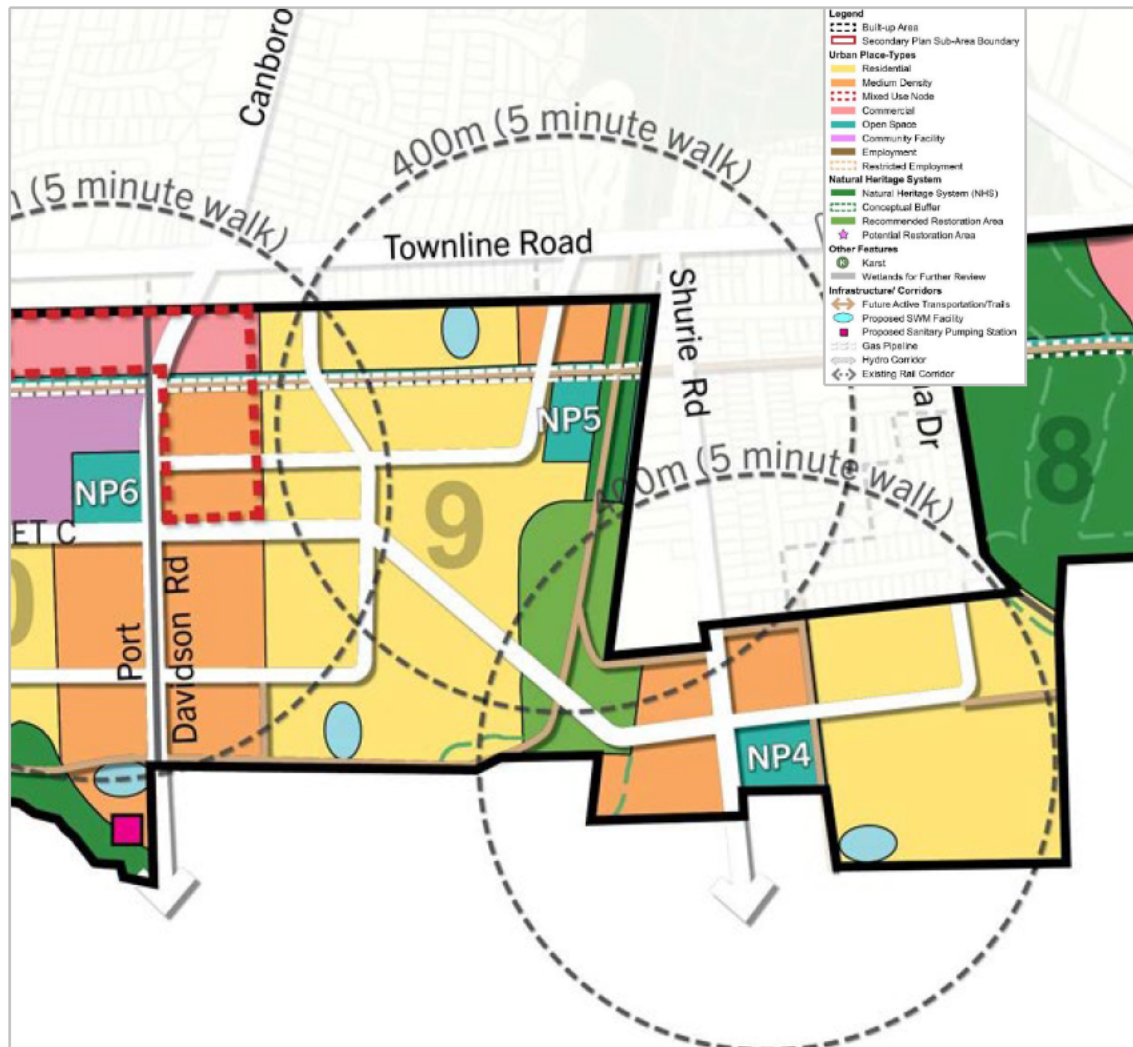


Figure 2: Excerpt of Schedule 'L' of OPA 63

Please note that we anticipate submitting a formal application for Block Plan and Draft Plan of Subdivision in the middle of August. Residents of Block Plan Area 9 will be notified of the progress being made and any future open houses or public meetings to ensure continued opportunities for involvement and engagement with this proposed plan as it progresses.

This notice is being sent out to all property owners within Block Plan Area 9.

[REDACTED]

Sincerely,  
Arcadis Professional Services (Canada) Inc.

A handwritten signature in black ink, appearing to read 'John Ariens', is centered on the page.

John Ariens  
Practice Lead, Planning

Email: [john.ariens@arcadis.com](mailto:john.ariens@arcadis.com)  
Direct Line: 1 905 546 1010 ext 63109