

Middlesex Centre Development Review

TVDSB Annual Community Planning and Facilities
Collaboration April 2026

Disclaimer: The information presented in this deck is high-level and intended for general information purposes only. Please reach out to the Planning Department for more detailed information on specific developments.



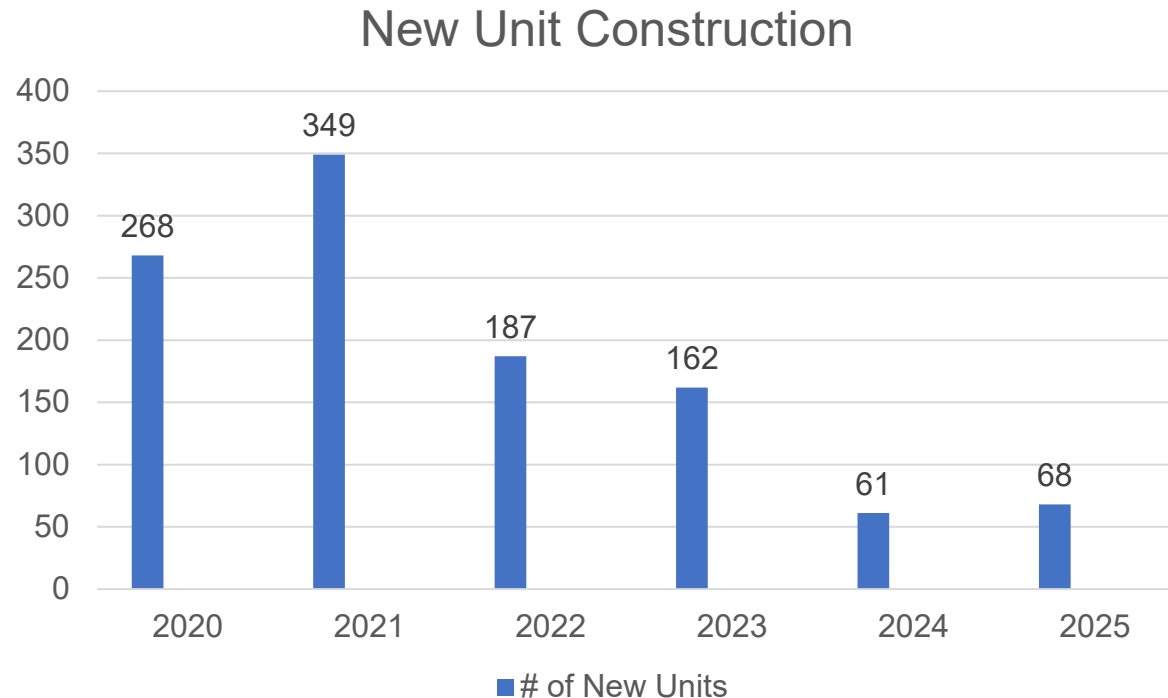
Overview

- Two fully serviced Urban Settlement Areas as the primary location for growth – Kilworth-Komoka and Ilderton. Other smaller scale development occurring within Hamlet areas.
- Arva (Community Settlement Area) – [Interim Control By-law](#) currently in place until February 2027. Sanitary Services provided via agreement with the City of London – High flows have exceeded the limits identified in the agreement.
- Official Plan Review – OPA 59 remains subject to OLT Appeal, but the Municipality has commenced an [Official Plan Review](#) under s. 26 of the *Planning Act* to address PPS 2024, as well as County OPA No. 4 (awaiting Provincial approval).



Building Activity

- Significant reduction in the construction of new units in 2024-2025 from previous years.





Shovel-Ready Units

- Final-approved units, or units for which a development agreement is imminent.

Settlement Area	Units
Ilderton	261
Kilworth/Komoka	433
Ballymote	19
Birr	4
Coldstream/Poplar Hill	10
Total	727



Draft-Approved Units

- Includes draft plan approved units, or units within existing development blocks under site-plan consultation – primarily in Komoka-Kilworth.
- Note that this includes 10242 Glendon – 39T-MC2501 recently endorsed by Middlesex Centre Council.

Settlement Area	Units
Komoka-Kilworth	1,975
Total	1,975



Proposed

- Units subject to active applications/pre-consultation discussions

Settlement Area	Units
Arva	894
Melrose	19
Ilderton	350
Komoka-Kilworth	342
Total	1,605



Other Proposals

- Increased interest in specialized recreational facilities – Delaware and MXC North – Arva/Birr
- Increasing interest in Additional Residential Units – new grant program offering up to \$15,000!



Thanks!

Stay in Touch:

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