



North Middlesex

Thames Valley District School Board Presentation





Community Growth

- With current submitted and proposed plans of subdivision, the population of the communities in North Middlesex are projected to double in size over the next 5-10 years. In 2025, North Middlesex had the most housing starts in the County of Middlesex, which was a trend that continued beyond 2024 as well.





North Middlesex

Actual Building Permits Issued for New Dwelling Units

Table 1: Brief Summary of Service Agreement Activities in 2025

Municipality	# of Permits	# of New Dwellings Created	Total Construction Value (\$)
Adelaide Metcalfe	87	11	28,775,821
Lucan Biddulph	116	35	43,914,039
Middlesex Centre	333	68	121,940,527
North Middlesex	172	68	45,635,978
Southwest Middlesex	97	15	20,589,270
2025 Totals	805	197	260,855,635
2024 Totals	811	193 + 1 apartment (57 units)	245,555,677
2023 Totals	962	268	236,135,310

Table 4: Comparison of New Dwelling Units by Year

Year	Number of new Dwelling Units Created
2025	68
2024	57
2023	26
2022	30
2021	19

Table 5: New Home Location Summary for 2025

Year	Parkhill	Ailsa Craig	Carlisle	Rural Areas
2025	6	53	0	9
2024	5	44	1	7
2023	15	6	0	6
2022	17	6	0	7
2021	12	3	1	3

North Middlesex Community Growth

Plans of Subdivision / Condominium End of 2025 Status					
Development	Location	Status	Density*		
			Low	Medium	High
39T-NM-CDM1701 (McIver)	Nairn	Draft Plan Approved	6	0	0
39T-NM1802 (VanderMolen)	Ailsa Craig	Final Approved	8	0	0
39T-NM1801 (Westwood Estates)	Parkhill	Draft Plan Approved	85	0	0
		Final Approved	33	0	0
39T-NM2101 (Ausable Bluffs)	Ailsa Craig	Draft Plan Approved	88	55	0
		Final Approved	162	22	0
39T-NM2201 (Westwood Meadows)	Parkhill	Draft Plan Approved	98	66**	0
39T-NM2303 (Lieury)	Lieury	Draft Plan Approved	7	0	0
39T-90010 (Brand/Jarvis)	Hungry Hollow	Draft Plan Approved	8	0	0
39T-NM2301 (Forest Trails)	Parkhill	Pending Draft Plan Approval	178**	77**	0
39T-NM2401 (Nairn Trails South)	Nairn	Pending Draft Plan Approval	170**	28**	0
39T-NM2302 (Masar)	Parkhill	Pending Draft Plan Approval	13	0	0
39T-NM-CDM2301 (Masar)	Parkhill	Pending Draft Plan Approval	14	0	0
39T-NM-2501 (Northwoods)	Ailsa Craig	Pending Draft Plan Approval	69	52	0
Total			939	300	0

*Note: Low = Singles / Semis, Medium = Townhouses, High = Greater Than Townhouses

**Estimated development yield



North Middlesex Housing Funding Support

Funding received from Canada Mortgage Housing Corporation to support housing and growth:

- \$2M utilized Municipality wide benefit (2025-2028)

Funding received from Province of Ontario to support housing and growth:

- \$4M utilized Municipality wide benefit (2026)
- \$5.5M utilized Ailsa Craig benefit (2026-2028)

North Middlesex is participating in all these opportunities as fund matching streams, investing in growth in the community.

Childcares in North Middlesex – An Anecdotal case for future growth



Childcare in North Middlesex

- Parkhill
 - Little Pines Preschool (Full Capacity)
 - Pinetree Daycare (Full Capacity)
- Ailsa Craig
 - AC Cooperative Playschool (Full Capacity)
 - Locality Childcare (Coming Soon and Full)



The issue at hand – out of district bussing



Two-thirds of graduating students will be attending out-of-district secondary schools in North Middlesex



Provincial Planning Statement

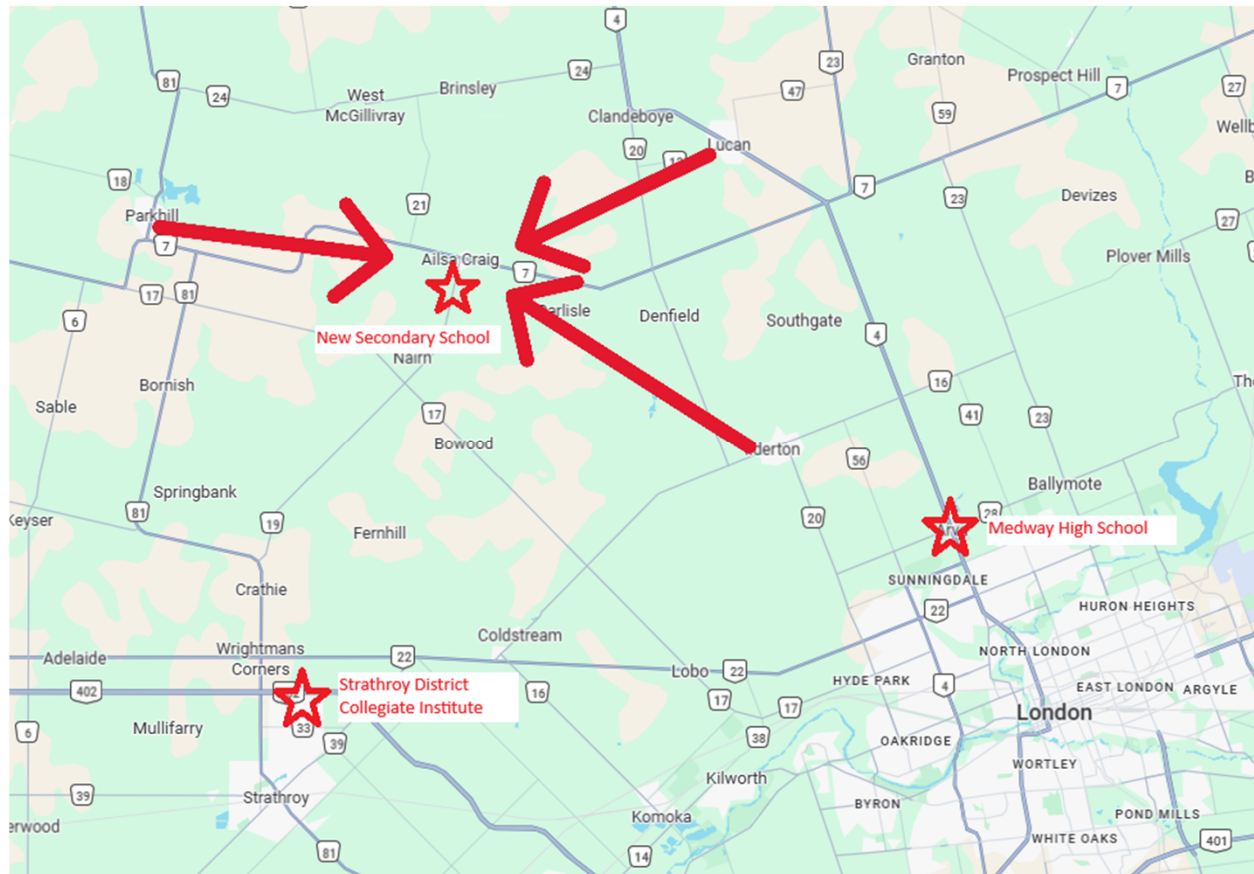
- Rural Economic Development – 2.8 Employment
 - The provincial planning statement supports employment in rural areas.
 - Many rural businesses rely on student employees to ensure sustainability of a business.
 - Rural secondary schools enable students to attend their rural workplaces earlier, in many cases directly from school.



Provincial Planning Statement (cont'd)

- 2.5 Housing Growth in Rural Communities
 - The PPS also states the importance of residential growth in rural communities.
 - Secondary School proximity is a key factor in residential marketability. Proximity can majorly restrict growth capabilities.
 - Keeping, re-investing, or building new secondary schools in rural communities ensures alignment with many other provincial priorities.

A Proposed Solution – Invest in County Secondary Schools





North Middlesex

Questions