



Meeting Date: May 18, 2022

Submitted by: Michael Di Lullo, CAO

Report No: CAO-16-2022

Subject: Final Updates to Complete and Adopt Official Plan Amendment No. 59 Comprehensive Official Plan Review

Recommendation:

THAT Report CAO-16-2022 re: Final Updates to Complete and Adopt Official Plan Amendment No. 59 Comprehensive Official Plan Review be received;

AND THAT By-Law 2022-051 to Official Plan Amendment No. 59 be approved;

AND FURTHER THAT Official Plan Amendment No. 59 be adopted and submitted to the County of Middlesex for approval.

Purpose:

The purpose of this report is to bring forward the final documents to complete Official Plan Amendment No. 59 following the council meeting held on April 20, 2022 and is a follow-up to Report CAO-15-2022 which was presented at the April meeting and provides an overview of the review process undertaken.

Background:

At the April 20, 2022 council meeting, Official Plan Amendment No. 59 to the Middlesex Centre Official Plan was presented containing final revisions and recommendations by WSP whom acted as the Planning Consultants for this project.

Report CAO-15-2022, presented at the April 20, 2022 Council meeting, set out the details of the consultation and review process which began in May of 2020. Throughout the previous two years, an extensive consultation, feedback and review process has been led by WSP Consultants. This has included the establishment of a Stakeholder and a Technical Advisory Committee, Visioning and Policy Workshops, along with two Public Open Houses and two Statutory Public meetings, the first in November of 2021 followed by a second in March of 2022.

As noted in report CAO-15-2022, Official Plan Amendment No. 59 to the Middlesex Centre Official Plan would implement the recommendations of the Growth Management Strategy Report (dated February 2022). The Comprehensive Review also provides direction for current planning issues and undertakes a conformity exercise with the County Official Plan and current Provincial legislation and policy, including the Provincial Policy Statement, 2020.

Following comments from members of council and delegations, further amendments were put forward at the April 20, 2022 meeting and these amendments were adopted by Council to form part of the final comprehensive review.

The Official Plan Amendment No. 59 documents have been updated to reflect these amendments and Council approval for the amended plan is being sought prior to the plan being forwarded to the County of Middlesex for final review and adoption.

Analysis:

The revised Plan has been adopted in-principal as per Resolution 2022-111 and now that further amendments have been put forward and adopted, staff and WSP have worked to complete Official Plan Amendment No. 59 which contains the following changes.

Main Motion

Moved By: Councillor Cates
Seconded By Councillor Scott

THAT Report CAO-15-2022 re: Adoption of Official Plan Amendment No. 59 Comprehensive Official Plan Review be received;

AND THAT pursuant to Report CAO-15-2022 a By-law be prepared for Council's consideration to approve and adopt the 2022 Middlesex Centre Comprehensive Official Plan;

AND FURTHER THAT the Official Plan Amendment No. 59, **as amended**, be adopted and submitted to the County of Middlesex for approval.

MAIN MOTION CARRIED, as amended

Amendment 1 (Resolution 2022-106)

Moved By: Councillor Aerts
Seconded By: Deputy Mayor Brennan

THAT Section 10.3.2.1 Subsection F as in XII the surplus farm dwelling must be a minimum of 20 years old on the date of the application for consent.

AMENDMENT CARRIED

Amendment #1 is included in Section 10.3.2 – see page 102 of Redline Version 8.

Amendment 2 (Resolution 2022-107)

Moved By: Councillor Scott
Seconded By: Councillor Shipley

THAT the property municipally known as 10915 Longwoods Road be reconsidered for designation with a mix of residential and employment/commercial lands.

AMENDMENT CARRIED

Amendment #2 is included in Schedule A-5 of the OPA No. 59 – see page 120 of Redline Version 8.

Amendment 3 (2022-108)

Moved By: Councillor Heffernan
Seconded By: Deputy Mayor Brennan

THAT the property municipally known as 22440 Hyde Park Road be reconsidered for designation as settlement and residential.

AMENDMENT CARRIED

Note that Schedule A-7 for Amendment #3 is already designated to accommodate settlement and residential.

Amendment 4 (2022-109)

Moved By: Councillor Shipley

Seconded By: Councillor Scott

THAT the hamlet area of Bryanston shown on Schedule A4 be expanded to include the properties zoned for residential use shown in the current Middlesex Centre Comprehensive Zoning by-law.

AMENDMENT CARRIED

Amendment #4 is included in Schedule A-4 of the OPA No. 59.

Amendment 5 (2022-110)

Moved By: Councillor Cates

Seconded By: Councillor Scott

THAT the property municipality known as 22372 Komoka Road and 10095 Glendon Drive be included in the settlement area as shown on Schedule A5

AMENDMENT CARRIED

Amendment #5 is included in Schedule A-9 of the OPA No. 59.

Staff have incorporated the above changes into the final documents (Redline Version 8 or Mapping Schedules) which is now presented for adoption.

Next Steps

With Council confirmation of the comprehensive review, the document will be forwarded to the County of Middlesex for final adoption. As the approval authority, the County will review if the adopted official plan amendment aligns with provincial policies and plans and, if applicable, upper-tier interests and policies and give notice of their decision.

Once the amended Official Plan is in effect, it guides all of the municipality's planning decisions. It means that:

- the local council and municipal officials must follow the plan; and
- all bylaws, including zoning and related bylaws, must conform with the official plan.

The Municipality will also work towards a consolidation of the existing Comprehensive Zoning By-law 2005-05 once the Official Plan project draws to a close to ensure that all planning policies and mapping are up-to-date.

Financial Implications:

N/A

Strategic Plan:

This matter aligns with following strategic priorities:

- 1a. Planning & Positioning: Diversifying future residential development.
- 1b. Planning & Positioning: Preserving rural heritage.
- 1c. Planning & Positioning: Realizing development potential.

The official plan review process has enabled stakeholders across the municipality to come forward and provide input to help shape the growth of Middlesex Centre. The document will help direct how to plan and invest in the future of the municipality in a balanced and harmonized approach while ensuring that future planning and development will meet the specific needs of the community.

Attachments:

Appendix 1 – Middlesex Centre OP Update Amendment

Appendix 2 – Middlesex Centre OP (Updated) Schedules A-D

Appendix 3 – Middlesex Centre OP Redline v.8

Appendix 4 – Middlesex Centre OP Planning Rationale