Municipality of Middlesex Centre
By-Law 2022-XXX

Being a By-Law to adopt Amendment No. 58 to the Official Plan of Middlesex Centre

WHEREAS the Council of the Municipality of Middlesex Centre deems it advisable to amend the Middlesex Centre Official Plan;

AND WHEREAS this amendment is consistent with the Provincial Policy Statement, 2020 and is in conformity with the County of Middlesex Official Plan;

THEREFORE the Council of the Municipality of Middlesex Centre, in accordance with the provisions of Section 21 of the *Planning Act*, R.S.O. 1990, c. P. 13, hereby enacts as follows:

1. Amendment No. 58 to the Official Plan of the Municipality of Middlesex Centre consisting of the attached text and map schedule is hereby adopted.

2. The Clerk is hereby authorized to make application to the County of Middlesex for approval of the aforementioned Amendment No. 58 to the Official Plan of the Municipality of Middlesex Centre.

3. The By-Law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED this 15th day of June, 2022.

Passed this 15th day of June, 2022.

_____
Aina DeViet, Mayor

_____
James Hutson, Clerk

AMENDMENT NO. 58

TO

THE OFFICIAL PLAN

OF THE

Municipality of Middlesex Centre

Location: The subject property is a vacant parcel located on the south side of Gold Creek Drive and east of Komoka road. The subject property is legally described as Concession 4 N Part Lot 6 (geographic Township of Lobo), Municipality of Middlesex Centre.

Date: June 15, 2022

Approval Authority: County of Middlesex

AMENDMENT NO. 58

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 58 to the Official Plan of the Municipality of Middlesex Centre, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of the Municipality of Middlesex Centre by By-law 2022-_____on the 15th day of June, 2022, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

_____

Aina DeViet
Mayor

_____

James Hutson
Clerk

AMENDMENT NO. 58

To the Official Plan of the Municipality of Middlesex Centre

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. 58

PART C - THE APPENDICES - do not constitute part of this Amendment.

AMENDMENT NO. 58

To the Official Plan of the Municipality of Middlesex Centre

PART A - THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Agricultural designation to an Agricultural Special Policy Area designation to allow a second dwelling unit in an ancillary building.

2.0 LOCATION

The subject property is a vacant parcel located on the south side of Gold Creek Drive and east of Komoka Road. The subject property is legally described as Concession 4 N PT Lot 6 (geographic Township of Lobo), Municipality of Middlesex Centre, and known municipally as 10163 Gold Creek Drive.

3.0 BASIS OF THE AMENDMENT

Section 16(3) of the Planning Act authorizes Official Plans to contain policies that permit additional residential units and provides the following:

"An official plan shall contain policies that authorize the use of additional residential units by authorizing,

a) the use of two residential units in a detached house, semi-detached house, or rowhouse; and
b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse."

Additionally, Section 35.1 requires that council of each local municipality to pass by-laws under section 34 (Zoning by-laws) to give effect to the policies described in subsection 16(3).

The Provincial Policy Statement, 2020 and the County Official Plan require that prime agricultural land are to be preserved for agricultural and agricultural-related uses including a farm residence. The proposal is in keeping with the provincial and regional policy framework for development outside of settlement areas. The proposal is not expected to have any adverse impacts on agricultural activities in the area while allowing for a second unit in an accessory building in addition to the prime residential use on the property.

The Provincial Policy Statement, 2020 also includes policy regarding 'Housing' and the requirement 'to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area'. Furthermore, Section 1.1.1 of the Provincial Policy Statement speaks to 'Healthy, liveable and safe communities' and how they can be sustained. Section 1.1.1b) states that 'accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs'.

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

The document known as the Official Plan of the Municipality of Middlesex Centre is hereby amended:

i. By amending Section 11.0 of the Official Plan by inserting the following new subsection:

"SPA# 39"

The land identified as Special Policy Area # 39, as shown on Schedule ‘A’ to this Official Plan, shall be subject to the following policy:

Notwithstanding any other section of the Official Plan, an additional residential unit within an accessory building may be permitted in addition to the main residential dwelling.”

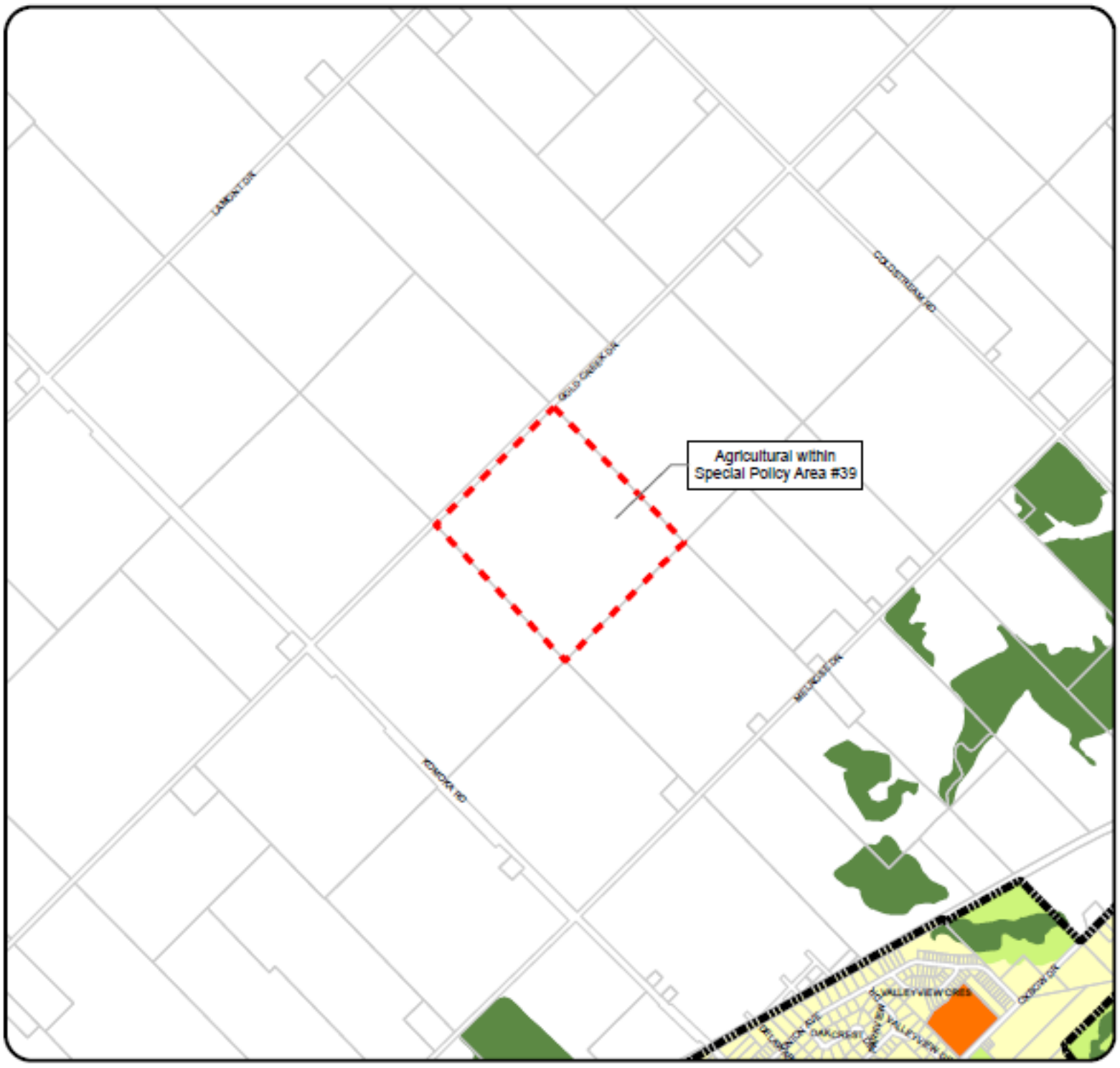
ii. By amending Schedule ‘A’ of the Official Plan the designation on the land described as Concession 4 N Pt Lot 6 (Geographic Township of Lobo), Municipality of Middlesex Centre as shown and defined on Schedule ‘A’ to this amendment, from Agricultural to Special Policy Area # 39.

PART C - THE APPENDICES

SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #58

SCHEDULE A: LAND USE PLAN

MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



LEGEND

Agricultural within Special Policy Area #xx

Settlement Boundary

Official Plan Designation

Agriculture

Residential

Parks and Recreation

Natural Environment

Medium Density Residential

NOTE: Schedules should be read in conjuction with applicable policies of the Plan and other Schedules

SCALE 1:20,000

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