



**Municipality of Middlesex Centre  
By-Law 2022-\_\_\_\_**

**Being a By-Law to adopt Amendment No. 45 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. 45 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. 45 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Aina DeViet, Mayor

\_\_\_\_\_  
James Hutson, Clerk

**AMENDMENT NO. 45**

**TO**

**THE OFFICIAL PLAN**

**OF THE**

**Municipality of Middlesex Centre**

**Location:** The subject property is located north of Oxbow Drive and west of Komoka Road. The property is legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre.

**Date:** \_\_\_\_\_, 2022

**Approval Authority:** County of Middlesex

AMENDMENT NO. 45

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 45 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 \_\_\_\_ day of \_\_\_\_\_, 2022, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

\_\_\_\_\_  
Aina DeViet, Mayor

\_\_\_\_\_  
James Hutson, Clerk

AMENDMENT NO. 45

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. 45

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

## AMENDMENT NO. 45

### To the Official Plan of the Municipality of Middlesex Centre

#### PART A - THE PREAMBLE

##### 1.0 PURPOSE AND EFFECT

The purpose of the Official Plan Amendment is to add a proposed secondary collector road to the land use schedule, to remove the aggregate overlay over the subject property, and re-designate the subject property from Residential to Residential and Medium Density Residential.

The effect of the Official Plan Amendment will facilitate the development of a plan of subdivision consisting of 167 lots for single detached dwellings, 6 blocks for medium density residential development, a park, and a stormwater management facility.

##### 2.0 LOCATION

The subject property is located north of Oxbow Drive and west of Komoka Road. The property is legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre.

##### 3.0 BASIS OF THE AMENDMENT

This Amendment is consistent with the Provincial Policy Statement and is in conformity with the County of Middlesex Official Plan which support intensification of land uses and development on full municipal services within the settlement boundary of Komoka. The proposal is in keeping with the Provincial and County policy framework for development.

#### PART B - THE AMENDMENT

##### 4.0 DETAILS OF THE AMENDMENT

##### 4.1 The document known as the Official Plan of the Municipality of Middlesex Centre is hereby amended by amending Schedule "A-2":

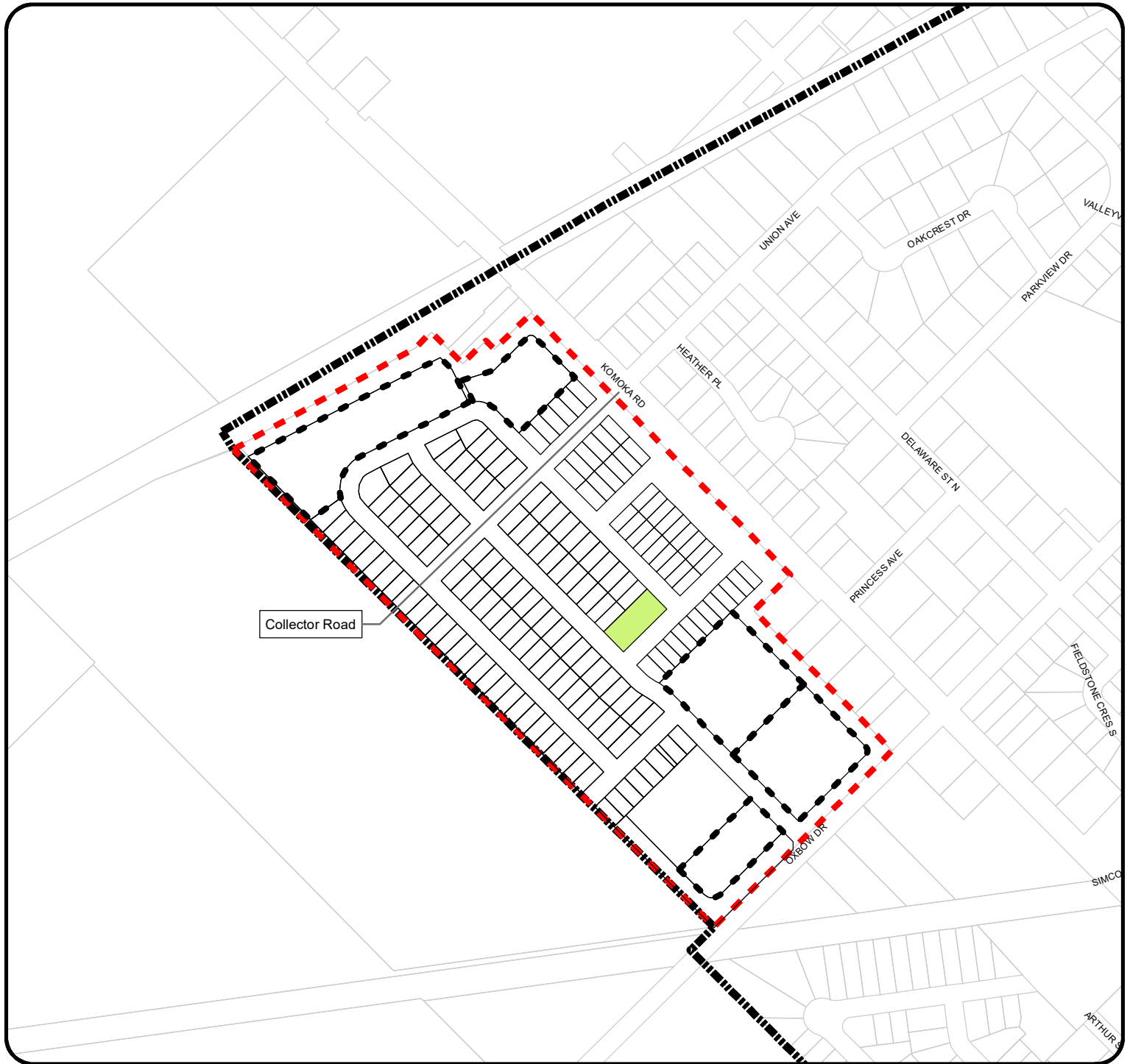
- i. By removing the aggregate overlay from the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre.
- ii. By re-designating land from 'Residential' to 'Medium Density Residential' on the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre, comprising 5.3 hectares, as shown on Schedule "A" of this amendment.
- iii. By re-designating land from 'Residential' to 'Parks and Recreation' on the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre, comprising 0.2 hectares, as shown on Schedule "A" of this amendment.
- iv. By identifying a "Collector Road" on the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre, as shown on Schedule "A" of this amendment.

#### PART C - THE APPENDICES

# SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #45

## SCHEDULE A: LAND USE PLAN



MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



### LEGEND

-  Lands Subject to OPA 45  Settlement Boundary  County Boundary

### Official Plan Designation

-  Agriculture  Parks and Recreation  Medium Density Residential  Residential

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

SCALE 1:6,000  
0 100 200 400 600 800 Meters

