



Meeting Date: March 15, 2023

Submitted by: Michael Di Lullo, CAO

Report No: CAO-07-2023

Subject: OPA 59 – Request to revise Adopted OPA Schedules A-5, A-6, and A-11

Recommendation:

THAT Report CAO-8-2023, re: OPA 59 – Request to revise Adopted OPA Schedules A-5, A-6, and A-11 be received;

AND THAT Middlesex Centre Council direct the County of Middlesex to revise the adopted Official Plan Amendment 59 to amend Land Use Schedules A-11 to include the lands identified as Concession 5 S Pt Lot 31 RP 33R11585 Part 1 into the settlement area and designate them as “Residential”, and amend Land Use Schedules A-5 and A-6 by removing the lands identified in Attachment 4 of this Staff Report and designating them as “Agriculture”.

Purpose:

To provide Council with information to request that the County of Middlesex modify adopted OPA 59 to redesignate and include lands within the Melrose Hamlet Area.

Background:

The property in question is approximately 5.34 hectares (13 acres) in area and is adjacent to the Wynfield subdivision to the west, a golf club to the east, and agricultural farms to the north and south. The property is not actively farmed. There is direct access from this property to Egremont Drive. A Location Map is attached to this report which shows property and abutting lands.

The landowner has identified that they undertook the work to include the lands as part of the Hamlet of Melrose in the Township of London in the early 1990s prior to amalgamation. The property was also zoned at that time to reflect higher density residential development on the lands. The lands were included as part of the Hamlet Area until 2012 when OPA 28 (Official Plan Review) removed the lands from the Hamlet Area and re-designated them as Agriculture so that the 13 acres of land could be ‘moved’ to serviced urban areas of the Municipality. Though the property was re-designated the

property continues to be zoned “Urban Residential Third Density (UR3)” that permits townhouse dwellings, apartment dwellings and multiple unit dwellings.

Due to servicing constraints the landowner is interested in developing low-density residential uses that is similar to existing development in the area. The landowner has provided a development concept within their letter and is attached to this report. The landowner would like to down-zone the lands for development, however, the current Official Plan Agricultural designation does not facilitate this.

Through the current review of the Official Plan (OPA 59), which has not been approved by the County of Middlesex, Council could request that the lands be included within the Melrose Hamlet Area for residential development, and that other adjustments are made to the adopted land use schedules to facilitate the addition of residential land.

Analysis:

The inclusion and re-designation of the property within the Melrose Hamlet Area should be recommended to be considered by the County of Middlesex through their review of OPA 59 to reflect the original designation and development potential. The inclusion of approximately 5.34 ha would represent infill development where agricultural practices are not likely to occur and be limited to modest growth of the Hamlet.

In order to maintain the land balance for residential supply, it is proposed to remove lands from other settlement areas with lower development potential. It was identified that some parts of Denfield cannot be developed due to proximity to the Lake Huron Water Supply System pipeline corridor. Adjusting the Hamlet Area boundary and re-designating the lands as Agriculture would remove approximately 0.87 ha to the residential land supply.

Similarly, it was identified by municipal staff through the Official Plan Review process to exclude land in Delaware where the flooding hazard is too significant for development to occur. The identified lands, approximately 5.02 ha, were not part of the Delaware settlement area and were added through OPA 59. It is recommended that the Settlement Area boundary be adjusted and these lands be re-designated to Agriculture to accommodate residential development on lands that are not subject to flooding hazards.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- Balanced Growth

Attachments:

Attachment 1 – Location Map

Attachment 2 – Letter from Landowner

Attachment 3 – Proposed Schedule A-11(Melrose)

Attachment 4 – Proposed Schedules A-5 (Delaware) and A-6 (Denfield)