



**Municipality of Middlesex Centre
By-Law 2023-021**

Being a By-Law to adopt Amendment No. 60 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;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation 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. 60 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. 60 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 February, 2023.

Aina DeViet, Mayor

James Hutson, Municipal Clerk

AMENDMENT NO. 60

TO

THE OFFICIAL PLAN

OF THE

Municipality of Middlesex Centre

Location: The subject property is a vacant parcel located on the south side of Fifteen Mile Road and east of Vanneck Road. The subject property is legally described as Concession 14 N Part Lot 31 (geographic Township of London), Municipality of Middlesex Centre.

Date: Feb 15, 2023

Approval Authority: County of Middlesex

AMENDMENT NO. 60

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 60 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 2023-021 on the 15th day of February, 2023, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

Aina DeViet
Mayor

James Hutson
Municipal Clerk

AMENDMENT NO. 60

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. 60

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

AMENDMENT NO. 60

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 agricultural building.

2.0 LOCATION

The subject property is a vacant parcel located on the south side of Fifteen Mile Road and east of Vanneck Road. The subject property is legally described as Concession 14 N PT Lot 31 (geographic Township of London), Municipality of Middlesex Centre, and known municipally as 12577 Fifteen Mile Road.

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:

“No Official Plan may contain any policy that has the effect of prohibiting the use of,

- (a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- (b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
- (c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units. 2022, c. 21, Sched. 9, s. 4 (1).”

Additional residential units within agricultural areas are not specifically addressed by the Planning Act, however, they are not prohibited and can be considered by municipalities on a case-by-case basis.

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 agricultural building in addition to the primary 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#___”

The land identified as Special Policy Area #___, 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 agricultural building may be permitted in addition to the main residential dwelling.”

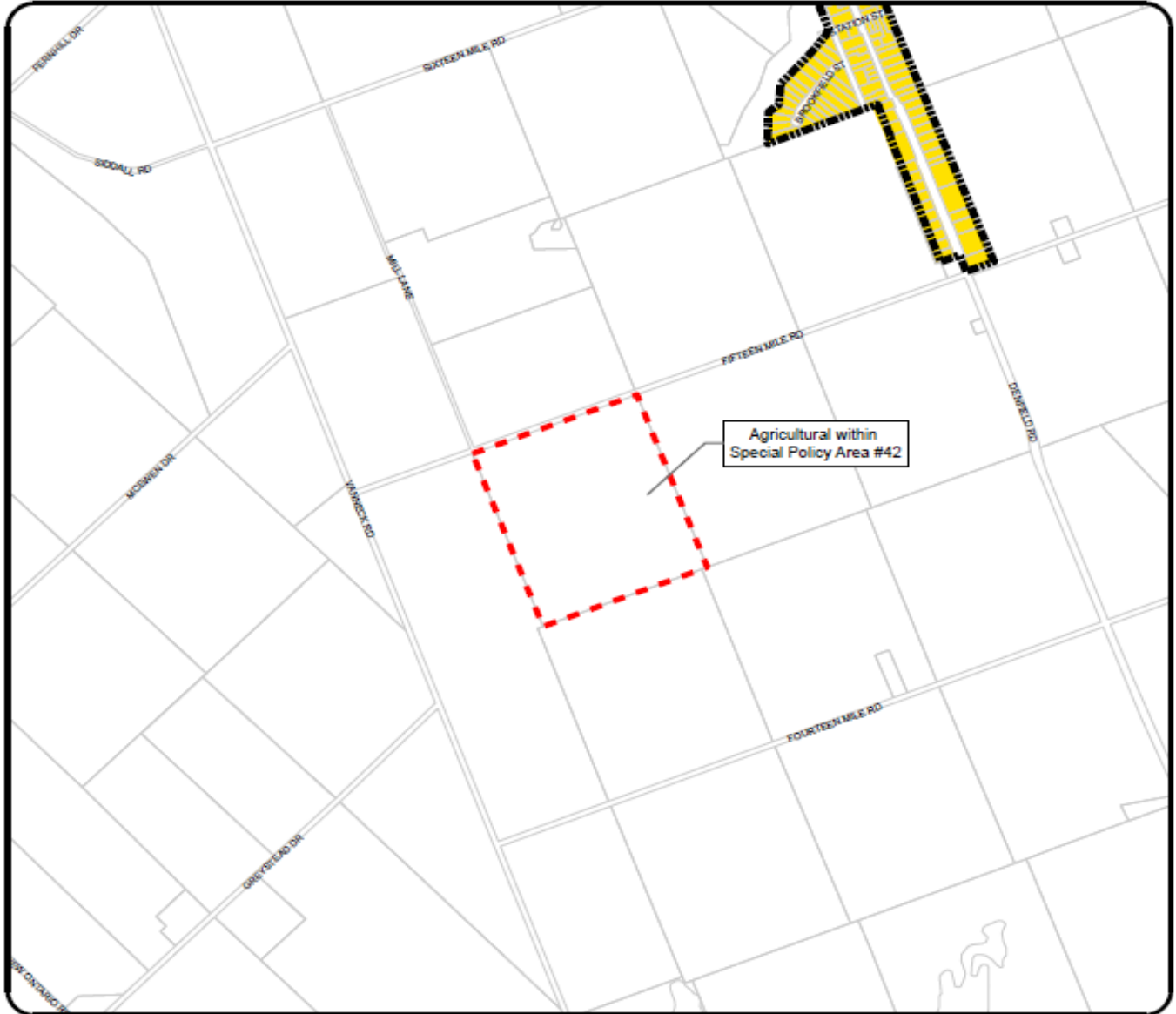
- ii. By amending Schedule ‘A’ of the Official Plan the designation on the land described as Concession 14 N Pt Lot 31 (Geographic Township of London), Municipality of Middlesex Centre as shown and defined on Schedule ‘A’ to this amendment, from Agricultural to Special Policy Area #___.

SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #60



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 conjunction with applicable policies of the Plan and other Schedules

