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Subject: Middlesex Centre 2022 Planning Summary Report

BACKGROUND:

The County Planning Department provides the Municipality of Middlesex Centre with planning advisory services in accordance with the Planning Services Agreement and has done so since 2012. The Planning Department prepares an annual summary which outlines the Planning Services provided to the Municipality working with local staff.

The following activity was undertaken in 2022 compared to previous years:

Planning Applications						
	2016	2017	2018	2019	2021	2022
Official Plan Amendments	2	4	3	4	4	1
Zoning By-law Amendments	32	30	29	30	30	12
Minor Variances	23	18	23	20	44	27
Consents to Sever	28	32	26	33	26	15
Site Plan Approval	8	5	6	11	11	13
Part Lot Control Approval	0	0	0	0	0	1
Total	93	89	87	98	115	69

Plans of Subdivision / Condominium						
	2016	2017	2018	2019	2021	2022
Applications	0	4	1	3	5	4
Draft Plan Approvals	1	4	1	1	2	4
Extension of Draft Plan Approvals	0	2	4	3	2	2
Change to Draft Plan Approvals	0	2	3	2	2	1
Final Plan Approvals	1	5	5	4	4	3
Open Files	16	19	20	22	20	21
Active Files	5	14	19	20	18	18

ANALYSIS:

In 2022, policy / special project work that was County-wide but that has Municipal benefit included the 'Middlesex 2046' review of the County's Official Plan. The County undertook an extensive review of the Official Plan to incorporate new Provincial legislation and policies including bringing the Official Plan into consistency with the Provincial Policy Statement, implementing County policy initiatives including the Cycling Strategy, Corporate Strategic Plan and the Economic Development Strategy Update, guiding growth over a 25-year period to 2046, and reflecting where

possible input received through the Middlesex 2046 Engagement. The project resulted in the adoption of Amendment No. 3 to the Official Plan however the Ministry of Municipal Affairs and Housing has not yet issued a decision concerning the Amendment.

The County also initiated an Attainable Housing Review in 2022. The aim of the Review is to better understand the current supply and demand of housing across Middlesex County, identify gaps in the provision of housing, and develop strategies aimed at ensuring a broad array of housing options are available to meet the needs of all residents, which could have land use planning implications. County Council will be considering final reports in the coming months.

Another important project initiated in 2022 was the CloudPermit system which is an online platform that allows for the digital submission and processing of planning applications. Similar to the Township's building permit platform, applicants will be able to submit pre-consultation requests, formal applications and converse with staff directly through the system. The use of CloudPermit is anticipated to increase efficiency, transparency and accountability, while also improving data records. Public use of the system will be launched in 2023. Implementation is an important part of a responsive planning system. The Planning Department works closely with Municipal staff, citizens and the development community to realize planning projects that positively contribute to the community within the context of the Provincial, County and Municipal policy framework.

If a proposed use is not in conformity with the Municipality's Official Plan, an Official Plan amendment may be necessary. In 2022, there were two (2) applications to amend Middlesex Centre's Official Plan related to additional residential units in the agricultural area.

If a proposed use or structure does not conform to the requirements in the Zoning By-law an amendment may be necessary. In 2022, there were fourteen (14) applications to amend Middlesex Centre's Zoning By-law. The majority of rezoning applications related to permitted higher density residential uses, permitted new agricultural uses, and temporary use zones to rebuild dwellings on existing lots. Zoning By-law amendments also include the removal of Holding provisions, to ensure that municipal requirements were implemented, and there were three (3) such applications in 2022.

A Plan of Subdivision allows land to be divided into smaller building lots in a comprehensive manner. Most subdivision applications take a number of months if not years to reach draft approval and subsequently final approval and registration. In 2022, eleven (11) subdivisions were active within Middlesex Centre and while subdivisions can take the form of industrial, commercial and residential lots, single detached dwellings continue to be the dominant form of development. With the increased interest in attainable housing, staff have been working with applicants to explore a broader range of housing types. In 2022, an additional 36 units were draft approved and 148 units were final approved and registered.

A Plan of Condominium allows land to be divided into smaller units with shared or common areas in a comprehensive manner. Most condominium applications take a number of months if not years to reach draft approval and subsequently final approval and registration. In 2022, seven (7)

condominiums were active. In 2022, four units were draft approved and also final approved and registered.

Plans of Subdivision / Condominium End of 2022 Status					
Development	Location	Status	Density*		
			Low	Medium	High
Springer Ponds	Komoka	Proposed	8	-	-
George Street	Ilderton	Inactive	24	-	-
West Arva	Arva	Inactive	122	62	-
Southwinds	Kilworth	Draft Approved	118	400	-
Kilworth Heights West	Kilworth	Draft Approved	396	118	-
Clear Skies	Ilderton	Draft Approved	305	60	-
Poplar Woods	Poplar Hill	Final Approved	10	-	-
Timberwalk Phase 5	Ilderton	Draft Approved	54	89	-
Renwick Estates	Komoka	Proposed	166	129	40
Valleyview 'A'	Coldstream	Draft Approved	13	-	-
Valleyview 'B'	Coldstream	Draft Approved	13	-	-
Cudney Blue	Komoka	Draft Approved	50	8	-
Ballymote Develop.	Ballymote	Proposed	19	-	-
Brown Condo	Coldstream	Inactive	5	-	-
Elmhurst Street	Kilworth	Proposed	15	30	-
DFH Phase 1	Komoka	Proposed	-	69	-
Southwinds Condo	Kilworth	Proposed	22	-	-
C & L Group	Poplar Hill	Final Approved	-	4	-
Aura Condominium	Kilworth	Proposed	-	92	-
Clear Skies Block 62	Ilderton	Proposed	-	72	-
Timberwalk Block 55	Ilderton	Proposed	-	31	-
Total			1,340	1,164	40

**Note: Low = Singles / Semis, Medium = Townhouses, High = Greater Than Townhouses*

***Estimated development yield*

Consent applications can take a number of forms, severance, easements, lot additions, mortgage charge among others. Consent to sever and create a lot is the dominant application type and in 2022 there were fifteen (15) consent applications. The majority of applications related to the creation of new residential lots. Other consent applications received included access easements as well as boundary adjustments.

If a proposed use or structure meets the general intent and purpose of the Zoning By-law but there are some proposed deviations from the standards, a minor variance application may be appropriate. There were twenty-seven (27) applications for a minor variance in 2022 and the majority of the applications were related to increasing the size of accessory buildings. Others included reductions to setbacks, as well as increases to overall lot coverage for development.

Site Plan Control is a technical development review process to ensure site development matters are built and maintained and is generally required for higher density residential, commercial and industrial development. The site plan process is largely a local Municipal process with assistance from Planning. In 2022, the municipality received thirteen (13) applications for site plan approval.

Seven (7) site plan application reviews were completed and agreements entered into with the Municipality. The remainder are subject to further review and clarifications by the applicants. Site plans were primarily related to multi-unit residential development, as well as stand alone commercial / office developments.

Middlesex Centre encourages pre-application consultation meetings prior to the submission of most development applications. The pre-consultation meetings are intended to speed up the application process by ensuring that the applicant is aware of the required steps, supporting documents, and application fees. In 2022, the number of pre-consultation meetings was forty-two (42). Formal pre consultation meetings are typically held for consent, site plan, zoning by-law amendment, official plan amendment, and draft plan of subdivision / condominium applications.

There was one Ontario Land Tribunal hearing in 2022. Additionally, there are six (6) outstanding appeals before the Tribunal; with five currently subject to mediation. In addition to providing core planning services, planning staff also assisted Municipal staff by providing inquiry support for planning, development and building-related matters throughout 2022.

Looking at 2022, planning enquiries are robust, and it is anticipated that applications will continue at similar levels to the past five-year averages.