



**Municipality of Middlesex Centre  
By-Law 2024-0XX**

**Being a By-Law to adopt Amendment No. 63 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 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. 63 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. 63 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 19<sup>th</sup> day of June, 2024.

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Aina DeViet, Mayor

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James Hutson, Municipal Clerk

**AMENDMENT**

**NO.63**

**TO**

**THE OFFICIAL**

**PLAN OF THE**

**Municipality of Middlesex Centre**

**Location:** The subject property is located on Ilderton Road (County Road 16), west of the Hyde Park Road (County Road 20). The subject property is a portion of the parcel legally described as Concession 10 Part of Lot 25 RP 33R9311 Part 1 RP 33R19132 Part 2 (geographic Township of London), Municipality of Middlesex Centre.

**Date:** June 19, 2024

**Approval Authority:** County of Middlesex

AMENDMENT NO.  
63

To the Official Plan of the Municipality of Middlesex  
Centre

The attached, constituting Amendment No. 63 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 2024-\_\_\_\_\_ on the \_\_\_\_ day of \_\_, 2024, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

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Aina DeViet  
Mayor

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James Hutson  
Municipal Clerk

AMENDMENT NO.  
63

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. 63

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

AMENDMENT NO.  
63

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 'Residential' designation to the 'Settlement Commercial' designation to allow for the development of commercial uses including retail store, restaurants, and offices.

2.0 LOCATION

The subject property is located on Ilderton Road (County Road 16), west of the Hyde Park Road (County Road 20). The subject property is a portion of the parcel legally described as Concession 10 Part of Lot 25 RP 33R9311 Part 1 RP 33R19132 Part 2 (geographic Township of London), Municipality of Middlesex Centre.

3.0 BASIS OF THE AMENDMENT

The Provincial Policy Statement and the County Official Plan directs a variety of employment and commercial uses to settlement areas and there is availability of municipal services. Further, the re-designation to Settlement Commercial lands can be supported as it has been acknowledged that there is a supply deficit of vacant commercial lands in Ilderton over the planning horizon.

The proposal is in keeping with the provincial and regional policy framework for new development within settlement areas. The proposed commercial development represents intensification of the subject lands and optimization of existing serviced land. The subject lands are clustered with an existing commercial property and is supported by the County road network. Impacts from the proposed uses will be minimized through the accompanied zoning by-law amendment and through the site plan approval process.

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 Schedule 'A-1' of the Official Plan by changing the designation of the land described as Concession 10 Part of Lot 25 RP 33R9311 Part 1 RP 33R19132 Part 2, Municipality of Middlesex Centre as shown and defined on Schedule 'A' attached to this amendment, from 'Residential' to 'Settlement Commercial'.

SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #63



SCHEDULE A: LAND USE PLAN

MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



LEGEND

Subject lands

Official Plan Designation

Residential Parks and Recreation  
 Settlement Commercial

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

0 15 30 60 90 120 Meters  
SCALE 1:2,000



