



**Municipality of Middlesex Centre  
BY-LAW 2025-075**

**Being a By-Law to adopt Amendment No. 64 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 Planning Statement, 2024 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. 64 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. 64 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.

Approved as per Ontario Land Tribunal Case No. OLT-24-000644

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Aina DeViet, Mayor

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Brianna Hammer-Keidel, Municipal Clerk

**AMENDMENT NO. 64**

**TO**

**THE OFFICIAL PLAN**

**OF THE**

**Municipality of Middlesex Centre**

**Location:** The subject property is a vacant parcel located on the north side of Sunningdale Road W and east of Denfield road. The subject property is legally described as Concession 6 S Pt Lot 28 (geographic Township of London), Municipality of Middlesex Centre.

**Date:** September 3, 2025

**Approval Authority:** OLT

AMENDMENT NO. 64

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 64 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 2025-075 on the 1<sup>st</sup> day of October, 2025, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

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Aina DeViet, Mayor

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Brianna Hammer-Keidel, Municipal Clerk

AMENDMENT NO. 64

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. 64

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

## AMENDMENT NO. 64

### 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 an additional residential unit within an existing accessory building.

##### 2.0 LOCATION

The subject property is a farm parcel located on the north side of Sunningdale Road W and east of Denfield Road. The subject property is legally described as Concession 6 S Pt Lot 28 (geographic Township of London), Municipality of Middlesex Centre, and known municipally as 2312 Sunningdale Road West.

##### 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:

“(3) 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 Planning Statement, 2024 and the County Official Plan require that prime agricultural land is to be preserved for agricultural and agricultural-related uses including a farm residence. An additional residential unit within an existing building can be considered on the land subject to criteria established in the County Official Plan.

The Provincial Planning Statement, 2024 also includes policy regarding additional residential units within a prime agricultural area. Specifically, the policy permits up to two additional residential units in accordance with provincial guidance provided that one of the units is within or attached to the principal dwelling, and that any additional residential unit complies with MDS; is compatible with and would not hinder surrounding agricultural operations; has appropriate sewage and water services; addresses any public health and safety concerns; are of limited scale and are located within, attached or in close proximity to the principal dwelling or farm building cluster; and minimize land taken out of agricultural production.

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 #46”

The land identified as Special Policy Area #46, 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 existing accessory building may be permitted in addition to the principal dwelling, and shall not be severed from the principal dwelling.”

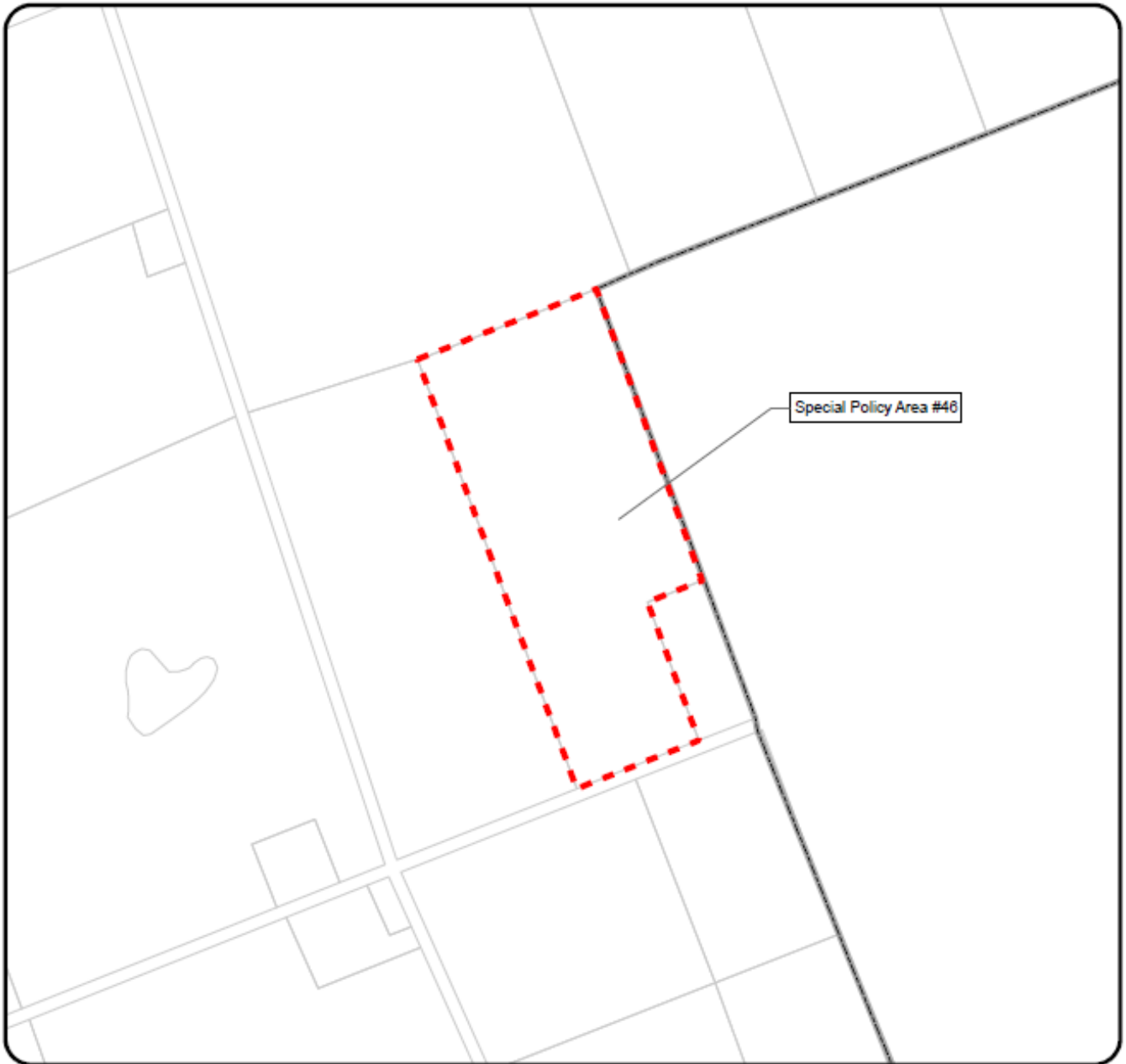
- ii. By amending Schedule ‘A’ of the Official Plan the designation on the land described as Concession 6 S Pt Lot 28 (Geographic Township of London), Municipality of Middlesex Centre as shown and defined on Schedule ‘A’ to this amendment, from Agricultural to Special Policy Area # 46.

**SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #64**



**SCHEDULE A: LAND USE PLAN**

MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



Special Policy Area #48

**LEGEND**

- Agricultural Special Policy Area
- Settlement Boundary
- Municipal Boundary

**Official Plan Designation**

- Agriculture

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

SCALE 1:8,726

