

included a Concept Plan, which has since been revised following discussions with planning staff from the Municipality of Middlesex Centre.

This memo provides an overview of applicable policies from the Provincial Planning Statement 2024, the Middlesex County Official Plan, the Official Plan of the Municipality of Middlesex Centre and the Municipality of Middlesex Centre Comprehensive Zoning By-law 2005-005 that supports the submitted proposal.

1. Provincial Planning Statement (PPS) 2024

The proposed mixed-use development on Ilderton Road aligns with the core directives of the Provincial Planning Statement 2024. Under the General Policies for Settlement Areas in Section 2.3.1, settlement areas shall be the focus of growth and development. By redeveloping an existing residential lot within the identified settlement area of Ilderton, the proposal supports the provincial interest of creating land use patterns that efficiently use land and resources while optimizing existing and planned infrastructure.

The proposal represents a form of residential intensification that the PPS 2024 requires planning authorities to permit and facilitate. Specifically, the introduction of four residential units above ground-floor commercial space aligns with Section 2.2.1 (b)(2), which encourages the redevelopment of underutilized commercial sites and the introduction of new housing options within previously developed areas to support the achievement of Complete Communities.

Finally, Section 3.6.2 identifies municipal sewage and water services as the preferred form of servicing for settlement areas to protect the environment and minimize risks to human health. By utilizing the existing full municipal services available in Ilderton, the proposal ensures that infrastructure is provided in an efficient manner while avoiding the need for the expansion of services.

2. County of Middlesex Official Plan

2.1. Growth Management

The proposed mixed-use development conforms to the Growth Management framework established in Section 2.3 of the County of Middlesex Official Plan. Under the Growth Management Hierarchy defined in Section 2.3.2, Ilderton is classified as an Urban Area. These areas serve as the primary focus for future growth and are intended to accommodate a significant portion of projected development through integrated, complete, and compact urban forms.

The proposal further aligns with Section 2.3.7.2, which encourages local municipalities to provide a range of housing types and densities to meet the needs of current and future residents. By replacing a single-detached dwelling with four residential units, the proposed development supports the increase of housing supply. The proposal also fulfills the objective found in Section 2.3.7.3 (c) regarding the creation of residential units above compatible commercial uses, thereby contributing to a Complete Community where residents can both live and work.

Finally, Section 2.3.8.1 requires that all new development in Urban Areas be fully serviced by municipal or communal water and sewage disposal systems. As the Subject Lands are located within an established

urban settlement surrounded by existing development, the proposal ensures the efficient use of land and infrastructure.

2.2. Land Use

The Subject Lands are designated "Settlement Area" in Schedule A of the County of Middlesex Official Plan. Among Settlement Areas, Ilderton is classified as an Urban Area. Section 3.2 of the County of Middlesex Official Plan details policies for Settlement Areas. By focusing development within Ilderton, the proposal supports the County's objectives to protect agricultural areas, preserve the natural environment, and promote the efficient use of water and sewage services.

The proposal supports the Development Policies outlined in Section 3.2.2. By introducing a three-storey mixed-use building in an established area, the proposal represents a compact urban form brought through intensification. A fully serviced by municipal water and sewage disposal systems development also ensures long-term environmental sustainability and infrastructure efficiency.

Finally, the proposal specifically conforms to the intent for Urban Areas under Section 3.2.4. Ilderton, as an identified Urban Area, represents the County's highest concentration and intensity of land uses and serves as the primary focus for future residential and commercial growth. The proposed development is in accordance with the list of permitted uses in Urban Areas found in Section 3.2.4.1, which include:

- a) A variety of housing types; and
- b) Commercial uses.

3. Municipality of Middlesex Centre Official Plan

The proposed mixed-use development on Ilderton Road conforms to the policy framework established in the Municipality of Middlesex Centre Official Plan. As an Urban Settlement Area, Ilderton is designated to have the highest concentration and intensity of land uses and is a primary focus for accommodating a significant portion of expected growth. The proposal to replace a single-detached dwelling with a three-storey mixed-use building represents an efficient use of land and supports the municipality's intensification target, which requires that 15 percent of all development occur by way of intensification.

The proposed development aligns with the Village Centre policies intended to develop these areas as mixed-use centres of commercial activity. Section 5.3.2 encourages infilling that is compatible with the character of the individual Village Centre and enhances the existing pattern of buildings. Proposing commercial space on the ground floor with residential units above directly conforms to the permitted uses outlined in Section 5.3.3, which includes commercial uses such as offices alongside residential uses, provided they do not disrupt the service focus of the centre. Furthermore, the three-storey design adheres to Section 5.3.2 (e), which encourages building designs that allow for separate access to second and third stories, as demonstrated in the Building Plans provided as part of the rezoning application.

Finally, the development conforms to the servicing requirements for Urban Settlement Areas. In accordance with Section 5.1.1, all new proposed development in Ilderton must be fully serviced by municipal water and sewage disposal systems. As the Subject Lands are situated within the existing

built-up area on Ilderton Road, it ensures that growth proceeds in a compact manner that utilizes existing infrastructure capacity rather than generating the need to expand infrastructure.

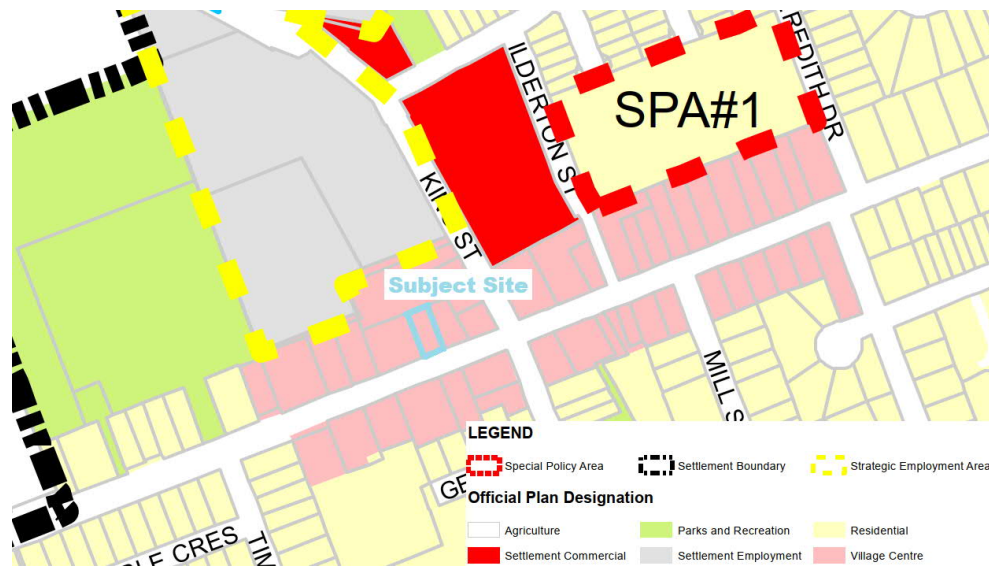


Figure 2 – Schedule A-1 of the Municipality of Middlesex Centre Official Plan

4. Municipality of Middlesex Centre Zoning By-law 2005-005

The property is currently zoned 'Urban Residential First Density (UR1)'. The UR1 Zone is intended for low-density residential development. The list of permitted uses on the UR1 Zone only includes accessory uses, home occupations and single-detached dwellings. A Zoning By-law Amendment is required to rezone the lands to a site-specific 'Village Commercial Exception XX (C1-XX)' Zone, to facilitate the proposal. While the UR1 zone restricts the site to a single detached dwelling, the C1 zone is specifically designed for the core areas of villages and hamlets to accommodate a higher intensity of mixed-use development.

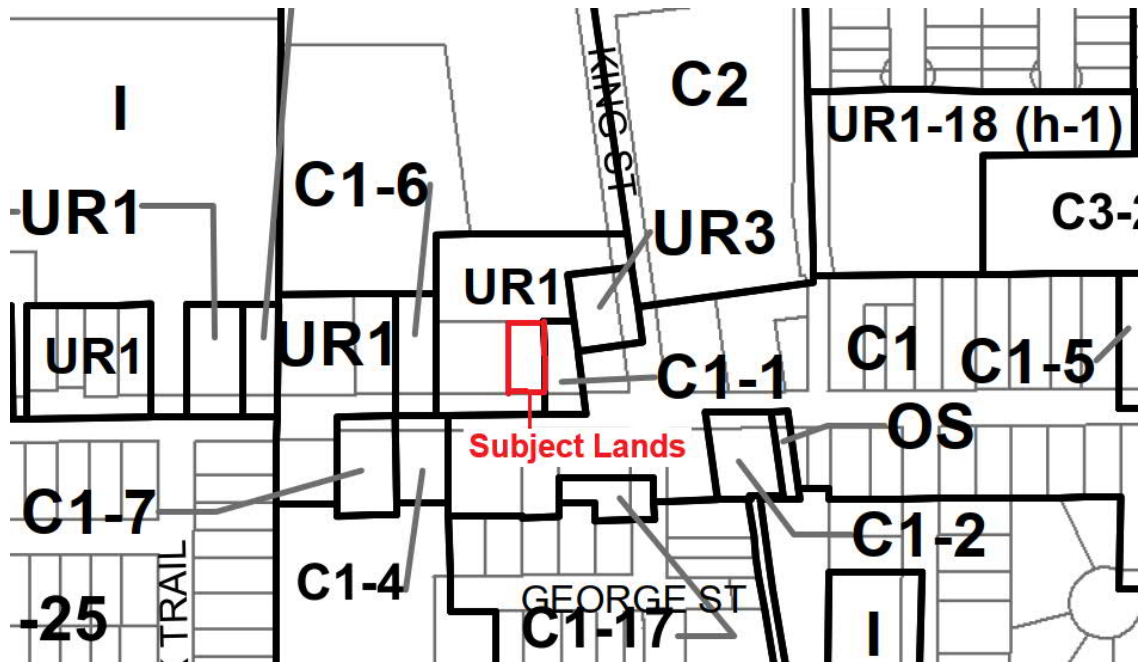


Figure 3 – Existing Zoning (Source: Municipality of Middlesex Centre Zoning By-law 2005-005)

The Village Commercial (C1) Zone provides a much broader range of permissions that align with the three-storey mixed-use proposal. Permitted uses include a wide range of commercial uses and dwelling units connected to and forming an integral part of a main building, located above the first storey (up to a maximum of two additional storeys) or in a basement.

Table 1 Shows the requirements for the C1 Zone, as well as the provided measures for the development proposal:

Minimum Lot Area	1,500 square metres	796 square metres*
Minimum Lot Frontage	20.0 metres	20.1 metres
Minimum Front Yard Setback	0.0 metres	1.0 metres
Minimum Side Yard (Interior)	6.0 metres	3.0 metres*
Minimum Side Yard (Exterior)	6.0 metres	N/A
Minimum Rear Yard	10.0 metres	19.3 metres
Maximum Lot Coverage	40%	16%
Minimum Separation Distance from a Building or Pump Island to a Dwelling	7.5 metres	7.5 metres
Maximum Height	12.0 metres	9.8 metres

Minimum Floor Area for a One-bedroom Dwelling unit	55.0 square metres	48.2 square metres*
Commercial Parking	4 spaces (Office Space** = 1 per 40m ² 45.13/40 = 1.128 Barbershop** =1 per 20m ² 45.13/20 = 2.255. 1.128 + 2.255 = <u>3.383</u>)	
Residential Parking	6 spaces (1.5 spaces per unit x 4 units)	
Total Parking	10 spaces	9 spaces*
*Zoning Relief Required		
** Office Space and Barbershop are each 45.13 square metres in area		

Table 1: Zoning Provisions

A site-specific 'Village Commercial Exception XX (C1-XX)' Zone will be required to address deficiencies in Minimum Lot Area, Minimum Interior Side Yard Setback, Minimum Floor Area for a One-bedroom Dwelling unit and parking requirements.

The requested reliefs for Minimum Lot Area, Minimum Interior Side Yard Setback, and Minimum Floor Area for a one-bedroom dwelling unit are necessary to achieving a more compact, mixed-use urban form and ensuring the optimal utilization of lands located on an Urban Area. While the Zoning By-law requires 1.5 spaces per residential unit, the proposal provides 1.25 spaces per unit (5 spaces total for the 4 residential units) in addition to the 4 required spaces for the commercial component. This residential parking ratio is considered sufficient and appropriate given that all proposed units are one-bedroom apartments, which typically generate lower parking demand. Despite these specific technical adjustments, the proposal remains aligned with the general intent of the C1 Zone.

5. Conclusion

The proposed Zoning By-law Amendment to rezone the Subject Lands from the Urban Residential First Density (UR1) Zone to a site-specific Village Commercial Exception XX (C1-XX) Zone represents good land use planning as it directly implements the intensification goals of both the Provincial and local planning frameworks. By introducing a three-storey mixed-use building in the heart of Ilderton, the amendment facilitates a more compact and integrated urban form that optimizes the use of existing municipal water and sewage infrastructure. The site-specific C1-XX Zone is consistent with the proposed commercial and residential uses, contributing to the promotion of a Complete Community where residents can both live and work.

Furthermore, the specific zoning reliefs requested – including adjustments to minimum lot area, side yard setbacks, and parking requirements – are necessary to allow for a development that is more efficient than the traditional single-detached dwelling currently occupying the site. These modifications

align with the Provincial Planning Statement 2024 and the Official Plan policies to facilitate residential intensification and to promote a variety of housing options within established Urban Areas.

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by several loops and a long horizontal stroke extending to the right.

Connor Wilks,
Associate