



**Municipality of Middlesex Centre  
By-Law 2021-\_\_\_\_\_**

**Being a By-Law to adopt Amendment No. 51 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, 2014 and is in conformity with the County of Middlesex Official Plan;

**THEREFORE** 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. 51 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. 51 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 \_\_\_\_ day of \_\_\_\_\_, 2021.

Passed this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Aina DeViet, Mayor

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James Hutson, Clerk

**AMENDMENT NO. 51**

**TO**

**THE OFFICIAL PLAN**

**OF THE**

**Municipality of Middlesex Centre**

**Location:** The property is located at the on the southside of Ilderton Road and west of Coldstream Road. The subject property is legally described as Concession 8 N Part Lot 7, (Geographic Township of Lobo), Municipality of Middlesex Centre.

**Date:** \_\_\_\_\_, 2021

**Approval Authority:** County of Middlesex

AMENDMENT NO. 51

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 51 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 2021-\_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2021, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

\_\_\_\_\_  
Aina DeViet, Mayor

\_\_\_\_\_  
James Hutson, Clerk

AMENDMENT NO. 51

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. 51

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

## AMENDMENT NO. 51

### To the Official Plan of the Municipality of Middlesex Centre

#### PART A - THE PREAMBLE

##### 1.0 PURPOSE AND EFFECT

The purpose of the Official Plan Amendment is to create a policy framework to develop a residential plan of subdivision. The effect of the amendment is to add a new Special Policy Area to provide the framework to permit the creation of thirteen (13) residential lots through a plan of subdivision and serviced by private water supply and sewage disposal systems and identified on Schedule 'A' attached.

##### 2.0 LOCATION

The property is located at the on the southside of Ilderton Road and west of Coldstream Road. The subject property is legally described as Concession 8 N Part Lot 7, (Geographic Township of Lobo), Municipality of Middlesex Centre.

##### 3.0 BASIS OF THE AMENDMENT

This Amendment is consistent with the Provincial Policy Statement and is in conformity with the County of Middlesex Official Plan which support intensification of land uses within the settlement boundary of Poplar Hill & Coldstream. The proposal is in keeping with the provincial and county policy framework for development.

#### PART B - THE AMENDMENT

##### 4.0 DETAILS OF THE AMENDMENT

4.1 The document known as the Official Plan of the Municipality of Middlesex Centre is hereby amended by amending Schedule "A-8":

- i. By extending the SPA #\_\_ area to include the land legally described as Concession 8 N Part Lot 7 (geographic Township of Lobo), in the Municipality of Middlesex Centre, having a maximum depth of approximately 316.06 metres and frontage of 58.2 metres along Ilderton Road and an area of approximately 3.58 hectares, as shown on Schedule "A" of this amendment, from Residential to Residential and Special Policy Area #\_\_.

4.2 Section 11.0 of the Official Plan of the Municipality of Middlesex Centre is hereby amended as follows:

- i. by adding a new subsection SPA #\_\_ and the following text:

"SPA # \_\_

The land identified as Special Policy Area #\_\_, as shown on Poplar Hill & Coldstream Hamlet Area (Schedule A-8), shall be subject to the following policy:

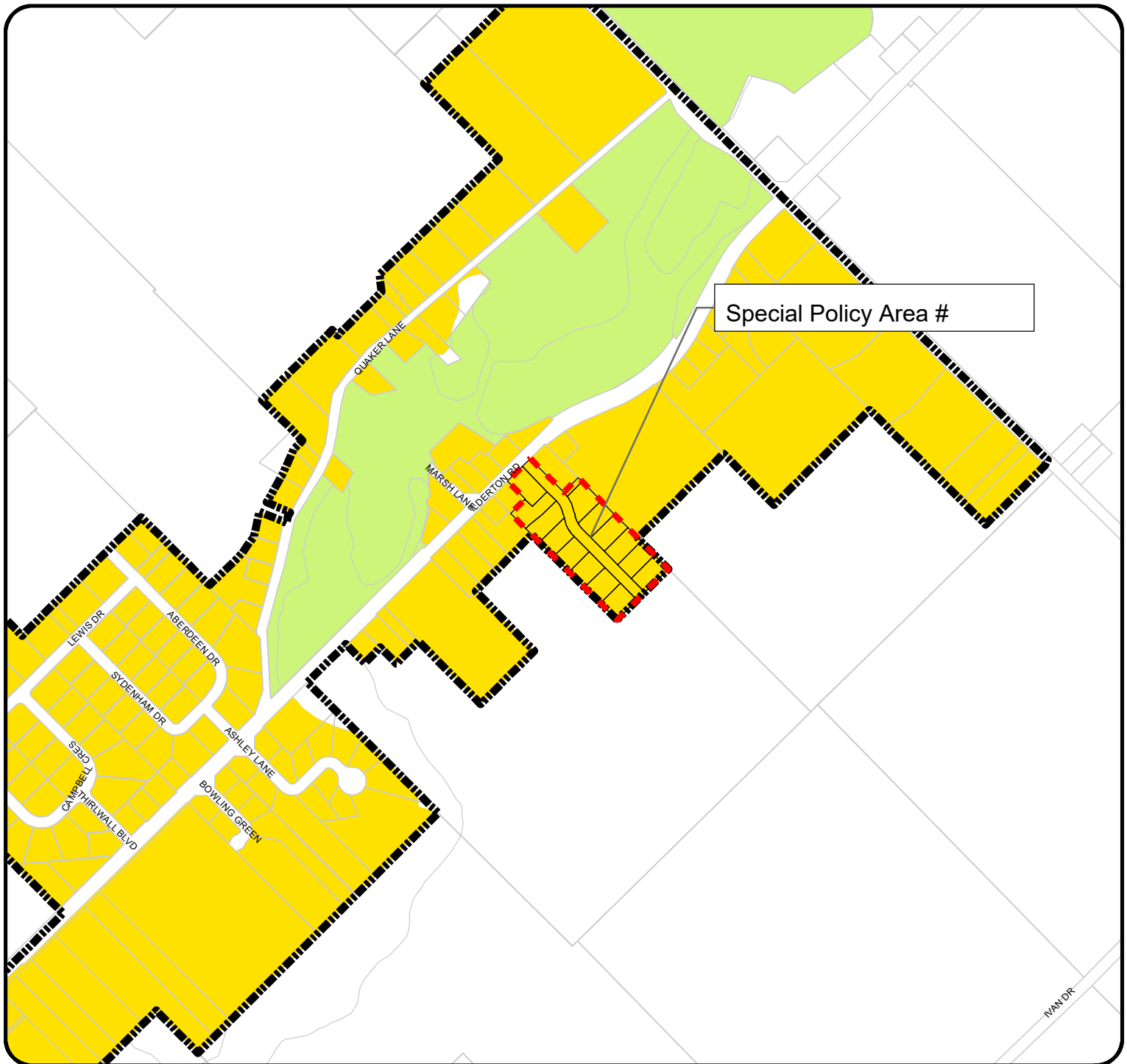
Notwithstanding Section 5.1.3 of this Official Plan, 13 residential lots can be developed through a plan of subdivision and serviced by private water supply and sewage disposal systems."

#### PART C - THE APPENDICES

# SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #51

## SCHEDULE A: LAND USE PLAN

MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



### LEGEND

- Subject Lands
- Settlement Boundary
- Proposed Draft Plan of Subdivision

### Official Plan Designation

- Agriculture
- Parks and Recreation
- Hamlet

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

SCALE 1:10,000

0 165 330 660 990 1,320 Meters

