



**Municipality of Middlesex Centre**  
**By-Law 2023-XXX**

**Being a By-Law to adopt Amendment No. 57 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. 57 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. 57 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     th day of           , 2023.

Passed this xx day of           , 2023.

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Aina DeViet, Mayor

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James Hutson, Clerk

**AMENDMENT NO. 57**

**TO**

**THE OFFICIAL PLAN**

**OF THE**

**Municipality of Middlesex Centre**

**Location:** The property is located on the west side of Elmhurst Street and south of Glendon Drive (County Road 14). The subject property is legally described as Concession 1 S Pt Lot 10 and Concession 1 Pt Lot 10 RP 33R12238 Part 1 (geographic Township of Lobo), Municipality of Middlesex Centre.

**Date:** [REDACTED], 2023

**Approval Authority:** County of Middlesex

AMENDMENT NO. 57

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 57 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 2023-XXX on the [REDACTED] day of [REDACTED], 2023, 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, Clerk

AMENDMENT NO. 57

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. 57

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

DRAFT

## AMENDMENT NO. 57

### 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 No. 57 is to amend the land use schedule by re-delineating the 'Natural Environment' designation and redesignating 'Natural Environment' and 'Residential' areas to 'Residential' and 'Natural Environment'. The effect of the Amendment is to facilitate the development of 45 dwelling units on the subject property.

##### 2.0 LOCATION

The property is located on the west side of Elmhurst Street and south of Glendon Drive (County Road 14). The subject property is legally described as Concession 1 S Pt Lot 10 and Concession 1 Pt Lot 10 RP 33R12238 Part 1 (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 development of underutilized lands and intensification of land uses within the settlement boundary of Komoka-Kilworth.

Kilworth is one of the primary areas to accommodate urban growth in Middlesex Centre and permits a range of residential forms including low and medium density housing. New residential development should aim to provide for varying housing forms that meet the needs and lifestyles of current and future residents.

Medium density residential uses are appropriately located within proximity to major roads that can carry the additional traffic generated from the use.

The redesignation will result in the re-delineation of the 'Natural Environment' designation to facilitate development. The application has demonstrated and implemented the appropriate measures to avoid or mitigate negative impacts to the natural heritage features and implemented the recommendations of the Development Assessment Report that reflect existing conditions. The revised 'Natural Environment' designation would apply to land along the northern property line. The balance of the lands will be designated 'Residential'.

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-2":

- i. By amended Schedule 'A-2' of the Official plan by changing the land use designation of the land described as Concession 1 S Pt Lot 10 and Concession 1 Pt Lot 10 RP 33R12238 Part 1 (geographic Township of Lobo), Municipality of Middlesex Centre, as shown on Schedule 'A' attached to this amendment, from 'Natural Environment' to 'Residential' and 'Residential' to 'Natural

Environment’.

PART C - THE APPENDICES

