



**Municipality of Middlesex Centre
By-Law 2021- ____**

Being a By-Law to adopt Amendment No. 53 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. 53 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. 53 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.

Aina DeViet, Mayor

James Hutson, Clerk

****Draft Official Plan Amendment 53 for discussion purposes only****
The following draft has **not** been adopted by Middlesex Centre or approved by the County of Middlesex.

AMENDMENT NO. 53

TO

THE OFFICIAL PLAN

OF THE

Municipality of Middlesex Centre

Location: The properties are located at the on the north side of Glendon Drive (County Road 14) and east side of Amiens Road. The subject properties are legally described as Concession 2 S Part Lot 1 and Concession 2 S Part Lot 1 S Part Lot 2, (geographic Township of Lobo), Municipality of Middlesex Centre.

Date: _____, 2021

Approval Authority: County of Middlesex

DRAFT

****Draft Official Plan Amendment 53 for discussion purposes only****
The following draft has **not** been adopted by Middlesex Centre or approved by the County of Middlesex.

AMENDMENT NO. 53

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 53 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

DRAFT

****Draft Official Plan Amendment 53 for discussion purposes only**
The following draft has **not** been adopted by Middlesex Centre or approved by the County of Middlesex.**

AMENDMENT NO. 53

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. 53

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

DRAFT

AMENDMENT NO. 53

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 extend the 'Aggregate Overlay' to the subject property. The effect of the amendment is to permit a new sand and gravel operation with proposed extraction below the established water table and identified on Schedule 'A' attached.

2.0 LOCATION

The properties are located at the on the north side of Glendon Drive (County Road 14) and east side of Amiens Road in the settlement area of Komoka. The subject properties are legally described as Concession 2 S Part Lot 1 and Concession 2 S Part Lot 1 S Part Lot 2, (geographic Township of Lobo), Municipality of Middlesex Centre.

The subject lands also abut the Canadian National Railway located to the north-west and immediately to the west of Amiens Road is the Municipality of Strathroy-Caradoc. Agricultural lands with farm residences surround the property. Within proximity of the subject lands are the existing Oriole Park Resort community to the west and residential neighbourhoods in Komoka to the east.

The majority of the lands are designated 'Settlement Employment' and 'Strategic Settlement Employment' in the Middlesex Centre Official Plan. The northwestern portion of the subject lands that abut the railway is also designated 'Parks and Recreation', 'Natural Heritage Enhancement Area', 'Natural Environment' and 'Hazard Lands'.

3.0 BASIS OF THE AMENDMENT PROVIDED BY THE APPLICANT

This Amendment is consistent with the Provincial Policy Statement and is in conformity with the County of Middlesex Official Plan which support the extraction of mineral aggregate sources as close to markets as possible. The proposal is in keeping with the provincial and county policy framework for development.

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

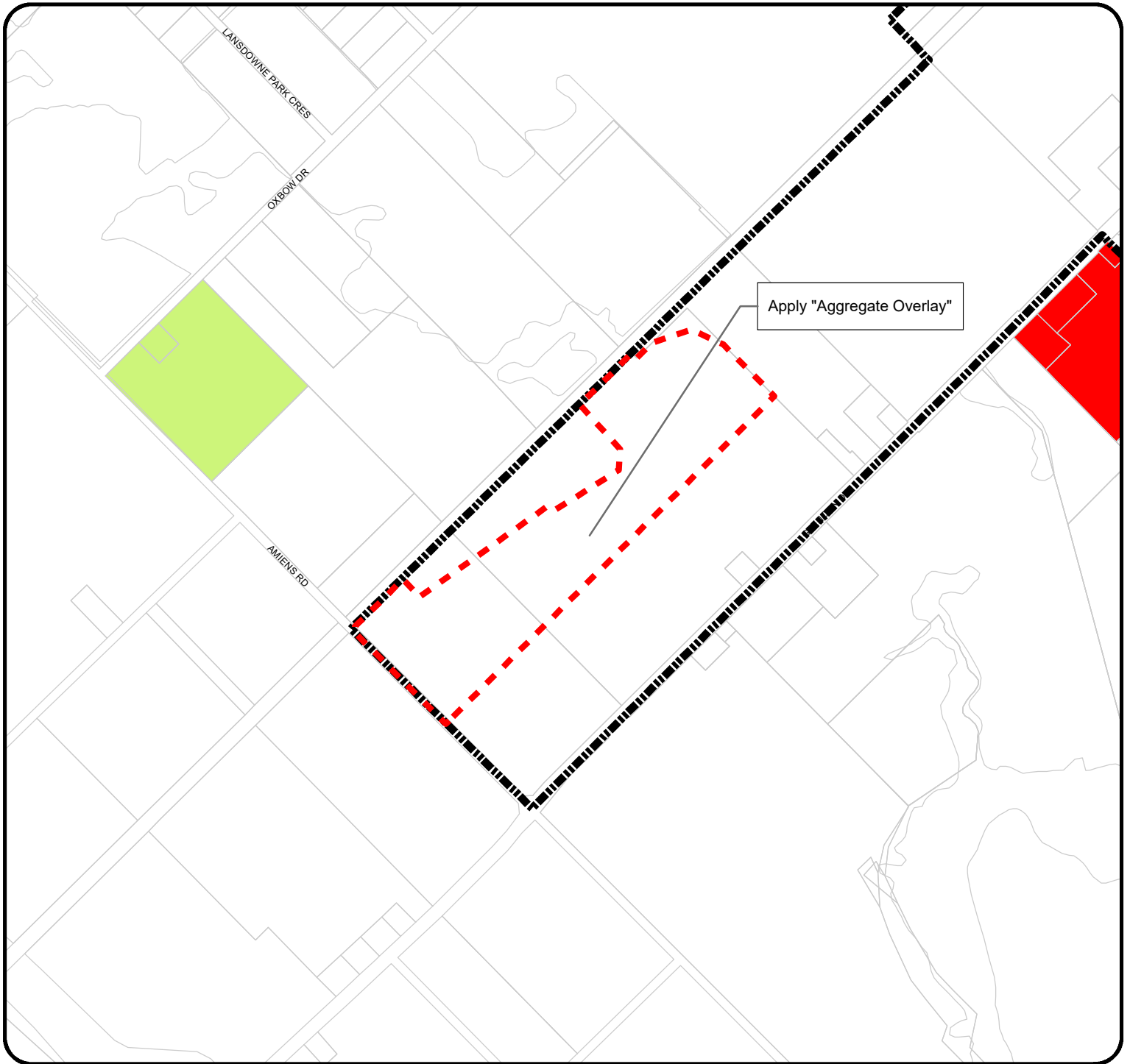
4.1 The document known as the Official Plan of the Municipality of Middlesex Centre is hereby amended by amending Schedule "A-2":

- i. By extending the "Aggregate Overlay" area to include the land legally described as Concession 2 S Part Lot 1 and Concession 2 S Part Lot 1 S Part Lot 2, (geographic Township of Lobo), Municipality of Middlesex Centre having a maximum depth of approximately 1033.0 metres and frontage of 297.3 metres along Amiens Road and an area of approximately 24.7 hectares, as shown on Schedule "A" of this amendment.

PART C - THE APPENDICES

SCHEDULE A: LAND USE PLAN

MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



LEGEND

- Subject Lands
- Settlement Boundary

Official Plan Designation

- Agriculture
- Parks and Recreation
- Settlement Commercial

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

