



Meeting Date: March 25, 2026

Prepared By: Marion-Frances Ramos Cabral, Planner

Tim Williams, MCIP, RPP, Planner

Submitted by: Stephanie Bergman, Manager of Planning and Development

Report No: PLA-09-2026

Subject: Application for Major Revision to Draft Plan of Subdivision (39T-MC0902); Filed by WSP on behalf of South Winds Development Co. Inc.

Recommendation:

THAT Report PLA-09-2026 re: Application for Major Revision to Draft Plan of Subdivision (39T-MC0902) filed by WSP on behalf of South Winds Development Co. Inc. be received;

AND FURTHER THAT the County of Middlesex be advised that Middlesex Centre recommends the changes to draft plan approval for the land known legally as Part Lots 7 & 8, Concession 1, Part Lot 7, BF Concession, former Township of Lobo, Middlesex Centre, County File: 39T-MC0902, subject to the draft plan conditions appended to the Middlesex Centre report PLA-9-2026, and subject to a three (3) year lapse period.

Purpose:

The purpose of this report is to provide Council and the public with information and a recommendation for a major redline revision to a draft approved plan of subdivision known as the 'Edgewater Estates' Subdivision and legally described as Part Lots 7 & 8, Concession 1, Part Lot 7, BF Concession in Kilworth.

A location map is included as Attachment 1 and proposed plan of subdivision as Attachment 2.

Background:

The land subject to the major revision is approximately 21.7 ha (53.6 ac) in area as these revisions would only impact the undeveloped areas of the 'Edgewater Estates' Subdivision. The lands are located south of the intersection of Glendon Drive (County Road 14) and Crestview Drive, south of Daventry Way and west of Edgewater Boulevard. The land is currently vacant of any development.

The subject lands are designated 'Residential' and 'Medium Density Residential' in the Middlesex Centre Official Plan and zoned 'Urban Residential First Density (UR1)' and 'Urban Residential Second Density exception 2 with Hold (UR2-2)(h-1)'. The surrounding land uses include existing and future low density residential development to the north, east and south; former aggregate pits to the west; the Thames River valley to the south and east; and the Komoka Provincial Park to the south and west.

History

This development has a long history with the application first being submitted in 2009. Since this time, it has been amended several times, and two phases of the development have been registered. Most recently the application had a redline revision filed in 2018 that was resolved during five days of settlement negotiations that ended with an OLT decision being issued in an April 2, 2024. In August 2024 the applicants submitted the subject redline revision, additional information was provided, and the application was circulated for comments in October 2024. Comments were correlated and provided to the applicant on November 18, 2024, requesting a revised servicing strategy, road layout without dead end streets, and the walking path restored among other items. A second submission was received on December 5, 2024. The submission was circulated and after a request for additional information was sent and comments were provided to the applicant on February 18, 2025, which were similar to the first submission. A third submission was made on November 11, 2025. Comments were provided on December 1, 2025, that narrowed the issues primarily to the configuration of the road and the need to eliminate the dead-end streets. A fourth submission was made on February 25, 2026, and staff confirmed on February 27 that it met the general requirements of the development guidelines and requested that the plan be updated to address some discrepancies. Staff sent out Notice of Intent to make a decision on March 4th, 2026.

Effect of the application

The effect of the redline revision is primarily in the area of the Phase 3 lands by combining Phase 3 and 5 and expanding into the Phase 6 lands (now phase 5). The plan continues the crescent shape road network but at the southwesterly end of the crescent there is a new access point out to Westbrook Drive. The old Phase 4 will remain the same and the earlier phases (1 and 2) have already been registered. More specifically this will convert 29 single detached dwelling lots into townhouse blocks/ lots and expand the number of units in total on this phase from 92 to 207.

The applicant has confirmed in the submissions that the proposed built form will not have any zoning conformity issues.

In support of the application, the Applicant submitted the following reports:

- Planning Cover letter (Attachment 4)
- Servicing and Stormwater Management Report (Attachment 5)
- Redlined and Phased Draft Plan of Subdivision.

Policy Regulation:

The Middlesex County Official Plan identifies Kilworth as a settlement area and defers to municipal official plans to delineate the boundaries of the settlement area. The subject land is designated 'Residential' and 'Medium Density Residential' and is subject to the Aggregate Overlay in the Komoka-Kilworth Urban Settlement Area & Secondary Plan (Schedule A-2 of the Official Plan). The subject land is zoned "Urban Residential First Density (UR1)' and 'Urban Residential Second Density exception 2 with Hold (UR2-2)(h-1)' within the Middlesex Centre's Comprehensive Zoning By-law.

As such, the policies and provisions below are applicable to the lands.

Provincial Planning Statement, 2024:

The Planning Act states that all decisions made by planning authorities/municipalities "shall be consistent with the policy statements issued" under subsection 3. The Provincial Planning Statement, 2024 (PPS) document is comprised of several policy statements and those that are applicable to the proposed development are noted below:

Generally, the PPS seeks to support the provincial direction to increase the supply and mix of housing options to address the full range of housing affordability needs. Further, the PPS supports a strong and competitive economy that is investment ready.

Section 2.1 – Planning for People and Homes establishes a policy framework by which municipalities are to plan for and provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents. Planning authorities should support the achievement of complete communities by accommodating a range of housing options, transportation options, employment, recreation, institutional uses and other uses to meet long-term needs. A complete community is also achieved by improve accessibility for people of all ages and abilities, and by improving social equity for all people and groups.

Section 2.2 – Housing further builds on the policies of Section 2.1 by directing municipalities to permit and facilitate all housing options and all types of residential intensification that efficiently uses land, resources, infrastructure, and public services.

Section 2.3 – Settlement Areas directs growth and development to settlement areas where new development varies in densities and land uses, and there are opportunities for intensification and redevelopment.

Section 3.6 – Sewage, Water and Stormwater requires municipalities to plan for sewage and water services to accommodate forecasted growth that efficiently uses and optimizes existing sewage and water services. Servicing and land use considerations must be integrated at all stages of the planning process. Consideration shall be made for opportunities to allocate and re-allocate unused system capacity of water and sewage services to support efficient use of the services to meet current and projected needs for increased housing supply.

Planning for stormwater management shall be integrated with planning for sewage and water services to ensure that systems are optimized, retrofitted as appropriate, feasible, and financially viable over their full life cycle. Planning should also consider the minimization, prevent or reduction of increases in stormwater volumes and contaminant loads, and consider green infrastructure to minimize erosion and changes in water balance. Municipalities must also mitigate risks to human health, safety, property and the environment.

Section 3.9 – Public Spaces, Recreation, Parks, Trails and Open Space identify that healthy, active and inclusive communities should be promoted by planning for and providing a full range of publicly-accessible built and natural settings for recreation, including parklands, public spaces, open space areas, trails and linkages. This can include the planning of public streets and spaces that foster social interaction and facilitate active transportation.

Section 4.5 – Mineral Aggregate Resources states that mineral aggregate resources shall be protected for long-term use and shall be identified. Further, the PPS directs that resources as is realistically possible shall be made available as close to markets as possible. If known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if the resource use would not be feasible; or the proposed land use or development serves a greater long-term public interest; and issues of public health, public safety and environmental impact are addressed.

Section 6.2 – Coordination directs municipalities to seek a coordinated approach when dealing with planning matters with all levels of government, agencies, boards and Service Managers. This also includes the direction to municipalities to undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

Middlesex County's Official Plan:

The County of Middlesex Official Plan (County Plan) identifies the subject property as within the Kilworth 'Urban Settlement Area'.

Section 2.2.3 – Aggregate Resources recognizes the need to balance competing priorities for the protection of aggregate resources for future extraction and the need to protect agricultural land, the natural system and other sensitive land uses. In areas of significant aggregate resources, uses which do not preclude future resource extraction may be permitted in accordance with the underlying land use designation. All uses which would preclude resource extraction shall be discouraged until such time as the resource has been substantially depleted.

Where supporting documentation is provided that demonstrates that the aggregate resource is of secondary quality and extraction is neither practical nor economically feasible, the subject lands may be used for a land use other than agriculture provided such land use conforms with the local official plan.

Section 3.2.4 – Detailed Land Use Policies-Settlement Areas (Urban Areas) provides additional development policies for lands within Settlement Areas. The County Plan further supports that Settlement Areas are developed in a manner that is phased and compact, and preserves the historic character of Settlement Areas and complements the positive elements of the existing built form. Further, new development will minimize negative affects on the Natural System.

Local official plan shall provide detailed land use policies for permitted uses in Urban Areas including a variety of housing types, commercial uses, industrial uses, community facilities, Natural Heritage System features, Recreation and Open Spaces, and other specific land use designations necessary to reflect the need and character of each Urban Area.

Section 2.4.5 – Sanitary Sewers and Water recognizes that the County does not fund or maintain sewer or water systems. However, the County promotes efficient and environmentally responsible development which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new development to proceed on the basis of full municipal services.

Middlesex Centre's Official Plan:

The Middlesex Centre Official Plan (Official Plan) designates the subject land as 'Residential' and 'Medium Density Residential' within the Kilworth Settlement Area on Schedule A-2: Komoka-Kilworth Urban Settlement Area & Secondary Plan, and places the Aggregate Overlay across the entire land. Additionally, the Official Plan identifies future collector roads and multi-use trails within the area connecting the subject land to neighbouring land.

Section 4.2 – Areas of Aggregate Resource Deposits provide policy direction for aggregate resource areas that have been shown as a policy overlay on Schedule A-2 and for new or expanding operations. For lands that are within or adjacent to resource area delineations, the uses permitted are those of the designations underlying the resource area so long as the use would not preclude or hinder extraction. Where extraction may be hindered or precluded, development may occur only if resource use would not be feasible; or the proposed land uses or development serves a greater long term public interest; and issues of public health, safety and environmental impact are addressed.

Section 5.1.1 – Urban Settlement Areas identify Komoka-Kilworth as a settlement area that provides or has the potential to provide full municipal services. All new proposed development shall be fully serviced as it is expected that Urban Settlement Areas will have the highest concentration and intensity of land uses and will be the focus for future

growth by accommodating a significant portion of expected growth over the Official Plan's planning period.

Section 5.2 – Residential Areas pertain to lands designated 'Residential' within settlement areas like the Komoka-Kilworth area. The 'Residential' designation permits a range of housing, institutional uses, municipal uses, parks or open space and group homes. The Municipality is to provide and encourage a wide variety of housing types, sizes and tenures to meet demographic and market requirements. The Municipality shall provide opportunities to increase the supply of housing through intensification while considering issues of municipal servicing capacity, transportation issues and potential environmental considerations. Specifically, the Municipality shall require that 15 percent of all development occur by way of intensification.

Residential development should also reflect a high quality of residential and neighbourhood design and have regard for the Municipality's Site Plan Manual and Urban Design Guidelines. This includes promoting a development that is designed to be sustainable and support public transit and oriented to pedestrians.

The Municipality shall also encourage housing accessible to lower and moderate-income households. In this regard the County of Middlesex through its Official Plan will require that 20 percent of all housing be affordable.

Permitted uses within the Residential designation include a variety of residential dwelling types except those that are portable or mobile. Other permitted uses include institutional uses such as schools and churches, municipal uses, parks or open space and group homes.

Section 5.2.3 – Policies for Multiple Dwellings in Residential Areas provides direction when considering multiple dwellings, including four plexes, townhouses and low/medium rise apartments. Locations should be proximate to adequate open space or park areas, schools, or Village Centre areas, like Komoka, where possible. Densities proposed should be compatible with adjacent densities when proposed adjacent to or within existing residential areas. Apartment dwelling should be located in proximity to a major roadway, or roadway suitable for carrying higher than average volume of traffic. The excessive clustering of multiple dwellings shall be avoided, and a general integration and distribution of such uses at appropriate locations within neighbourhoods or settlements is encouraged. The siting of multiple dwellings adjacent to or in proximity to Village Centres is encouraged. Lastly, clustered townhouses and apartments shall be subject to the site plan approval requirements of Section 41 of the *Planning Act* and Section 10.5 of the Official Plan and have regard for the site plan manual and urban design guidelines.

Section 5.7 – Komoka-Kilworth Secondary Plan provides objectives and policies intended to guide development in the community as the Urban Settlement Area is one of the primary areas to accommodate urban growth in Middlesex Centre. The Secondary Plan establishes goals for the area including: establishing a balanced mix of land uses serving key functions; planning for a community for all ages; minimize the consumption of prime agricultural land; plan for development of a new mixed-use Village Centre as part of a

centrally located destination area; provide for an appropriate range and mix of housing types and densities; planning for a safe, connected and multi-modal transportation network; and to protect aggregate resources for future extraction subject to preserving the long term use of the land for designated settlement area functions.

Section 5.7.4 – Komoka-Kilworth Residential Area Policies summarized below apply to lands designated ‘Residential’ and ‘Medium Density Residential’ in Schedule A-2 of the Official Plan.

The types of housing, density of development and targeted mix within the Residential and Medium Density Residential designations on Schedule A-2 are as follows:

Use	Housing Mix Targets	Net Density (units per ha)
Low density residential (e.g. singles, semis)	60%	Less than 20
Medium density residential (e.g. townhouses)	40%	20 to 50

The net density refers to the land area to be used for housing as well as the abutting local streets but does not include major streets and other residentially associated land uses. Notwithstanding the housing mix targets and net density provisions, multiple dwellings shall be permitted in the Residential designation in accordance with Section 5.2.3 – Policies for Multiple Unit Dwellings in Residential Areas.

Further, all residential development shall ensure appropriate orientation and massing of residential buildings to provide adequate private and public open spaces and to facilitate the penetration of sunlight into these spaces.

In addition to compliance with the urban design guidelines, private garages for residential development shall not project into the front yard more than the habitable portion of the building or porch on the main floor in order to limit visual and streetscape impacts of garages.

Lastly, entrance features to new residential neighbourhood development shall be encouraged where features are landscape related and require minimal maintenance.

Section 5.7.7 – Komoka-Kilworth Parks and Recreation Area Policies identify that the Municipality will work with the County and other public agencies to promote seamless connections and efficient multi-modal transportation access to the Wellness and Recreation Centre as part of public second projects such as area road improvements, sidewalk and cycling provision, trail development and wayfinding signage.

Existing and future Community and Neighbourhood Parks, Recreation Facilities and Multi-Use Trails are shown on Schedule A-2 of the Official Plan. The location of future parks and trails should be considered approximate and will be finalized through development approvals.

A Multi-Use Trail system providing continuous linkages among areas of housing, employment, commercial business and retail, the Village Centre and Wellness and Recreation Centre, Komoka Provincial Park, the Thames River, neighbourhood parks and open space and on-road pedestrian and cycling facilities, shall be provided generally as shown on Schedule A-2. To facilitate this, development proposals shall be required to include provisions for Multi-Use Trails and related walkway and on-road walking and cycling connections, and the dedication of land to the Municipality for the proposed Multi-Use Trails shall be required as a condition of development. Variations to the location of Multi-Use Trails may be permitted provided the intent of this Plan is maintained. The Municipality shall encourage the provision of supporting amenities such as bicycle parking, staging areas, benches, signage and other facilities, and this will be considered in the review and evaluation of all development proposals.

Section 5.7.11 – Komoka-Kilworth Servicing Policies identify that all land use and development proposals require full municipal services. This includes sanitary sewage collection and treatment, stormwater management and water distribution.

Construction and maintenance of services and utilities should be done in an efficient manner while minimizing conflicts with other land uses.

Services and utilities shall be provided in an orderly and coordinated manner that provides for future extension of services by developing sufficient capacity in the distribution, collection and treatment facilities to service the present and future needs of the municipality.

The Municipality promotes gravity-based sewage servicing and seeks to minimize the transfer of sewage flows across drainage areas by pump stations.

Existing and conceptual locations for future stormwater management ponds are shown on Schedule A-2. The location and number are considered approximate and revised locations and/or additional facilities shall be determined by the preparation of a plan for future land use and development proposals and/or the preparation of a Community Drainage and Stormwater Management Plan for Komoka-Kilworth.

5.7.12 – Komoka-Kilworth Transportation Policies identify a multi-modal transportation network on Schedule A-2. The local street pattern shall be based on a grid or modified grid layout that maximizes community connectivity and convenience of active transportation modes. Mid-block pedestrian walkways may be required for long blocks of development. New cul-de-sacs shall be avoided.

Sidewalks should be provided on both sides of local streets, within certain exceptions such as single-loaded/window streets. Sidewalk locations shall be integrated with the multi-use trail system.

Multi-use trails shall be planned and provided as an integral part of the transportation system. Proposals shall be required to include provisions for multi-use trails and related walkway and on-road walking and cycling connections. Variations to the location of multi-use trails may be permitted provided the intent of the Official Plan is maintained.

The Municipality shall encourage the provision of supporting amenities such as bicycle parking, staging areas, benches, signage and other facilities in all new development proposals.

The dedication of land to the Municipality for the proposed multi-use trails shall be required as a condition of development of the land.

Section 6.2 – Design Policies – Plans of Subdivision encourages subdivision design that considers existing and traditional street patterns and neighbourhood structure. Neighbourhood patterns are encouraged to provide clearly defined neighbourhood centres and edges where appropriate. Design should emphasize connectivity and multiple route choices for all transportation options.

Where new plans of subdivision are proposed in settlement areas characterized by standard or modified block patterns or traditional street grids, the continuation of such patterns is encouraged unless more suitable or innovative patterns are agreed to. Cul-de-sacs are discouraged in such circumstances.

Street patterns that create view corridors and vistas, particularly in circumstances where significant landmarks or features are involved, are encouraged. Wherever possible, new residences will be oriented toward streets or parks.

At the Municipality’s discretion, residential proponents may be required as part of a complete application to submit design guidelines with plan of subdivision applications, establishing how the policies of Section 6.0 have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, garage placement, and architectural treatment.

Alternative development standards as set out in the Provincial document “Making Choices: Alternative Development Standards Guidelines” will be considered. Such standards may relate to: boulevard widths, road rights-of-way and pavement widths; and alternative standards for the spacing and location of underground services.

Development shall have regard for the Municipality’s Urban Design Guidelines.

Section 6.3 – Design Policies-Site Plans and Infill Developments provide additional direction to guide infill development to ensure there is compatibility with existing residences and neighbourhoods. High quality site design and architectural design is encouraged for new medium density residential development. Setbacks, massing, location of parking, architecture and other design elements will be carefully reviewed to ensure new development is in keeping with the character of the neighbourhood.

Section 9.3 – Municipal Infrastructure and Services Policies identify that primary municipal services (water supply, sewage disposal and stormwater management) are present in Komoka. It is the policy of the Official Plan that future development in settlement areas proceed on the basis of full municipal services which is consistent with the Provincial Planning Statement, 2024 and County Official Plan policies for servicing.

Section 9.4.6 – Policies for Multi-Use Trails establishes principles when planning, constructing and maintaining multi-use trails. Multi-use trail proposals should address destinations/connectivity, safety visibility, multi-modal options, accessibility, municipal ownership, cost effectiveness, supporting amenities and partnership opportunities. All proposals must have regard for the Municipality’s Trails Master Plan, and the design may vary depending on the location and intended use.

The Middlesex Centre Official Plan was updated by way of Official Plan Amendment No. 59 (OPA 59) which was approved by the County of Middlesex on October 2, 2023 and subsequently appealed to the Ontario Land Tribunal. While many of these policies are not in-effect at this time, Council may have regard for these updated policies.

Policies within the Komoka-Kilworth secondary plan and other sections of the Official Plan are generally maintained with a few exceptions noted below:

- A General Residential Policy states that 20 percent of development in Urban Settlement Areas occur by way of intensification.
- Small scale commercial neighbourhood commercial development is permitted within the Residential designation.
- The Village Centre designation may permit medium to high residential density development.
- When considering the types of housing, density of development and targeted housing mix within the Residential and Medium Density Residential designations in the Komoka-Kilworth Secondary Plan, the *gross density* of less than 20 UPH for low density residential and 20 to 50 UPH for medium density residential should be considered. As a result of an Ontario Land Tribunal decision on November 19, 2025, the following definition applies to the subject land when determining gross density: *“Gross density refers to the density calculated over an entire development site (i.e. inclusive of all abutting streets, landscaped open space and other uses, but exclusive of lands designated Natural Environment or otherwise part of the Natural Heritage System) regardless of whether the development site is proposed to be developed in phases. Notwithstanding the housing mix targets and gross density provisions, multiple dwellings shall be permitted in the Residential designation in accordance with Section 5.3.3.”*
- New subdivision proposals shall include sidewalks, other active transportations infrastructure and traffic calming measures as deemed appropriate by the Municipality.
- Development shall be required to comply with the Municipality’s current infrastructure design standards, as amended from time to time.
- Public municipal facilities may be part of mixed-use private development to support the diversification of housing opportunities.
- Parks and Recreation permitted uses can include farmers markets, picnic areas, municipally owned recreational facilities, and museums, in addition to traditional public and private parks and open space areas.
- With regard to parkland dedication, the Municipality can require an alternative rate of 1 hectare for each 600 dwelling units within a plan of subdivision application instead

of the traditional 5% of residential land and 2% of commercial land to be dedicated for public park and recreational purposes.

- Additional Residential units are permitted where single detached, semi-detached and rowhouse dwellings are proposed as-of-right.

Middlesex Centre Zoning By-law:

The subject land is primarily zoned 'Urban Residential First Density with Hold (UR1)(h-1)' and 'Urban Residential Second Density exception 2 with Hold (UR2-2)(h-1)' for the draft plan area and 'Urban Residential First Density (UR1)' for the registered area within Middlesex Centre's Comprehensive Zoning By-law.

Permitted Uses within the 'Urban Residential First Density (UR1)' Zone include single detached dwellings, semi-detached dwellings, townhouse dwellings, street townhouse dwelling, multiple unit dwelling and additional residential units up to 4 dwelling units on a single lot.

Permitted uses within the 'Urban Residential Second Density exception 2 with Hold (UR2-2)(h-1)' include street townhouse dwelling, townhouse dwelling and all uses permitted within the 'Urban Residential Second Density (UR2) zone such as single detached dwellings, semi-detached dwellings, multiple unit dwelling, and additional residential units.

The precondition for the removal of the "(h-1)" holding symbol shall be that a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

As noted, the applicant has confirmed that the proposed built form will comply with the zoning existing on the property. In light of this no zoning bylaw amendment is proposed with this redline of the draft plan of subdivision application.

Consultation:

Notice of the application has been circulated to agencies, as well as property owners in accordance with the *Planning Act* and Ontario Regulation 544/06.

Public Comments:

At the time of writing this report staff did not receive correspondence from area residents.

Agency Comments:

At the time of writing the subject report the following comments were received:

The Municipality's Public Works and Engineering Department has worked closely with the file planners and the applicants through this redline amendment to ensure the proposal is consistent with the overall servicing strategy for the plan of subdivision prepared by

LDS Consultants and the resulting cost sharing agreements. Public Works and Engineering identified concerns with additional draft plan conditions originally proposed by the applicant, which would further break down phases into additional stages. The Municipality's position is that engineering and construction requirements for phasing are dealt with within the development agreement, prior to final approval, and therefore the additional conditions were not brought forward in the draft plan conditions in Attachment 3.

The Middlesex County Engineer reviewed the revisions to the Plan of Subdivision and has no objections to the proposal.

The Upper Thames River Conservation Authority (UTRCA) has no objection to the requested redline revision, but has asked either the applicant or Municipality to confirm that the proposed redline will not have a negative impact on the overall SWM strategy, pond sizing, or creation of any flooding or erosion concerns. While no significant impact on the overall strategy is anticipated at this time, as part of the engineering design prior to final approval of each Phase, the proponent will be required to confirm that the proposed development does not require any additional or modified stormwater controls as a result of the modifications included in the redline.

Analysis:

Planning staff have reviewed the rezoning application and the redline of draft plan approval application and find that it is consistent with the Provincial Planning Statement 2024, conforms with the County of Middlesex Official Plan as well as the Middlesex Centre Official Plan. The following section will review the reasons for this opinion:

Comments on Consistency with the Provincial Planning Statement 2024

- The proposal is located within a designated growth area of a settlement area (Komoka-Kilworth), on lands identified for residential development within the Middlesex Centre Official Plan.
- The residential dwellings will be fully serviced and provide for the efficient use of existing infrastructure and public service facilities.
- The additional intensification of these lots may potentially have an impact on the operation and functionality of the Wastewater Treatment Facility, additional phasing and timing restrictions of the development may be required. The draft conditions include that the subdivision draft plan approval is for 3 years and that prior to the "hold removal" and final approval of a subdivision phase, the applicant will have to receive an updated confirmation of servicing capacity. This is reflected in the conditions of draft plan approval for all subdivisions.
- The proposed redline revision will increase the number of dwellings permitted on the property and it is within the settlement boundary. This is where the PPS encourages intensification of underutilized sites and is an appropriate location for development.

- The redline changes lot layouts which are outside of the natural hazard and natural heritage areas and the buffer areas surrounding the natural heritage system and hazard lands which is consistent with the policies.
- Given that the application was submitted prior to the PPS 2024 it is appropriate to confirm that the development was assessed against the PPS 2024 and found to be consistent.

Given the above, it is staff's opinion that the applications are consistent with the Provincial Policy Statement.

Comments on the Conformity with the County of Middlesex Official Plan

- As noted above, the property is within a designated growth area of a settlement area and will be fully serviced and provides for the efficient use of infrastructure and public service facilities, the redline revision will not impact this.
- The redline revision will extend the compact design and utilize land within the settlement area in a manner that will increase the housing supply.
- Planning staff preferred a variety of housing types and the proposed townhouses is a departure from existing single detached dwellings from the registered section of the subdivision. This built form will fit within the existing community. The redline revision changes the size of the lots which is in keeping with the policies.
- The proposal results in the orderly development of this underutilized property.

Given the above, it is staff's opinion that the applications conform with the County Official Plan.

Comments on Conformity to the Middlesex Centre Official Plan

- As noted above, the proposal is located within a settlement area, on lands identified for residential development, the redline revision continues to provide a layout that represents an efficient use of residential lands.
- The lots will be fully serviced and provide for the efficient use of infrastructure and public service facilities.
- The densities proposed in the development have been averaged over the entire development (as per the OPA 59 definition) so while this particular phase exceeds the low-density designation in the Komoka-Kilworth secondary plan when the other components of the development are factored in (such as the roads and Stormwater management) the density is still less than 20 UPH.

As noted in the background, OPA 59 has been appealed to the Ontario Land Tribunal and while it was noted in the policy section of this report it has no legal implications for this application. It is worth noting that the application would be in conformity with the new policies.

Given the above, it is staff's opinion that the application will conform to the Middlesex Centre Official Plan.

Summary

Given the above and review by the public, agencies and council, planning staff is satisfied that the subject application is consistent with the PPS, 2024, and in conformity with both the County of Middlesex and Middlesex Centre Official Plans and comprehensive Zoning By-law. As such, it is appropriate that Middlesex Centre recommend draft plan approval subject to the attached draft plan conditions.

Financial Implications:

None.

Strategic Plan:

This matter aligns with the following strategic priorities:

- Balanced Growth

Attachments:

A1 – Location Map

A2 – Proposed Plan of Subdivision

A3 – Preliminary Draft Plan Conditions

A4 – Applicant Planning Cover letter

A5 - Functional Engineering Review (Servicing and Stormwater Management)