

I, Clerk of the Municipality of Middlesex Centre
Hereby Certify that this is a true and exact
copy of the original document
This 20TH day, of SEPTEMBER, 2022

AMENDMENT NO. 45


CLERK

TO

THE OFFICIAL PLAN

OF THE

Municipality of Middlesex Centre

Location: The subject property is located north of Oxbow Drive and west of Komoka Road. The property is legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre.

Date: September 7, 2022

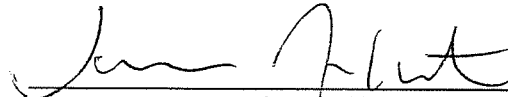
Approval Authority: County of Middlesex

AMENDMENT NO. 45

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 45 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 2022-084 on the 7th day of September, 2022, in accordance with the Planning Act, R.S.O. 1990, c.P.13.


Aina DeViet, Mayor


James Hutson, Clerk

AMENDMENT NO. 45

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. 45

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

AMENDMENT NO. 45

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 add a proposed secondary collector road to the land use schedule, to remove the aggregate overlay over the subject property, and re-designate the subject property from Residential to Residential and Medium Density Residential.

The effect of the Official Plan Amendment will facilitate the development of a plan of subdivision consisting of 167 lots for single detached dwellings, 6 blocks for medium density residential development, a park, and a stormwater management facility.

2.0 LOCATION

The subject property is located north of Oxbow Drive and west of Komoka Road. The property is legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township 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 and development on full municipal services within the settlement boundary of Komoka. The proposal is in keeping with the Provincial and County policy framework for development.

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

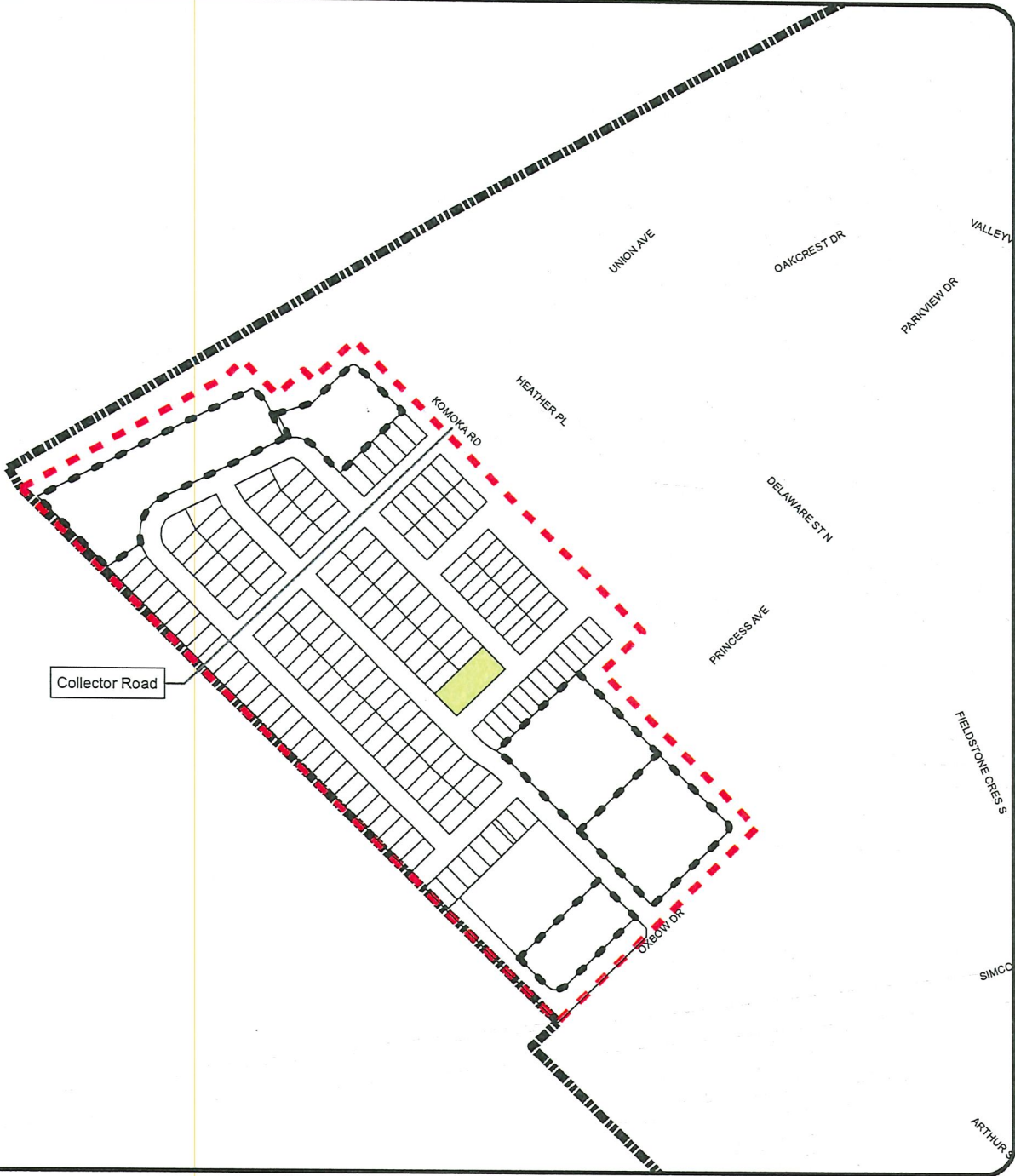
- 4.1 The document known as the Official Plan of the Municipality of Middlesex Centre is hereby amended by amending Schedule "A-2":
- i. By removing the aggregate overlay from the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre.
 - ii. By re-designating land from 'Residential' to 'Medium Density Residential' on the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre, comprising 5.3 hectares, as shown on Schedule "A" of this amendment.
 - iii. By re-designating land from 'Residential' to 'Parks and Recreation' on the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre, comprising 0.2 hectares, as shown on Schedule "A" of this amendment.
 - iv. By identifying a "Collector Road" on the subject property legally described as Part Lot 4, Concession 3, RP 33R-19922, Parts 1-3 (geographic Township of Lobo) in the Township of Middlesex Centre, as shown on Schedule "A" of this amendment.

PART C - THE APPENDICES

SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #45

SCHEDULE A: LAND USE PLAN

MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



LEGEND

Lands Subject to OPA 45

Settlement Boundary

County Boundary

Official Plan Designation

Agriculture

Parks and Recreation

Medium Density Residential

Residential

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

