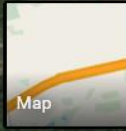
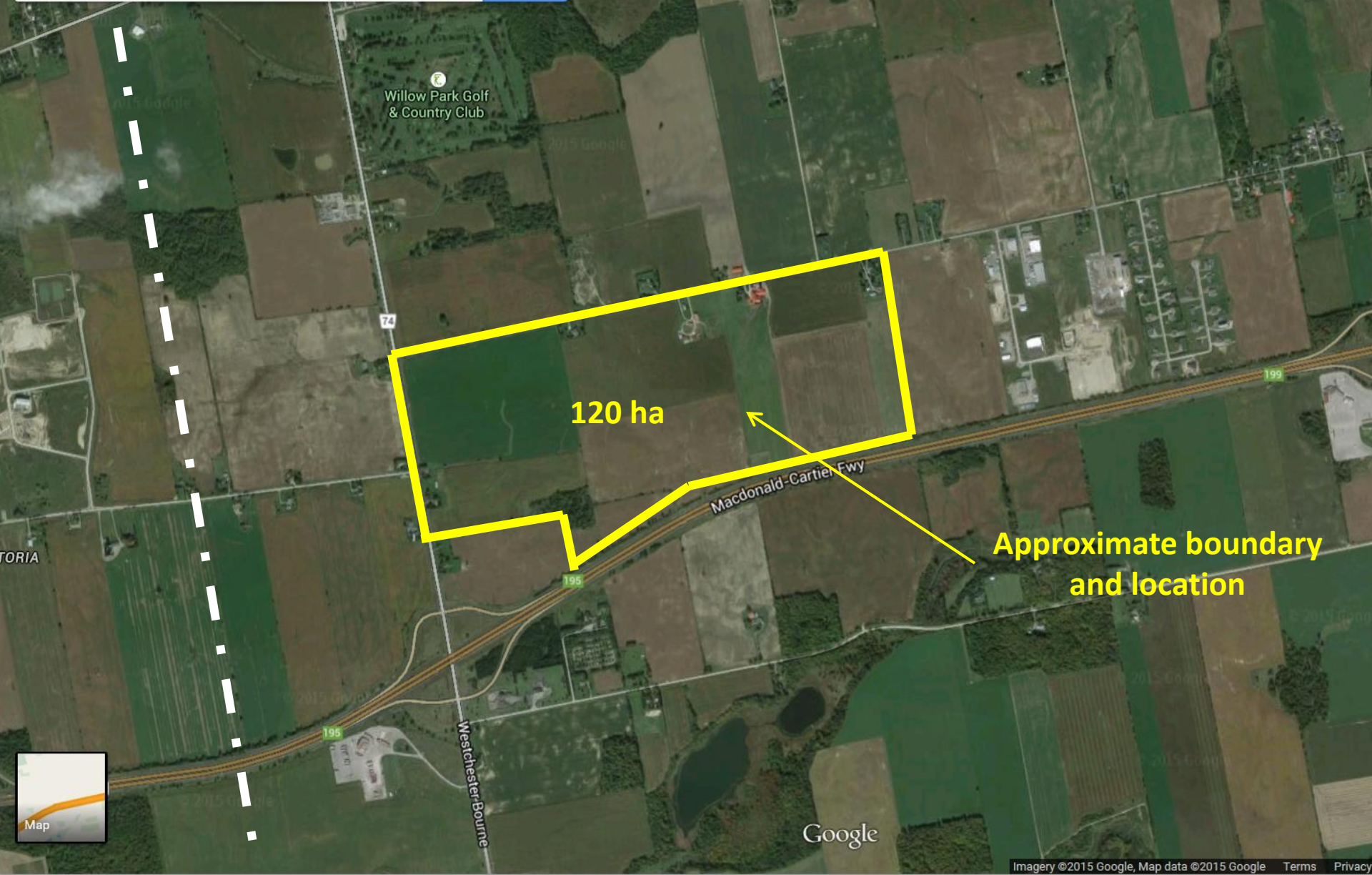


The Amendment

- Purpose of the Amendment: to make revisions to the Municipality's Official Plan arising from its comprehensive five-year review
- As part of the review, re-designated approximately **120 ha** from "Rural Industrial" to "Agriculture". These were areas formerly identified for rural industrial growth in the former Township OPs.
- The total 120 ha consolidated and added back as Rural Industrial
- Donnybrook Industrial Area, located just north of Highway 401, west of Dorchester Road

Navigation icons: Home, Search, and Menu.



Process to Date

- February 16, 2014 County and Municipality staff meet with City staff to provide overview of Thames Centre Official Plan Review (OPA 12). City to provide comments to County.
- March 29, 2014 City staff provide written comments to County. City staff note concerns regarding the extent of the proposed Rural Industrial designation adjacent to Highway 401, and suggest that a 20 year/40 ha land supply would be more appropriate.
- October 6, 2014 Municipality of Thames Centre Municipal Council adopts Thames Centre Official Plan Review (OPA No. 12).
- December 19, 2014 Staff provide written comments to County in response to County Notice regarding adoption of Plan at a future meeting of County Council. City again notes concerns regarding extent of lands to be designated for “Rural Industrial” development, and policy to permit “dry” industrial uses without full municipal services.
- January 19, 2015 Report to PEC regarding Municipality of Thames Centre Official Plan Review (OPA No. 12). Staff letter of December 19, 2014 attached to report.

Process to Date

- January 27, 2015 Municipal Council requests that Civic Administration advise Middlesex County of concerns previously expressed by Civic Administration regarding the amount of industrial land to be designated, and suggesting that a 20 year land supply is more appropriate.
- February 11, 2015 Staff forward letter containing Municipal Council resolution of January 27, 2015 to County.
- June 30, 2015 Middlesex County approves OPA 12 for the Municipality of Thames Centre, and Notice of Decision issued on July 2, 2015.
- July 20, 2015 Report to PEC regarding Notice of Decision of OPA No. for the Municipality of Thames Centre. July 22, 2015 is the Last day of Appeal

Basis for Appeal

- The County's Employment Land Needs Study (2012) estimates an annual absorption rate of **2 ha per year or 40 ha for the 20 year planning** period for Thames Centre.
- The area is to be redesignated from "Agriculture" to "Rural Industrial" in the Donnybrook Industrial Area is 120 ha, which **represents a 60 year land supply**. This is contrary to Policy 1.1.2 of the PPS, that directs that sufficient lands be made available to meet projected needs for a time horizon of up to 20 years, and Policy 1.1.3.1 which states that Settlement Areas are to be the focus of growth and development.
- The Employment Land Needs Study notes a **surplus of 213 ha of industrially designated lands in the Municipality of Thames Centre**, and a total supply of 703 ha in the County
- These lands are **designated "Rural Industrial"**. They are **not adjacent to the primary settlement areas of North Dorchester or Thorndale**, nor are they remnant industrial lands from previous Official Plans, which is the basis for the designation of "Rural Industrial" lands, contrary to the Municipality's Official Plan. Policy 1.1.4.2 states that rural settlement areas shall be the focus of growth and development in agricultural areas. These lands are not adjacent to either the primary settlement areas or a rural settlement area.
- These lands are **not presently serviced** with municipal or communal water or sewage systems, nor are they intended to be serviced. Policies 1.1.1 and 1.1.3.2 direct growth and development to areas where the necessary infrastructure is available.

Difference from London UGB Expansion

- The City recently added approximately 220 ha of land to the Urban Growth Boundary for future industrial development. At an absorption rate of 18 ha per year, the expansion represents approximately 12 years of supply, unlike Thames Centre, that has added a 60 year supply.
- The City's recent addition of lands for industrial development was within an expanded Urban Growth Boundary, adjacent to the existing UGB (Settlement Area) Boundary. The lands added in Thames Centre are not a settlement area expansion, nor are the lands adjacent to any settlement areas.
- The recent addition of lands by the City is to lands within an expanded UGB where full municipal services are to be provided. There are no municipal services to be provided to the lands designated "Rural Industrial" in Thames Centre.
- The redesignation of lands within the Urban Growth Boundary from "Industrial" to "Future Community Growth" will help to minimize the future requirement for an expansion of the City's Urban Growth Boundary to accommodate future growth.