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File No. 99MUNmc  
Planner: G. BARRETT

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MONDAY, MAY 7, 2012</b>
<b>FROM:</b>	<b>JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>COUNTY OF MIDDLESEX APPROVAL OF MUNICIPALITY OF MIDDLESEX CENTRE OPA 28</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Land Use Planning and City Planner, the following report **BE RECEIVED** for information.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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Comprehensive Official Plan Review and Komoka-Kilworth Secondary Plan, Municipality of Middlesex Centre, Planning and Environment Committee, February 27, 2012.

Comprehensive Official Plan Review and Komoka-Kilworth Secondary Plan, Municipality of Middlesex Centre, Information Report, Built and Natural Environment Committee, October 31, 2011.

Comprehensive Official Plan Review and Komoka-Kilworth Secondary Plan, Municipality of Middlesex Centre, Information Report, Built and Natural Environment Committee, June 13, 2011.

Comprehensive Official Plan Review and Komoka-Kilworth Secondary Plan, Municipality of Middlesex Centre, Information Report, Built and Natural Environment Committee, August 15, 2011.

<b>BACKGROUND</b>
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On March 21, 2012, Municipal Council adopted two resolutions regarding the County of Middlesex approval of the Comprehensive Official Plan Review and Komoka-Kilworth Secondary Plan for the Municipality of Middlesex Centre (OPA 28):

- *the Civic Administration **BE REQUESTED** to inform the County of Middlesex that the City of London does not object to the approval of Middlesex Centre Official Plan Amendment 28; and,*
- *the County of Middlesex **BE REQUESTED** to work with the Municipality of Middlesex Centre to develop phasing policies to managed Middlesex Centre's rate of growth and the physical expansion of Komoka-Kilworth and Ilderton.*

Staff met with County Planning Staff on multiple occasions to discuss the phasing request. City Official Plan growth management policies and information regarding the Growth Management Implementation Strategy (GMIS) were submitted to the County.

The County of Middlesex has concluded its review of Middlesex Centre OPA 28 as the Approval Authority for the Municipality's Official Plan. The Approval Authority review entailed a review of comments raised by provincial ministries, members of the public, and the City of London's request for phasing policies.

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In his report to County Council, the Manager of Planning identified that the following matters arising from the City of London:

- City of London did not object to the approval of OPA 28,
- consultations had occurred with City of London planning staff, and
- the City’s request for phasing policies.

In reference to the City’s request for phasing policies, the Manager of Planning concluded that:

*“After reviewing the phasing requirements of the Provincial Policy Statement, the County Official Plan, and the Middlesex Centre Official Plan, I am satisfied that the existing policies provide sufficient direction to the Municipality in this regard. The County will continue to work with the Municipality to ensure that phasing of new development occurs in a logical and well planned manner.”*

The Manager of Planning contacted City Staff in advance of his report to Council to indicate that he did not believe specific phasing policies were necessary. In his opinion, concerns about excessive growth are mitigated in OPA 28 through the restriction of residential and industrial development to lands within settlement area boundaries and given that new development areas abut existing designated growth areas. A commitment was made by the Manager of Planning that the County will continue to work with the Municipality of Middlesex Centre regarding the phasing of new development.

Middlesex County Council approved OPA 28 on April 24, 2012.

<b>COMMENTARY</b>
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City Planning Staff have consistently supported the provisions of OPA 28 designed to re-distribute urban land uses to serviced settlement areas within the municipality. Further, the aim of the Komoka-Kilworth Secondary Plan to use urban design principles to facilitate placemaking will provide significant benefits to that community.

Staff have raised concerns regarding the amount of residential and industrial growth that could occur as a result of new lands designated in the Komoka-Kilworth and Ilderton settlement areas through OPA 28. These issues informed the County’s review of the Official Plan Amendment and resulted in discussions between the County and Middlesex Centre planning staff. Given that the County does not believe that growth phasing policies are required for OPA 28, City Planning Staff are satisfied that the County was able to resolve concerns related to the potential for excessive growth in the Municipality.

Planning Division routinely tracks building permit data for the City of London and for surrounding municipalities (derived from Statistics Canada and the Canadian Mortgage and Housing Corporation). Using this information, City Planning Staff will monitor growth and development in Middlesex Centre for comparison with the Municipality’s OPA 28 projections. Also, as noted above, the County has undertaken to work with the Municipality regarding the phasing of growth.

OPA 28 anticipates that the build-out of new lands added to the settlement boundaries of Komoka-Kilworth and Ilderton will occur over a 20 year period. As a result, subsequent Official Plan reviews by the Municipality will not likely recommend the expansion of any settlement areas prior to reaching the 20 year horizon.

<b>CONCLUSION</b>
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Middlesex Centre OPA 28 was approved by the County of Middlesex on April 24, 2012. Although the City of London requested that the County work with the Municipality of Middlesex Centre to develop growth phasing policies, the County has not modified OPA 28 based on this request. County planning staff has committed to working with the Municipality in the future to ensure that growth is managed in a logical and well planned manner.

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<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>P. YEOMAN RESEARCH ANALYST, CITY PLANNING AND RESEARCH, PLANNING DIVISION</b>	<b>G. BARRETT, AICP MANAGER, CITY PLANNING AND RESEARCH, PLANNING DIVISION</b>
<b>RECOMMENDED BY:</b>	
<b>J.M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER</b>	

April 27, 2012  
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