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TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE MEETING ON Monday, October 31, 2011
FROM:	J.M FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	COMPREHENSIVE OFFICIAL PLAN REVIEW AND KOMOKA-KILWORTH SECONDARY PLAN MUNICIPALITY OF MIDDLESEX CENTRE

RECOMMENDATION

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

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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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.

BACKGROUND

On October 19, 2011, Staff appeared as a delegation at the public meeting held before the Council of the Municipality of Middlesex Centre to adopt Official Plan Amendment 28 (OPA 28) to the Municipality's Official Plan. The purpose of this amendment is to redirect future growth in the Municipality from the Hamlets, including Arva, to the larger settlement areas, including Komoka-Kilworth and Ilderton. Lands currently designated for future growth in many of the smaller hamlets would be redesignated for uses such as Agriculture, and new settlement areas would be added to the larger urban settlement areas of Ilderton and Komoka-Kilworth. OPA 28 also includes the Komoka-Kilworth Secondary Plan, which establishes detailed land use designations and community design policies for the Komoka-Kilworth settlement area.

At the public meeting, Staff identified the concerns of the City of London regarding the proposed Official Plan amendment that were noted in the Staff report to the Built and Natural Environment Committee in August. These concerns include:

- The rate and extent of growth proposed within the Municipality, particularly Komoka-Kilworth. The Plan anticipates a growth rate for Middlesex Centre of approximately 2%, twice the rate of the City of London.
- The Municipality's 2009 DC Study anticipated a 20 year growth rate of 120% in Komoka-Kilworth, and 60% growth rate in Ilderton, in advance of this Official Plan amendment.
- In addition to the re-allocation of settlement lands from the hamlets, the Plan proposes an additional 97 hectares of land to be included within the urban settlement areas.
- The amount of land added to the urban settlement areas to accommodate this growth would add up to 1,600 additional units. Staff estimate that there would be sufficient land to accommodate 3,700-4,100 units, a 30-35 year supply, 40%-50% more than the

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- forecasted need over the next 20 years.
- OPA 28 does not include a phasing plan for future growth, as required under the Provincial Policy Statement.
- Potential concerns of the City regarding the amount of serviced employment (industrial) lands to be added to both Komoka-Kilworth and Ilderton have not been addressed to date.

At the meeting, the Director of Planning requested a deferral of the adoption OPA 28 to allow the opportunity for Staff to review these issues with planning staff of Middlesex Centre. In the alternative, if the Council of Middlesex Centre would not defer adoption of OPA 28, the Director of Planning requested that Council direct staff to work with City of London planning staff to explore opportunities for addressing the City's concerns through the County review process. To date, the planning staff of Middlesex Centre have not been willing to meet with City staff to address Council's concerns regarding OPA 28.

The Council adopted Official Plan Amendment 28 at the public meeting on October 19, 2011. The Plan will now be reviewed by Middlesex County and the Province, with approval anticipated in 2012. The County is the approval authority for the Municipality.

Staff will continue to work with the planning staff at the County to seek resolution of Council's issues prior to the final approval of OPA 28.

PREPARED AND SUBMITTED BY:
G. BARRETT, AICP MANAGER, CITY PLANNING AND RESEARCH
RECOMMENDED BY:
J.M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING AND CITY PLANNER

October 21, 2011
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