

AMENDMENT NO. 4

TO THE OFFICIAL PLAN FOR THE COUNTY OF MIDDLESEX

November 5, 2025
Consultation Draft

**County of Middlesex
General Amendment**

Please Note: This Consultation Draft Amendment to the County of Middlesex's Official Plan may be revised at any point prior to County Council's consideration as a result of public input, agency comments, and further review by the County of Middlesex.

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PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes to the County of Middlesex Official Plan which constitute Official Plan Amendment No..

PART C - THE APPENDICES

The Appendices provide information related to the Amendment, but do not constitute part of the Amendment.

PART A – THE PREAMBLE

PURPOSE

The purpose of the amendment is to update the County of Middlesex's Official Plan to ensure that the land use planning policies are current, reflect updated Provincial policy, and reflect changing community needs for the next 30 -years.

The Official Plan is a land use planning document that includes a vision, goals, and land use policy directions for the County. The Plan provides a policy framework for topics such as Resource Management, Growth Management, and the provision of Physical Services by dealing with issues of Provincial and County interest. The Official Plan recognizes the planning powers and authorities vested in local municipalities and does not set out detailed local policies.

LOCATION

The amendment applies to the entire County of Middlesex.

BACKGROUND

The Official Plan Review involved a six-phase study process that included opportunities for input from the public, the County's Planning Advisory Committee, stakeholders, and agencies.

Phase 1: Project Initiation – at the commencement of the Official Plan Update, Section 26 of the Planning Act requires that Council hold a special public meeting to discuss potential revisions to the Official Plan and to ultimately give direction to launch the Official Plan Update process. In accordance with Section 26 of the Planning Act, County Council directed staff to undertake an update to the Official Plan on January 14th, 2025.

Phase 2: Background Reports and Policy Formulation – a background and policy formulation process was undertaken that includes the completion of reports by topic area in support of the Official Plan Update, to be included in the final planning report. Topic areas to be considered as part of this exercise include: Growth and Development, Housing, Agriculture, and Economy.

Phase 3: Middlesex 2056 Engagement – the Public Engagement phase ('Middlesex 2056') included updated web content, undertaking of social and traditional media messaging, outreach to commenting agencies, collaboration with local municipalities, Indigenous Community outreach, a community survey, the holding of stakeholder workshops, an Open House, (upcoming) and a Public Meeting (upcoming).

Phase 4: Draft Official Plan Amendment Refinement – in addition to consultation undertaken on topic specific areas, a Draft Working Copy Official Plan Amendment was completed for interest holder, agency and public review. Revised documents were prepared based upon the comments received.

Phase 5: Finalize Official Plan Amendment – a finalized Proposed Official Plan Amendment will be drafted based on the input received.

Phase 6: County Council to Consider and Adopt Official Plan Amendment – subject to County Council direction, a final Proposed Official Plan Amendment was (will be) considered for adoption and submission to the Province for Review and Approval in accordance with the Planning Act.

The primary subject matter initiatives undertaken in support of the Official Plan Review can generally be summarized within four topic areas:

- **Agriculture** - Agriculture is the predominant land use within the County and an important component of the economy and culture. Middlesex County's agricultural lands and agricultural operations are important locally, provincially, and nationally. The protection of farmland and promoting and supporting agri-businesses presents challenges and opportunities, however, good land use planning will ensure that Middlesex County will continue to be a place where current and future generations of farmers prosper.
- **Economy** - Employment areas encompass lands that are designated for employment uses to support job growth and the economy as the County continues to grow. The protection of employment areas through land use planning is fundamental to ensure that the County accommodate employment needs over the long-term. Additionally, land use planning will help Middlesex County attract workers and entrepreneurs, and contribute to communities that boast a wide range of businesses, including agri-business, which will enhance and diversify the local economy.
- **Housing** - Housing is a complex issue that has important implications for local communities. The County recently undertook an 'Attainable Housing Review' that examined the housing continuum and identified gaps in the provision of housing and corresponding strategies, including land use planning recommendations. Additionally, the new PPS includes further housing-supportive policy direction and an enhanced definition.
- **Growth and Development** - Across the County, building and development has remained steady across all types of applications. Population and Housing forecasts will continue to assist the County and local municipalities in managing growth and development, as well as planning for housing-enabling infrastructure. The new PPS provides for a planning horizon of 20 to 30 years, which provides municipalities with additional flexibility in respect of the year in which they will plan to. Additionally, the new PPS removes the requirement for a municipal comprehensive review (MCR), which was the process by which municipalities formerly contemplated settlement area boundary expansions.

- **Additional Considerations** – there may be minor or technical changes to be made to update wording to reflect changed Provincial or other terminology, update mapping schedules to reflect newer information, reflect recent changes to the Conservation Authorities Act and to include overarching policy direction as it relates to Complete Communities.

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PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 4 to the County of Middlesex Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Middlesex is hereby amended as follows:

1. By deleting those words and phrases shown as ~~strike through and shading~~ in Schedule 1 which is attached to and forms part of this Amendment;
2. By adding those words and phrases shown as underline and shading in Schedule 1 which is attached to and forms part of this Amendment;
3. By deleting Schedules “A”, “B”, “C”, “D”, “E”, “F”, and “G” in Schedule 1; and
4. By adding Schedules “A”, “B”, “C”, “D”, “E”, “F”, and “G” in Schedule 1 which is attached to and forms part of this Amendment.

SCHEDULE 1 TO OFFICIAL PLAN AMENDMENT NO. 4

The Consultation Draft Official Plan Amendment No. 4 is available at www.middlesex.ca and will be attached to the Proposed Official Plan Amendment No. 4 for Council consideration.

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PART C – THE APPENDICIES

The following Appendices are available at www.middlesex.ca and will be attached to the Proposed Official Plan Amendment No. 4 for Council consideration:

1. Population and Housing Projections Report
2. Middlesex County Strategic Plan 2025–2030
3. Planning Advisory Committee Meeting Minutes
 - a. Monday, February 3, 2025
 - b. Wednesday, March 5, 2025
 - c. Thursday, April 24, 2025
 - d. Wednesday, May 14, 2025
 - e. Wednesday, June 26, 2025
4. Consultation Final Report (to be completed following consultation)
5. Final Planning Report (to be completed following consultation)