



## Committee of Whole

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**Meeting Date:** January 17, 2023  
**Submitted by:** Durk Vanderwerff, Director of Planning and Development  
**SUBJECT:** Southwest Middlesex Official Plan Amendment No. 4; 2530628 Ontario Inc.; File No. 39-SWM-OPA4

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### **BACKGROUND:**

2530628 Ontario Inc. (Andrew Colafranceschi) has applied to amend the Southwest Middlesex Official Plan to re-designate the subject lands from a 'Commercial' designation to a 'Commercial Special Policy' designation in order to permit the establishment of four residential townhouse units. Residential uses are not otherwise permitted within the 'Commercial' designation.

The subject lands are located at the southeast corner of Davis Street and Longwoods Road (County Road 2), in Wardsville. The property is surrounded by residential and commercial uses, has an area of approximately 0.18 hectares (0.45 acres), and is currently vacant of buildings or structures. In addition to Amendment No. 4, locally the proposal has been subject to a zoning by-law amendment.

County Council is the Provincially delegated Approval Authority for locally adopted official plan amendments. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority. More detailed local planning analysis, as provided to Southwest Middlesex Council, is provided within the attached local planning report. In addition, a location map and a copy of Amendment No. 4 are appended to this report.

### **ANALYSIS:**

The application was submitted to the Municipality on July 4th, 2022 and adopted by Southwest Middlesex Council at their October 26<sup>th</sup>, 2022 meeting. The submission was accepted as complete by the County and a further agency / ministry circulation was not undertaken given the limited extent of the change.

The Provincial Policy Statement provides direction to support healthy and vibrant communities by providing an appropriate range and mix of residential uses, including townhouses to meet current and long-term needs of residents. The County Official Plan

policies encourage a wide variety of housing types and styles to meet projected demographic and market requirements of current and future residents, subject to appropriate servicing. The Southwest Middlesex Official Plan provides more specific criteria to be considered when evaluating mixed-use development, and the Municipality is satisfied that those criteria have been met by Amendment No. 4. The attached local municipal planning report addresses the land use policy documents in further detail.

During the local process, written submissions were received from the public expressing concerns related to the impact of the development on neighbouring wells, impact of built form (townhouses) on neighbouring properties, parking, and stormwater management.

I have reviewed Amendment No. 4 against the PPS, the County Official Plan, and the Southwest Middlesex Official Plan. I am satisfied that Amendment No. 4 is consistent with the PPS, conforms to the intent and purpose of the County's Official Plan and the Southwest Middlesex Official Plan, and represents sound land use planning. I am therefore recommending approval of Official Plan Amendment No. 4, as adopted.

#### **FINANCIAL IMPLICATIONS:**

The budget expense related to the Provincially delegated Approval Authority responsibility for local official plans is offset, to an extent, through the collection of application fees.

#### **ALIGNMENT WITH STRATEGIC FOCUS:**

This report aligns with the following Strategic Focus, Goals, or Objectives:

<b>Strategic Focus</b>	<b>Goals</b>	<b>Objectives</b>
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	Create an environment that enables the attraction and retention of businesses, talent, and investments Support the development and prosperity of downtown core areas in Middlesex County

#### **RECOMMENDATION:**

That Amendment No. 4 to the Southwest Middlesex Official Plan be approved and that staff be directed to circulate a Notice of Decision as required by the Planning Act, and that the Notice of Decision indicate that no written submissions were received concerning this application.

#### *Attachments*