


AMENDMENT NO. 4
TO THE
SOUTHWEST MIDDLESEX OFFICIAL
PLAN

SUBJECT: WARDSVILLE COMMERCIAL SPECIAL POLICY AREA
NO.1
2530628 ONTARIO INC/ C.O ANDREW
COLAFRANCESCHI
PLAN 127, LOTS 26, 27 & PART LOT 28,
WARDSVILLE

October 26th, 2022

Certified a true copy



Clerk, Municipality of Southwest Middlesex

Dated November 4, 2022

AMENDMENT NO. 4
to the
OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTHWEST
MIDDLESEX

PART 1 – **THE PREAMBLE** – does not constitute part of this Amendment

PART 2 – **THE AMENDMENT** – text constitutes Amendment No. 4

**AMENDMENT NO. 4
to the
OFFICIAL PLAN FOR THE MUNICIPALITY OF SOUTHWEST
MIDDLESEX**

PART 1- THE PREAMBLE

1.0 PURPOSE OF THIS AMENDMENT

The purpose and effect of the Application for Official Plan Amendment (OPA 4) is to change the designation of the lands from 'Commercial' to a 'Commercial Special Policy Area' designation in order to permit the establishment of four residential townhome units with accessory commercial uses on the lands legally described as Plan 127, Lots 26, 27 & Part Lot 28, Wardsville.

2.0 LOCATION OF THIS AMENDMENT

The subject lands are located at the southeast corner of Longwoods Road (County Road 2) and Davis Street in the Community Settlement Area of Wardsville. The subject land has an area of approximately 0.18 ha (0.45 ac) and are currently vacant of buildings or structures. Surrounding uses are residential and commercial in nature.

3.0 BASIS OF THE AMENDMENT

The development proposal is consistent with the Provincial Policy Statement for the following reasons:

- The development proposal is located within a Settlement Area;
- The development will intensify the use of the lands, which have otherwise been vacant;
- The development is a multi-family residential building with an employment component, which is considered to be an efficient use of the lands;
- The development will contribute to the diverse housing needs of current and future residents;
- The development will include employment opportunity for the residents of the townhome units;
- The development will be on full municipal services.

The proposed Official Plan and Zoning By-law Amendment to permit the establishment of four townhome units with commercial accessory uses is in conformity with the County of Middlesex Official Plan, as development is encouraged within settlement areas on full municipal services. Additionally, permitted uses listed within the 'Community Area' policies include a variety of housing types as well as commercial uses primarily serving the day-to-day needs of the residents of the

community. The proposal also conforms to the County Official Plan policies for intensification by way of creation of new residential units on vacant or underdeveloped lands through infilling in Settlement Area. The scale and density of development is consistent with the 'Community Area' policies of the County Official Plan, and will not result in the expansion of the settlement area boundary or servicing infrastructure.

The proposal meets several of the Southwest Middlesex Official Plan's housing and Wardsville goals and objectives, including providing a wide variety of housing needs to meet community needs, through residential intensification on a vacant and underutilized parcel of land. Additionally, the proposal supports the commerce goals and objectives of strengthening commercial areas by providing a 30 m² commercial space within each residential townhome unit. The development will maintain the character of the area, as surrounding uses are predominantly residential in nature, with some commercial uses along Longwoods Road (County Road 2).

The 'Commercial' land use designation policies within the Southwest Middlesex Official Plan, primarily permit commercial uses, however, also permit residential uses within commercial uses, as well as non-commercial uses that are compatible with commercial development. Although permission for townhomes is limited to the 'Residential' land use designation, the application to permit four townhome units with accessory commercial spaces is considered to be appropriate for the subject lands given the surrounding predominantly residential used lands, as well as the range of uses outlined in the 'Commercial' land use policies for the Community Area of Wardsville. It is also noted that the proposal will not remove the future commercial use of the lands in the event the current or future owner(s) wishes to establish a compatible commercial use on the lands.

The proposal has been reviewed against the urban design standards within the Southwest Middlesex Official Plan, and have advised the applicant the importance of the buildings presence along the commercial corridor. The applicant has advised buffering will be provided along the shared boundaries with lower density residential properties. Adequate parking has been provided for each townhome unit and accessory commercial use. Additionally, on-street parking is available on Longwoods Road (County Road 2). The development is proposed to be established with full municipal services, as per the Functional Servicing Report, attached. The Municipality will continue to work with the applicant on the urban design, servicing, building, and engineering requirements through the Site Plan Control process.

PART 2 - THE AMENDMENT

The Official Plan for the Municipality of Southwest Middlesex is hereby amended as follows:

1. **THAT** Schedule "D" being "Wardsville Community Area: Land Use and Transportation Plan" be amended by changing the designation of Plan 127,

Lots 26, 27 & Part Lot 28, Wardsville from 'Commercial' to 'Commercial Special Policy Area No. 1' as shown on Schedule "D" hereto, and;

2. **THAT** Section 4, being 'Community Areas: Wardsville' is hereby amended by adding subsection 4.4.2.4 as follows:

"Section 4.4.2.4 Commercial Special Policy Area No. 1

Notwithstanding the policies of Section 4.4.2, four townhome units may be permitted together with accessory uses as more specifically set out in the Zoning By-law on the lands legally described as Plan 127, Lots 26, 27 & Part Lot 28, Wardsville, subject to an amendment to the Zoning By-law and Site Plan Control."