



Committee of Whole

Meeting Date: February 14, 2023
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: Newbury Official Plan Amendment No. 14; York Street; File No. 39-NEW-OPA14

BACKGROUND:

Kenneth Daley and Nadine Grant have applied to amend the Newbury Official Plan for a property located at 3 York Street. Amendment No. 14 would re-designate the property from a 'Commercial' designation to a 'Residential' designation in order to permit the use of a former church as a residence.

The subject lands are at the corner of York Street and Dundas Street west of the Village Office. Surrounding land uses are primarily residential with some limited commercial uses. In addition to Amendment No. 13, locally the proposal would be subject to a zoning by-law amendment to permit to rezone the subject lands to a new site-specific 'Residential First Density (R1)' zone.

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 Newbury Council, is provided within the attached local planning report. In addition, a location map, and a copy of Amendment No. 14 are appended.

ANALYSIS:

The application was submitted to the Village on June 17, 2022 and was subject to a public meeting on October 4, 2022. Amendment No. 14 was subsequently adopted by Newbury Council and submitted to the County as the Approval Authority. The submission was accepted as complete by the County and a further agency / ministry circulation was not undertaken given the location and the limited extent of the change. The County has not received comment from the public concerning Amendment No. 14.

The Provincial Policy Statement and County Official Plan provide direction on matters of Provincial and County interest and seek to encourage development in settlement areas on full municipal services. Settlement areas are intended to accommodate a variety of

non-agricultural uses provided the development is compatible with surrounding areas and represents an efficient use of land and infrastructure. Residential infill, adaptive re-use of buildings, and redevelopment of underutilized lands are supported by the planning policies. The reuse of former churches as a residence is not uncommon across the County.

The Newbury Official Plan does not provide direction regarding the conversion of commercial land to non-commercial uses. However, new residential development in this area of the Village is encouraged where it is limited in scale, does not detract from the commercial focus of the Village's commercial centre, and where residential uses do not limit the ability for commercial uses to establish or expand. The proposed residential use is compatible with the surrounding area and can be supported on full municipal services.

I have reviewed Amendment No. 14 against the PPS, the County Official Plan, and the Newbury Official Plan. I am satisfied that Amendment No. 14 is consistent with the PPS, conforms to the intent and purpose of the County's Official Plan and the Newbury Official Plan, and represents sound land use planning. I am therefore recommending approval of Official Plan Amendment No. 14, 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:

Strategic Focus	Goals	Objectives
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

That Amendment No. 14 to the Newbury 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

Attachment 1 Location Map

Attachment 2 Amendment No. 14

Attachment 3 Planners Report