



## Committee of Whole

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**Meeting Date:** March 14, 2023  
**Submitted by:** Durk Vanderwerff, Director of Planning and Development  
**Subject:** Newbury Official Plan Amendment No. 15; Concession Drive;  
File No. 39-NEW-OPA15

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### **BACKGROUND:**

Storey, Denomme & Ross Dentistry & 1974516 Ontario Limited have applied to amend the Newbury Official Plan for a property located on the north side of Concession Drive (County Road 14), east of Hagerty Road (County Road 1). Amendment No. 15 would re-designate the subject properties from a 'Commercial' designation to a 'Commercial Special Policy' designation to permit residential uses (townhomes).

Residential lands are located immediately to the north, commercial uses to the west, and institutional uses to the east. Residential and agricultural lands are located on the south side of Concession Drive in the Municipality of Southwest Middlesex.

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. 15 are appended.

### **ANALYSIS:**

The application was submitted to the Village in November 2022 and was subject to a public meeting in January 2023. Amendment No. 15 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. 15.

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, higher density residential development, and redevelopment of underutilized lands are supported by the planning policies.

The Newbury Official Plan does not provide direction regarding the conversion of commercial land to non-commercial uses. Generally, new residential development in commercial areas 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 medium density residential use is compatible with the surrounding area and can be supported on full municipal services. Amendment No. 15 proposes a special policy area to permit medium density residential uses in addition to commercial uses which provides for the flexibility of commercial uses in the future.

I have reviewed Amendment No. 15 against the PPS, the County Official Plan, and the Newbury Official Plan. I am satisfied that Amendment No. 15 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. 15, 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	Support the development and prosperity of downtown core areas in Middlesex County

**RECOMMENDATION:**

THAT Amendment No. 15 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. 15

Attachment 3 Local Planning Report