

AMENDMENT NO. 14

TO

THE OFFICIAL PLAN

OF THE

VILLAGE OF NEWBURY

Location: The subject property is located on the west corner of York Street and Dundas Street. The property is municipally known as 3 York Street and legally described as Lots 1 and 2 Pt Lot 1 NS Dundas Plan 153 Block B, Village of Newbury.

Date: October 4, 2022

Approval Authority: County of Middlesex

I, Cathy Case, Clerk-Treasurer of the Village of Newbury do hereby certify this is a true copy of the original document which has not been altered in any way.


Cathy Case, Clerk-Treasurer

AMENDMENT NO. 14

To the Official Plan of the Village of Newbury

The attached, constituting Amendment No. 14 to the Official Plan of Village of Newbury, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of the Village of Newbury by By-law No. 18-22 on the 4th day of October, 2022 in accordance with the Planning Act, R.S.O. 1990, c.P.13.

_____

Diane Brewer
Reeve

_____

Cathy Case
Clerk

I, Cathy Case, Clerk-Treasurer of the Village of Newbury do hereby certify this is a true copy of the original document which has not been altered in any way.

_____
Cathy Case, Clerk-Treasurer

AMENDMENT NO. 14

To the Official Plan of the Village of Newbury

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. 14

PART C - THE APPENDICES - do not constitute part of this Amendment.

AMENDMENT NO. 14

To the Official Plan of the Village of Newbury

PART A - THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Commercial designation to the Residential designation to permit residential uses on the subject property and permit the re-use of an existing institutional building for residential purposes.

2.0 LOCATION

The subject property is located on the west corner of York Street and Dundas Street. The property is municipally known as 3 York Street and legally described as Lots 1 and 2 Pt Lot 1 NS Dundas Plan 153 Block B, Village of Newbury.

The surrounding land uses are predominately residential with some commercial uses along Hagerty Road and York Street.

3.0 BASIS OF THE AMENDMENT

The Planning Act requires all decisions made under the Act "be consistent with" the Provincial Policy Statement, 2020 (PPS) and in conformity with the applicable County of Middlesex and Village Newbury Official Plans.

The Provincial Policy Statement, 2020 (PPS), the County Official Plan, and the Newbury Official Plan all encourage development in settlement areas on full municipal services provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure.

The PPS states that planning authorities shall promote economic development and competitiveness by providing an appropriate mix and range of employment including commercial and industrial lands, and by facilitating the conditions for economic investment within the municipality. Planning Authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

Urban Areas in the County shall demonstrate the potential to accommodate future growth. Local municipalities shall develop Growth Management

Strategies to rationalize the type, amount, location and timing of growth and development and to establish the basis for the provision of the services and the necessary infrastructure.

The subject proposal satisfies the PPS and County Official Plan as the lands are underutilized and vacant of commercial uses, repurposes an existing institutional building, and there appears to be sufficient land available for commercial uses in other areas of the Village of Newbury. Additionally, the subject lands abut existing residential uses and, as a result, are compatible with the proposed residential use. The proposed uses can be supported on full municipal services and have year round access to a public roadway

The Newbury Official Plan provides a framework for proposed amendments thereto. The subject proposal complies with the policies of the Newbury Official Plan in that it is consistent with the PPS and in conformity with the County Official Plan. In addition, the subject proposal is justifiable in that the re-designation would facilitate in the re-use of existing vacant buildings.

According to the Village of Newbury Zoning By-law, the lands at 3 York Street are zoned 'General Commercial (C1)'. The applicants have advised that the lands subject to the re-designation will be the subject of a rezoning application and are proposed to be re-zoned from 'General Commercial (C1)' to a new site-specific 'Residential First Density (R1)' in order to permit the residential use within the existing building.

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

The document known as the Official Plan of the Village of Newbury is hereby amended:

- i. By amending Schedule "A", Future Land Use Plan, of the Official Plan of the Village of Newbury by changing the designation of part of 3 York Street and legally described as Lots 1 and 2 Pt Lot 1 NS Dundas Plan 153 Block B, Village of Newbury from '**Commercial**' to '**Residential**' as shown on Schedule "A".

PART C - THE APPENDICE

**OFFICIAL PLAN AMENDMENT No. 14
SCHEDULE "A"**

Applicant: Kenneth Daley and Nadine Grant

3 York St.
Village of Newbury



Village of NEWBURY



Published by the County of Middlesex
Planning Department
399 Ridout Street N., London, ON
(519) 434-7221
May 2022



**LANDS SUBJECT OF AMENDMENT NO. 14
AND REDESIGNATED FROM 'COMMERCIAL'
TO 'RESIDENTIAL'**



1:1,000
0 10 20 30 Meters

Disclaimer: This map is for illustrative purposes only.
Do not rely on it as being a precise indicator of routes,
locations of features, nor as a guide to navigation.