


AMENDMENT NO. 15

To the Official Plan of the Village of Newbury

The attached, constituting Amendment No. 15 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 5 - 23 on the 10th day of January, 2023, in accordance with the Planning Act, R.S.O. 1990, c.P.13.



Diane Brewer
Reeve

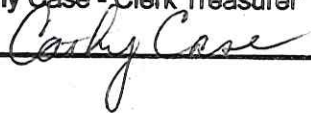


Cathy Case
Clerk

This photocopy is a true copy of the original document which has not been altered in any way - Date January 19 2023

Village of Newbury NOL 120
519-693-4941

Cathy Case - Clerk Treasurer



AMENDMENT NO. 15

TO

THE OFFICIAL PLAN

OF THE

VILLAGE OF NEWBURY

Location: The subject properties are located on the north side of Concession Drive (County Road 14), east of Hagerty Road (County Road 1). The properties are municipally known as 1788 and 1792 Concession Drive and legally described as Pt Lots 3 & 4 RCP 434 Designated as Pts 1 & 4 Plan 33R-12708, Subject to Easement over Pt 4 Plan 33R-12708 as in M015895, and Pt Lot 4 RCP 434 Designated as Pts 2 & 3 Plan 33R-12708, Village of Newbury.

Date: January 10, 2023

Approval Authority: County of Middlesex

AMENDMENT NO. 15

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. 15

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

AMENDMENT NO. 15

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 properties from the Commercial designation to the Commercial designation with Special Policy Area to permit residential uses (townhouses).

2.0 LOCATION

The subject properties are located on the north side of Concession Drive (County Road 14), east of Hagerty Road (County Road 1). The properties are municipally known as 1788 and 1792 Concession Drive and legally described as Pt Lots 3 & 4 RCP 434 Designated as Pts 1 & 4 Plan 33R-12708, Subject to Easement over Pt 4 Plan 33R-12708 as in M015895, and Pt Lot 4 RCP 434 Designated as Pts 2 & 3 Plan 33R-12708, Village of Newbury.

The surrounding land uses are predominately residential on the north side of Concession Drive (County Road 14) with Institutional uses to the east. Agricultural uses located in Southwest Middlesex exist on the south side of Concession Drive (County Road 14).

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, and the Special Policy Area continues to permit Commercial land uses to provide flexibility for future land uses, and avoids removing commercial lands from the existing supply. Additionally, the subject lands abut residential and institutional 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 infill development within a settlement area.

According to the Village of Newbury Zoning By-law, the lands at 1788 and 1792 Concession Drive (County Road 14) are zoned 'General Commercial (C1)'. The applicant has 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 'Highway Commercial (C2)' to a new site-specific 'Highway Commercial exception 1 (C2-1)' in order to permit the residential uses (townhouses).

PART B - THE AMENDMENT

4.0 DETAILS OF THE AMENDMENT

4.1 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 1788 and 1792 Concession Drive and legally described as Pt Lots 3 & 4 RCP 434 Designated as Pts 1 & 4 Plan 33R-12708, Subject to Easement over Pt 4 Plan 33R-12708 as in M015895, and Pt Lot 4 RCP 434 Designated as Pts 2 & 3 Plan 33R-12708, Village of Newbury from 'Commercial' to 'Commercial – Special Policy Area #1' as shown on Schedule "A".

4.2 Section 3.4 'Commercial and Industrial' of the Official Plan of the Village of Newbury is hereby amended as follows:

i. By adding/amending a new subsection and the following text:

"For the lands subject to Special Policy Area #1 [related to OPA 15], uses permitted in Section 3.3 – 'Residential' of this Official Plan are permitted on the lands as primary uses in addition to compatible commercial and institutional uses permitted in this section. New residential uses are subject to policies contained in Section 3.3. Where mixed-use developments are proposed, other policies may apply including provincial regulations where residential and commercial."

PART C - THE APPENDICE

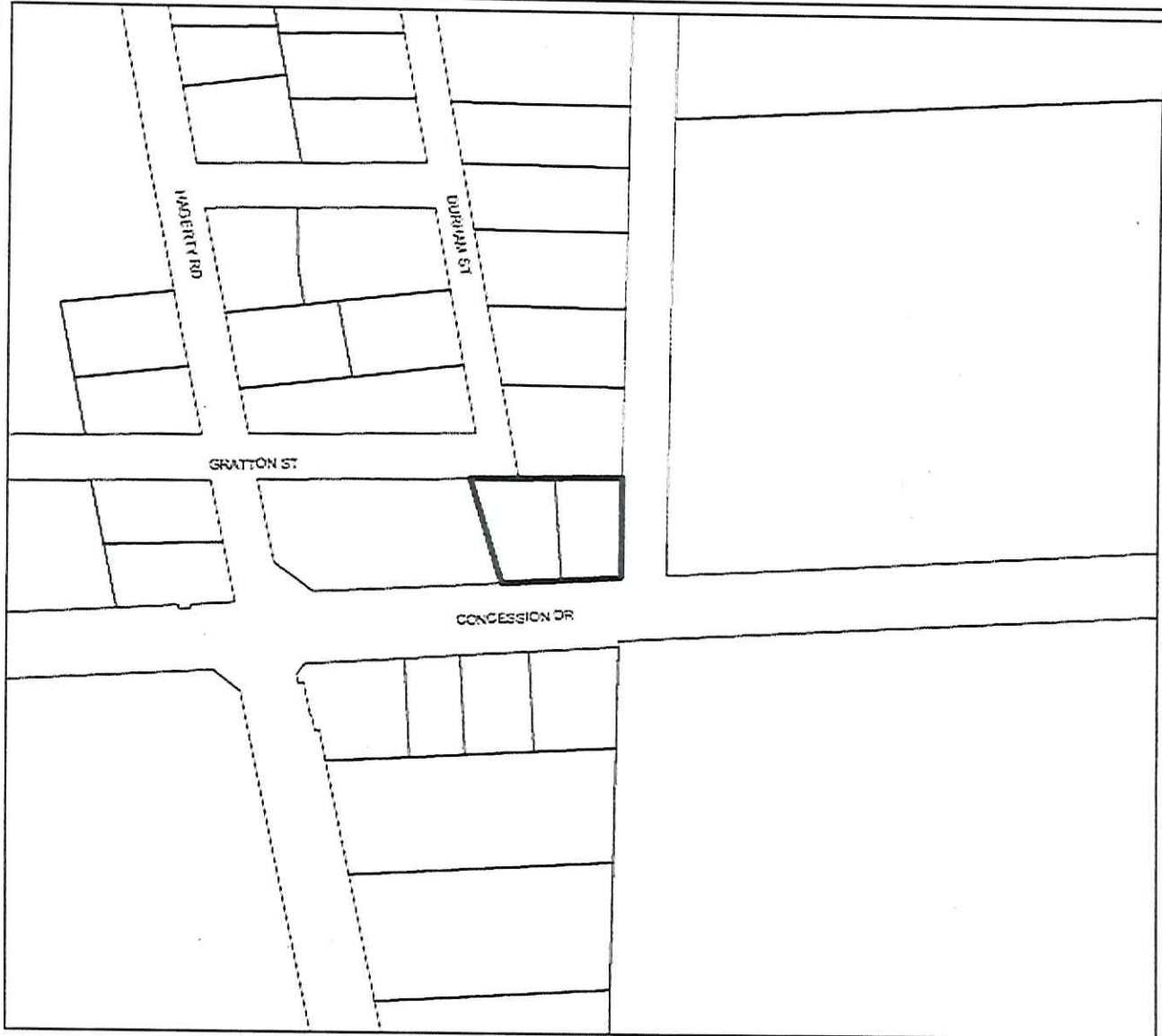
**OFFICIAL PLAN AMENDMENT No.15
SCHEDULE "A"**

**Applicant: Storey, Denomme & Ross Dentistry Professional Corp &
1974516 Ontario Limited**

1788 and 1792 Concession Drive
Village of Newbury



Village of NEWBURY



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Planning Department
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N1Y 4Z6-7521
October 2022



**LANDS SUBJECT TO AMENDMENT NO.15 AND
REDESIGNATED FROM 'COMMERCIAL' TO
'COMMERCIAL - SPECIAL POLICY AREA NO.1'**



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

