

# Village of Newbury

## Official Plan Review: Newsletter #1 – February 2025

### What is the purpose of this review?

The Village of Newbury is initiating a review of its Official Plan to help guide the community's long-term growth and development, and to ensure that the Plan conforms with Provincial and County of Middlesex land use policies.

The Village's existing Official Plan was originally approved in April 1985 and has been amended on several occasions since adoption in response to development proposals. This Plan includes the goals, objectives and policy directions that has guided land use and long-term growth in the community.

In conjunction with the County of Middlesex, the Village is planning to prepare a new Official Plan setting out the community's vision for growth and development. This Official Plan would be developed in consultation with local residents, landowners and stakeholders, and is expected to consider matters such as housing, commercial services, community facilities, servicing and transportation.

At the conclusion of this Official Plan Review process, it is anticipated that the Village's Official Plan would be included as a component of the County of Middlesex Official Plan.

### What is the process?

MHBC Planning has been retained to coordinate the Official Plan Policy Review. At this time, MHBC is advancing its planning process under five main phases:

Phase 1: Background research into Newbury's land use planning and development trends, issues and opportunities.

Phase 2: Prepare a draft Background Report to: identify applicable Provincial and County policies and guidelines; assess population forecasts and related growth management considerations; and evaluate local planning components and development areas.

Phase 3: Initiate a formal consultation program with the local community, public review agencies, Indigenous communities, municipal staff, Village Council and County Council. As part of this program, a community open house will be planned to present the draft Background Report and to encourage dialogue regarding local planning matters and potential Official Plan policies.

Phase 4: Prepare a working draft Official Plan, taking into account findings from the Background Report and feedback received through public input. The draft Official Plan would set out the vision, goals and policy direction to guide community development in the long-term. This draft Official Plan would be reviewed with Village staff and

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public review agencies and refined to address outstanding comments.

Phase 5: Presentation of the draft Official Plan to Village Council at a public information meeting. If Village Council endorses the Official Plan, the Plan would be submitted to the County of Middlesex for further consideration and, potentially, adoption into the County's Official Plan.

### Community consultation!



The public consultation program planned for this Official Plan Review will include a community open house, comment periods, public meetings and project feedback forms.

The community open house will be scheduled for this Spring/Summer of 2025. This first event will provide an opportunity to meet the project team, review work completed to date and learn about the study process. We hope to see you there!

### What's next, and where do we go from here?

The general project timeline for the various components is as follows:

- **Winter/Spring 2025:** undertake background research, draft Background Report.
- **Spring/Summer 2025:** present findings of Background Report to the community, prepare draft Official Plan, and conduct additional consultation.
- **Fall 2025:** finalize draft Official Plan and review with community, present recommended Official Plan to Council.

Information and updates regarding the Village of Newbury Official Plan Review will be posted on the following website:

<https://www.newbury.ca/officialplanreview>

For further information or to send initial comments please contact:

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