

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley adopts Development Regulations Amendment No. 1, 2022.

Adopted by the Town Council of New-Wes-Valley on the 21st day of March, 2023.

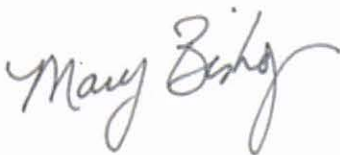
Signed and sealed this 19th day of April, 2023.

Mayor: 

Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No.1, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Mary Bishop, FCIP



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2022**

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley

1. Adopted Development Regulations Amendment No. 1, 2022 on the 21st day of March, 2023.
2. Gave notice of the adoption of Development Regulations Amendment No. 1, 2022 by advertisement posted on the Town's Website and Facebook pages, local gas stations (2), grocery stores(2), bank and Town Hall on 24th day of March, 2023.
3. Set the 12th day of April, 2023 for the holding of a Public Hearing to consider representations concerning the proposed amendment.
4. No written submissions were received by the advertised deadline of April 10th, and the Public Hearing was cancelled.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley approves Development Regulations Amendment No. 1, 2022 on the 19th day of April, 2023.

SIGNED AND SEALED this 19th day of April, 2023.

Mayor: _____

Clerk: _____

Christina Sullivan



THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
OFFICE OF THE SECRETARY OF THE ARMY
WASHINGTON, D. C.

Very respectfully,
Your obedient servant,

Major General [Name]
The Adjutant General's Office
The Adjutant General's Office

Enclosed for the Adjutant General's Office are two copies of a letterhead memorandum dated and captioned as above. The original of this memorandum is being furnished to the Adjutant General's Office for their information and for their use in the preparation of the report on the subject of the above captioned letterhead memorandum.

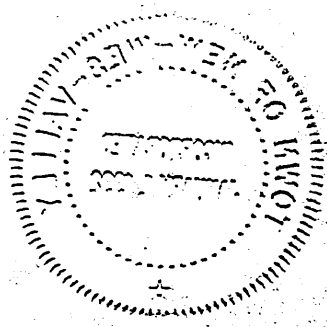
Very respectfully,
Your obedient servant,

Major General [Name]
The Adjutant General's Office
The Adjutant General's Office

Very respectfully,
Your obedient servant,
Major General [Name]
The Adjutant General's Office
The Adjutant General's Office

Very respectfully,
Your obedient servant,

[Signature]
[Signature]



TOWN OF NEW-WES-VALLEY DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2022

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 1, 2022.

The Town of New-Wes-Valley has received an application for a development involving construction of a barn to house up to four horses, a small paddock and riding ring. The applicant proposes to offer programs to improve mental and social well-being of participants. The proposal also includes plans to undertake production of vegetables from gardens to be developed on the property. The consisting of approximately 1.3 ha is located on the corner of Kean's Road, and Route 320, Pound Cove as shown in Figure 1.

MUNICIPAL PLAN POLICY

In the Municipal Plan, the subject property is designated Residential. This land use designation does not permit the kind of use proposed which involves the housing of animals and crop production. In considering the proposed development the Town has prepared Municipal Plan Amendment No. 1, 2022 to change the Residential Land Use designation, and to redesignate the land land to the Rural land use designation.



Figure 1. Site of proposed development

DEVELOPMENT REGULATIONS

The property that is the subject of the application is zoned Residential in the Development Regulations. To comply with the Municipal Plan Amendment, the lands in question will be rezoned Rural. In the Rural zone, Agriculture and Animal

Uses are permitted. To provide clarity in the Development Regulations, a definition of Animal Uses is also required.

PUBLIC CONSULTATION

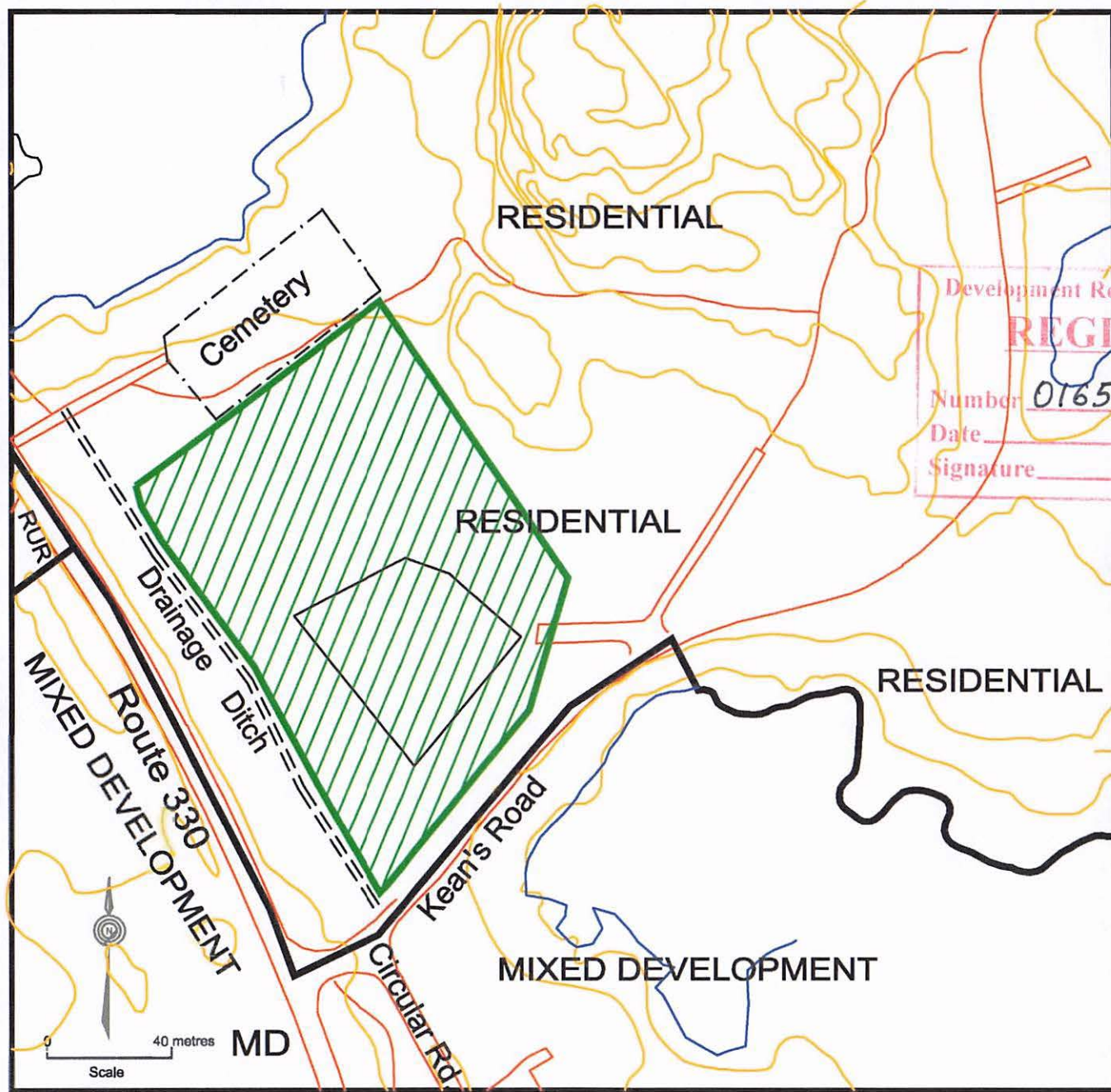
The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 1, 2022.

AMENDMENT


The New-Wes-Valley Development Regulations shall be amended as follows:

1. By rezoning approximately 1.3 ha of land located at the corner of Kean's Road and Route 320 from the Residential land use zone to the Rural land use zone as shown on the attached Land Use Zoning Map.
2. By adding the following definition to Section 2 of the Development Regulations:

Animal Use means the keeping of animals (including horses) and the associated structures necessary to house them, including riding stables.



Town of New-Wes-Valley
Development Regulations
Amendment No.1, 2022
Land Use Zoning Map

 **From: Residential**
To: Rural

Development Regulations/Amendment
REGISTERED
Number 0165-2023-002
Date 24 MAY 2023
Signature [Signature]



Dated at New-Wes-Valley, Newfoundland and Labrador
This 20 day of April, 2023

[Signature]
Mayor
[Signature]
Town Clerk

I certify that this Development Regulations Amendment No. 1, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

[Signature]
Mary D. Bishop, MCIP

