

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 21<sup>st</sup> day of March, 2023.

Signed and sealed this 19<sup>th</sup> 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

Mary Bishop, FCIP



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

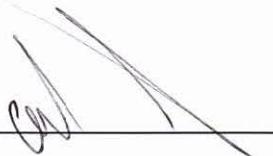
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley

1. Adopted Development Regulations Amendment No. 1, 2022 on the 21<sup>st</sup> 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 24<sup>th</sup> day of March, 2023.
3. Set the 12<sup>th</sup> 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 10<sup>th</sup>, 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 19<sup>th</sup> day of April, 2023.

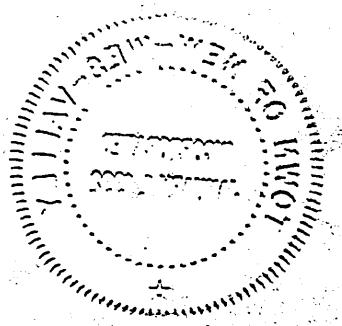
SIGNED AND SEALED this 19<sup>th</sup> day of April, 2023.

Mayor: \_\_\_\_\_



Clerk: \_\_\_\_\_





# 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 property 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 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**

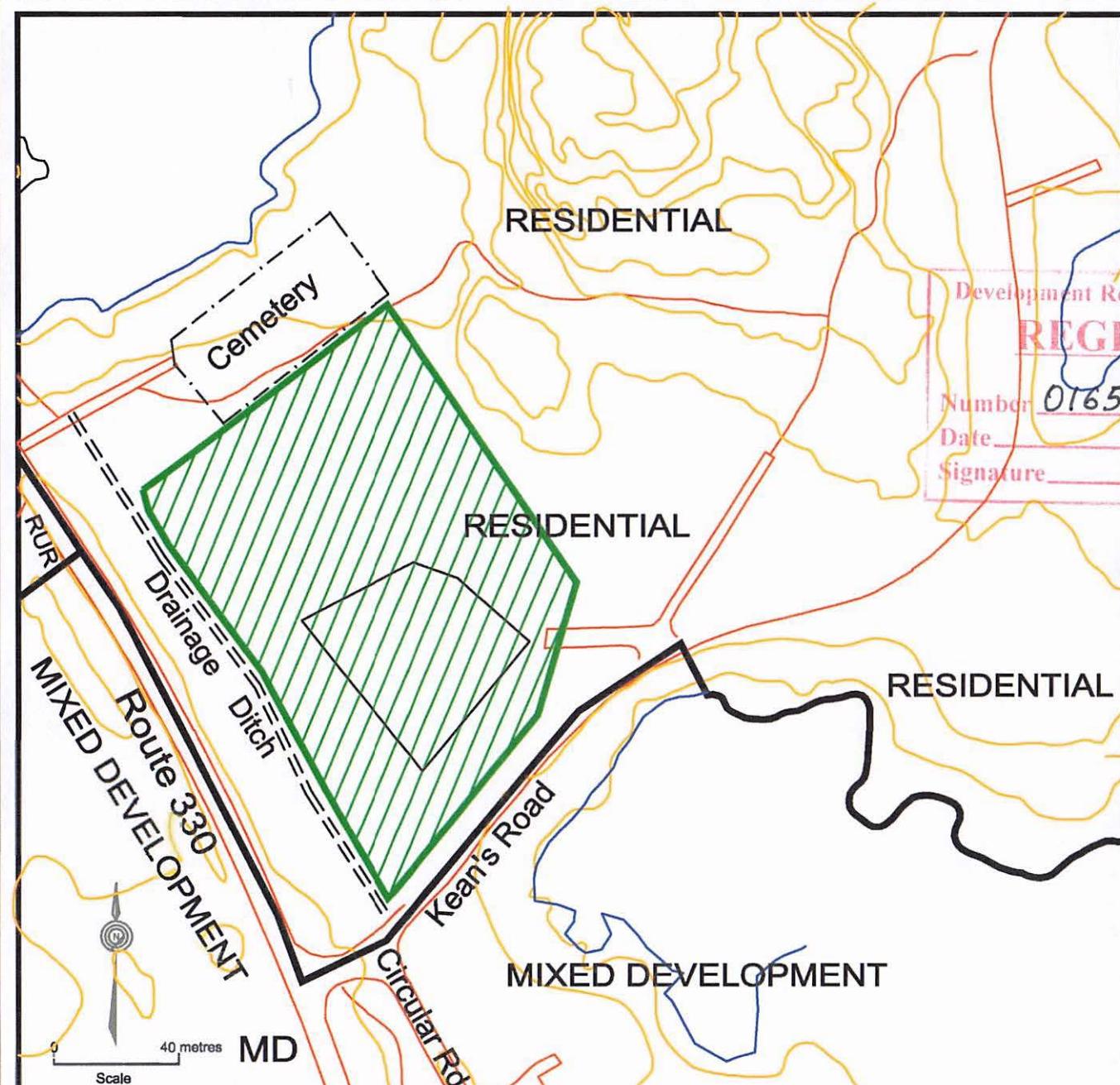
The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 1, 2022.

### **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, 2023  
Land Use Zoning Map

From: Residential  
To: Rural

Development Regulations/Amendment

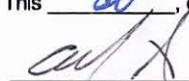
**REGISTERED**

Number 0765

Date 24 MAY 2023

Signature J. Blandford

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

  
Mayor

  
Town Clerk

I certify that this Development Regulations Amendment No. 1, 2023  
has been prepared in accordance with the requirements of the  
Urban and Rural Planning Act, 2000.



Mary D. Bishop, MCIP