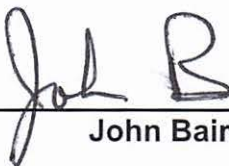



TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

**Discretionary Exemption from Regulation 4.20 – Lot Frontage
in the Seasonal Residential Zone**

Prepared for the Town of New-Wes-Valley
by
Baird Planning Associates



John Baird, MCIP



URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley adopts the New-Wes-Valley Development Regulations Amendment No. 2, 2023.

Adopted by the Town Council of New-Wes-Valley on the 30th day of May 2023.

Signed and sealed this 30 day of May 2023.

Mayor:



CAO/Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

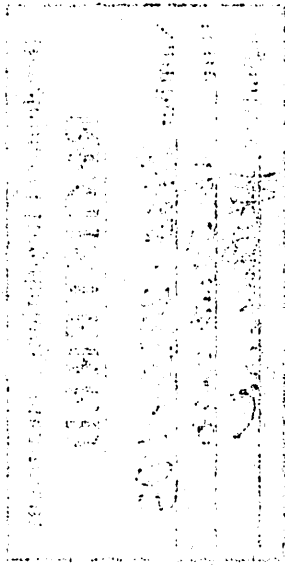
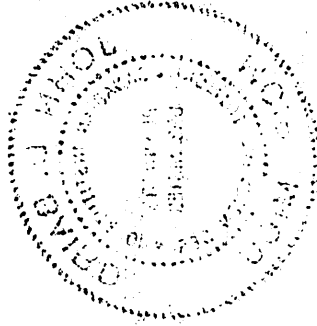
I certify that the attached Development Regulations Amendment No. 2, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:


John Baird

(MCIP Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>0165-2023-003</u>
Date	<u>16 JUNE 2023</u>
Signature	<u>[Signature]</u>



TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2019

BACKGROUND

Amendment No. 2 to the New-Wes-Valley Development Regulations is proposed to give Council discretionary authority to allow seasonal dwellings to be constructed in the Seasonal Residential zone on lots that do not front onto a public street.

Policy 5.4.4.1 of the New-Wes-Valley Municipal Plan states that it is a policy of Council to provide areas for cabin development. The Plan identifies Big Southwest Pond off the Greenspond Road as a cabin development area. Correspondingly all of the land surrounding Big Southwest Pond is zoned Seasonal Residential to allow for cabin development.

Despite the clear intent of the Municipal Plan and zoning to allow cabin development in this area, Regulation 4.20 of the Development Regulations prevents the approval of cabins in locations around the pond that do not front onto a public road. Regulation 4.20 states that *“no new buildings shall be erected unless the lot on which it is situated fronts directly onto a street which has been constructed to standards established by Council.”*

To correct this inconsistency and allow Council to approve cottage development as per the intent of its Municipal Plan, the purpose of this amendment is to give Council discretionary authority to exempt cabin development in the Seasonal Residential zone from the requirement that lots must front onto a public street.

PUBLIC CONSULTATION

Public notice (see attached) of the proposed amendment was posted on May 3, 2023, as follows:

- On Council's website (www.townofnewwesvalley.ca) and Facebook page
- On bulletin boards at the Town Office, Scotiabank, Shoppers Drug Mart, and Kittiwake Pharmacare

The notice provided a period up to 3:00 p.m., Friday, May 19 for submission of comments or objections. No submissions were received by the deadline.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2023

The New-Wes-Valley Development Regulations are amended as follows:

1. Regulation 4.20

DELETE the following:

“4.20 Lot Frontage

Except for accessory buildings, no new buildings shall be erected unless the lot on which it is situated fronts directly onto a street which has been constructed to standards established by Council.”

And **REPLACE** with the following:

“4.20 Lot Frontage

Except for accessory buildings or as provided for in Section 8 - Use Zone Tables, no new buildings shall be erected unless the lot on which it is situated fronts directly onto a street which has been constructed to standards established by Council.”

2. Section 8.9 – Seasonal Residential Use Zone Table

ADD the following condition to the Seasonal Residential Use Zone Table”

“8.9.4 Exemption from Street Frontage Requirement

*At Council’s discretion, seasonal residential buildings in this zone may be exempted from **Regulation 4.20** of these Regulations except where land is located within the building control lines of a Provincial protected road or other public street.”*