

**TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT
NO. 1, 2022**

**Residential to Rural
Kean's Road, Pound Cove
Loved Ones Barn**

**Prepared by:
Mary Bishop, FCIP
November, 2022**

RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN 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 Municipal Plan 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 Municipal Plan 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
MUNICIPAL PLAN AMENDMENT NO. 1, 2022

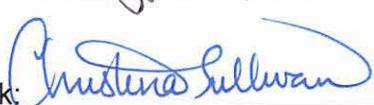
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley

1. Adopted Municipal Plan Amendment No. 1, 2022 on the 21st day of March, 2023.
2. Gave notice of the adoption of Municipal Plan 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 objections and submissions.
4. No written submissions were received by the advertised deadline of April 10, 2023 and the Public Hearing was cancelled.

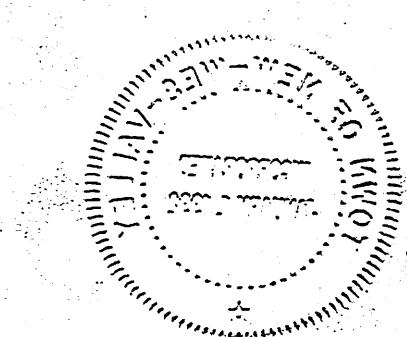
Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley approves Municipal Plan Amendment No. 1, 2022 on the 19th day of April, 2023.

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

Mayor: 

Clerk: 





MUNICIPAL PLAN AMENDMENT NO. 1, 2022

INTRODUCTION

The Town of New-Wes-Valley Municipal Plan and Development Regulations have been in effect since August 24, 2018. The Town is now proposing to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change and serve as a basis for consideration by the general public before it is approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

BACKGROUND

The Town of New-Wes-Valley has received an application to establish an equine facility that will house up to four horses and offer wellness programs for children, adults and seniors at Kean's Road in Pound Cove. Programming is anticipated to be similar to that offered by other facilities in the province such as Spirit Horse NL ([Spirit Horse NL - Stable Life - Thrive \(thrivecyn.ca\)](http://Spirit Horse NL - Stable Life - Thrive (thrivecyn.ca))) and Rainbow Riders [Rainbow Riders \(rainbowridersnl.com\)](http://Rainbow Riders (rainbowridersnl.com)).

The applicant proposes to acquire the site of the old ballfield on Kean's Road as well as the land between the ballfield property and the cemetery - a total of 1.3 hectares (3.2 acres). The area included in the proposal is shown in Figure 1.

The site plan shown in Figure 2, shows the area for development of the equine facility placed on the former ballfield. It will include construction of a 38 ft by 48 ft barn consisting of 4 stalls, an office, tack room and washroom with a small attached paddock. Access will be from the existing driveway off Kean's Road. Parking spaces are included as well as an outdoor ring to be used for programming activities.



Figure 1. Site of proposed development

The applicant is also proposing to utilize other suitable areas of the property for vegetable production. Animal manure will be incorporated into the garden and excess will be removed and provided to a local mushroom farm operation.

Land Use and Conditions

The land proposed to be used for the development that is the subject of this amendment is undeveloped, with the exception of the ballfield which has fallen into disrepair and has not been used or maintained for a number of years. The property and surrounding area is low lying, with wet, boggy areas between the ballfield and



Figure 2. Proposed Site Plan – Loved Ones Barn

The property is bound by highway Route 320 to the west, the cemetery to the north, Kean's Road on the south, and residential development to the east. The closest dwelling to the site is approximately 80 meters. There is a significant drainage ditch that runs along the west side of the property from the driveway to the cemetery to Kean's Road.

To accommodate the proposed development, further investigation may be required to determine whether the site is suitable for the proposed building, or can be made suitable through drainage, excavation and use of appropriate fill material to support a building foundation and any required onsite services such as a well or septic system.

Municipal Plan Policy

Several policies of the Municipal Plan are relevant to the proposed development.

Policy MS-4 of the Municipal Plan, commits Council to review all playgrounds to determine a suitable use for them within an aging community. While not specifically mentioned in the Plan, the ballfield in Pound Cove is one identified as worthy of consideration for redevelopment. With rising demand for additional and varied housing in the community, Council undertook an evaluation of the ballfield site to determine its suitability for a housing development. The assessment found

that high water table and wet, boggy conditions on the site and in the surrounding area mean that the site is not suitable for such development. As a result, Council relinquished the lease and the property reverted back to the Crown.

General Policy G-24 of the Municipal Plan states:

It shall be the policy of Council to consider the impacts of development proposals on the health of the community to maximize opportunities to enhance safety, health and wellbeing of all residents.

The nature of the proposed development supports the intent of this policy. The development will provide opportunities for residents of all ages to be engaged in activities and programs designed to improve mental health and well-being, through interaction with horses.

The land in question is currently designated on the Future Land Use Map that is part of the Municipal Plan, as residential, and zoned Residential in the Development Regulations (See Figure 3). The type of use that is proposed is not permitted in areas designated and zoned for residential uses. As such, the Municipal Plan must be amended to a designation and use zone that will permit it.



Figure 3. Municipal Plan Future Land Use Map showing designation of the subject property and surrounding area.

The Rural land use designation is most appropriate for the proposed use. In this land use designation, rural land uses that involve the housing of animals and cultivation of land for food are permitted. A corresponding change to the Development Regulations will also be required to rezone the area to the Rural land use zone.

PUBLIC CONSULTATION

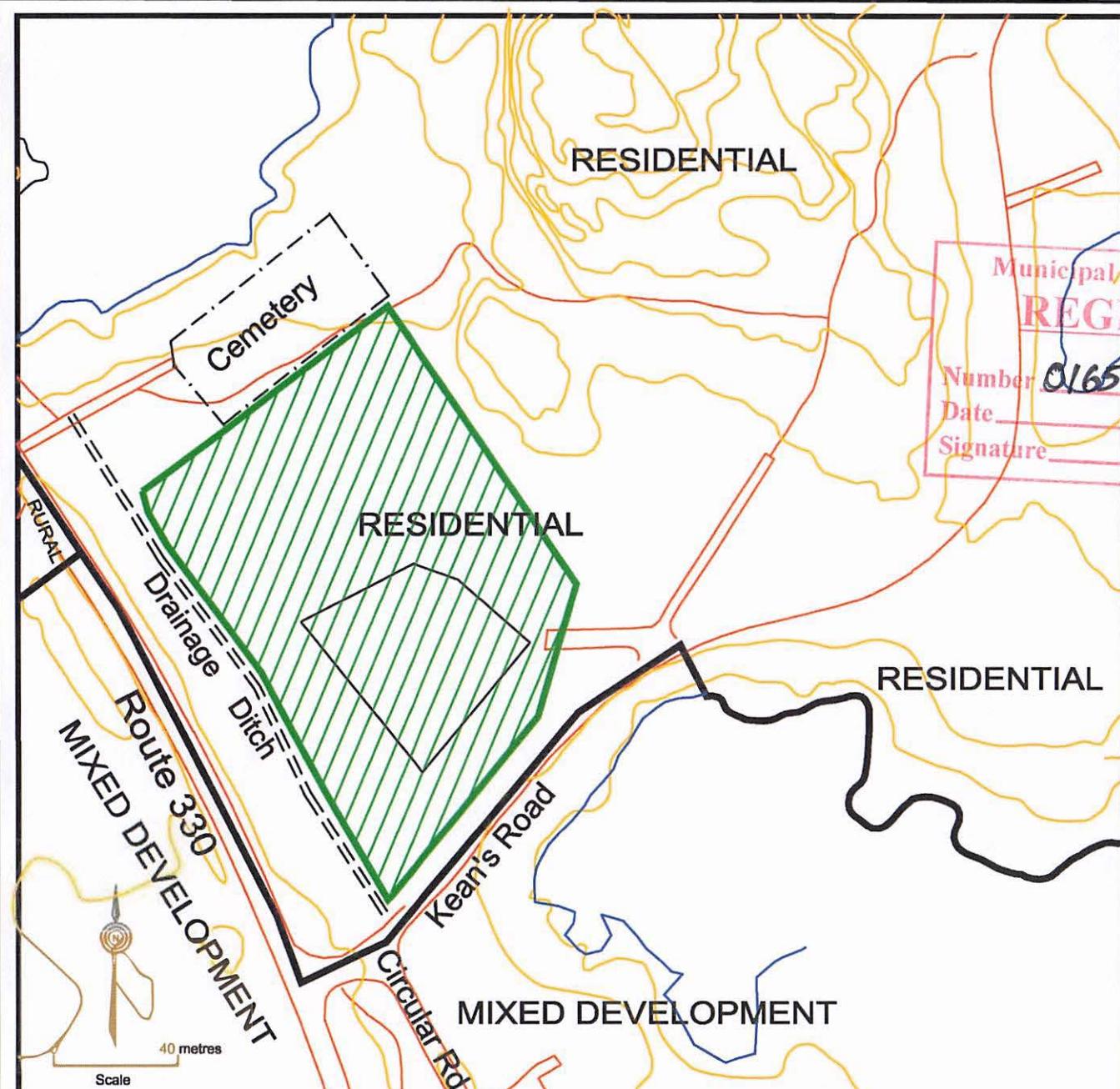
An opportunity for public comment on the proposed amendment was provided by posting notices on the Town's website and Facebook page, at the Town Hall, the two gas bars, the supermarket and bank on January 19 and providing two weeks for receipt of comments. No comments were received by the advertised deadline.

The Crown Lands Division has been made aware of the application and has advised that it cannot be processed until such time as the Town amends the Plan to allow the development.

AMENDMENT No. 1, 2022

The New-Wes-Valley Municipal Plan shall be amended as follows:

1. By redesignating lands located at the corner of Route 320 and Kean's Road at Pound Cove from the Residential Land Use designation to the Rural Land Use designation as shown on the attached Future Land Use Map.



Town of New-Wes-Valley
Municipal Plan
Amendment No.1, 2023
Future Land Use Map

From: Residential
 To: Rural

Municipal Plan/Amendment
REGISTERED

Number: 0165
 Date: 2023-002
 Signature: *H. Blanchard*

24 MAY 2023

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

Carl X
 Mayor
Christina Fuller
 Town Clerk

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



Mary Bishop
 Mary D. Bishop, MCIP