

**TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS
AMENDMENT NO. 5, 2025**

**Text amendment to increase housing options
through the Housing Accelerator Fund (HAF) and
to incorporate changes to the *Urban and Rural
Planning Act, 2000***



**Prepared by:
Elaine Mitchell, MCIP
March 2025**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT NO. 5, 2025**

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. 5, 2025. corresponding Development Regulations Amendment No. 4, 2025h

Adopted by the Town Council of New-Wes-Valley on the 15th day of July, 2025.

Signed and sealed this 10th day of March, 2026.

Mayor: 

Clerk: 

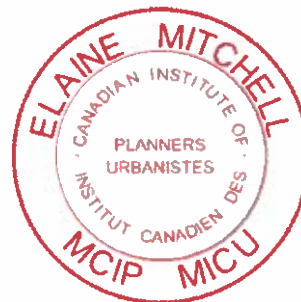


CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 5, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Elaine Mitchell, RPP, MCIP



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT NO. 5, 2025**

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. 5, 2025 on the 15th day of July, 2025.
2. Gave notice of the adoption of Development Regulations Amendment No. 5, 2025 by advertisement posted on the Town's Website and Facebook pages, Town Hall and at Clover Farm Grocery, on the 21st day of July, 2025.
3. Set the 5th day of August, 2025 for the holding of a Public Hearing to consider representations concerning the proposed amendment.
4. No written submissions were received by the date of the Public Hearing 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. 5, 2025 as adopted, on the 10th day of March, 2026.

SIGNED AND SEALED this 10th day of March, 2026.

Mayor: _____

[Signature]

Clerk: _____

[Signature]

Development Regulations/Amendment

REGISTERED

Number 0165-0006-2026

Date May 28, 2026

Signature *[Signature]*



TOWN OF NEW-WES-VALLEY DEVELOPMENT REGULATIONS AMENDMENT NO. 5, 2025

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 4, 2025. In addition, recent changes to the *Urban and Rural Planning Act, 2000* are incorporated.

MUNICIPAL PLAN POLICY

Municipal Plan Amendment No. 4, 2025 proposes to incorporate changes intended to increase housing options within the Town of New-Wes-Valley. These changes permit:

- Accessory dwelling units and tiny homes in the Mixed Development, Residential and Residential-Newtown land use designations and zones and permitting those uses on backlots,
- Tiny home subdivisions in the Mixed Development, Residential and Residential-Newtown Land use designations and zones to make optimum use of land and infrastructure investments,
- Ancillary residential units such as worker's accommodation or supportive housing in commercial, industrial and institutional buildings in the Mixed Development, Residential and Residential-Newtown land use designations and zones, and
- Apartment buildings with up to 4-units in the Mixed Development, Residential and Residential-Newtown land use designations and zones.

DEVELOPMENT REGULATIONS

The amendment to the New-Wes-Valley Development Regulations implements the changes to the Municipal Plan by:

- Adding definitions to section 2 Definitions for accessory dwelling units, ancillary housing, garden suites, tiny homes, tiny home subdivision and modular housing.
- Adding conditions and requirements in section 4 General Development Standards for accessory dwelling units, ancillary housing, garden suites and modular housing.

- Revising the conditions in section 4 General Development Standards to allow accessory dwelling units and tiny homes on backlots.
- Revising the appropriate use zone table in section 8 Use Zone Tables, to add permitted uses, discretionary uses, lot requirements and standards for tiny home subdivisions.
- Incorporate changes made to the *Urban and Rural Planning Act, 2000* in December 2024.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 4, 2025.

AMENDMENT

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

1. Inserting into section 2 **Definitions**, the following in alphabetical order:

Accessory Dwelling Unit means a self-contained dwelling unit which is on the same lot as a main dwelling. An accessory dwelling unit may be a subsidiary apartment which is within or attached to the main dwelling or a garden suite.



Affordable housing means housing that is determined to be affordable by a council or regional authority.

Ancillary housing means dwelling units within a commercial, institutional or industrial building where the dwelling units are accessory to the main commercial, institutional or industrial use. Ancillary housing may consist of worker's accommodation, caretaker unit, housing units for vulnerable individuals or families, supportive housing or similar types of accommodation.

Garden suite means a self-contained dwelling unit, consisting of living and sleeping areas, a kitchen and a bathroom, located on the same lot as a single dwelling. The garden suite shall be placed on a fixed foundation and shall not be a recreational vehicle such as a trailer or camper or a mobile home.



Incentive or bonus zoning agreement means an agreement referred to in section 37.1 of the *Urban and Rural Planning Act, 2000*.



Inclusionary zoning means a type of land use zoning that allows a variety of housing options within a development, including affordable housing and multi-unit housing.

Modular Housing means a single or multiple section building constructed in a factory and transported to a site for installation and occupancy. Modular housing shall be placed on a fixed foundation and placed in accordance with the standards of the applicable use zone. Modular housing shall be certified to meet the National Building Code of Canada through the Canadian Standards Association. Modular housing shall not include a recreational vehicle such as a trailer or camper, nor a mobile home.

Tiny home means a small, self-contained dwelling unit with living and sleeping areas, a kitchen and a bathroom intended for year-round living placed on a fixed foundation. A tiny home does not include a recreational vehicle such as a trailer or camper or a mobile home. A tiny home shall have a maximum ground floor area of 48 square metres and must be constructed in compliance with the National Building Code of Canada or certified by in accordance with the CSA 277.

Tiny home subdivision means a residential subdivision containing a minimum of 5 lots complying with Section 7 Subdivision of Land, having smaller lot standards as established in the applicable use zone table in section 8 Use Zone Tables, and constructed to accommodate tiny homes only.

2. Amending section 3 General Regulations as follows
 - a) In subsection **3.13 Public Notice**, subsection 3, delete "public advertisement in a newspaper circulating in the area or by any other means deemed necessary or appropriate by Council." and replace it with "notices placed in at least two conspicuous places in the area affected and by one or more other means as outlined in Section 110.1 of the Act."

- b) In subsection **3.29 Notice of Variance** delete “to all persons whose land is in the immediate vicinity of the land that is the subject of the variance” and replace it with “in at least two conspicuous places in the area affected and by one or more other means as outlined in Section 110.1 of the Act.”
 - c) In subsection section **3.31 Notice and Hearings on Change of Use** delete “shall publish a notice in a newspaper circulating in the area or by other means” and replaced it with “shall place notices in at least two conspicuous places in the area affected and by at least one or more other means as outlined in section 110.1 of the Act to”.
3. Inserting into section **4 General Development Standards**, the following and re-numbering subsequent sections:

4.3 Accessory Dwelling Units

Accessory dwelling units, in the form of a subsidiary apartment and a garden suite, shall be permitted on the same lot as a single dwelling in the Mixed Development (MD), Newtown Residential (NR), and Residential (RES) zones subject to the following conditions:

- a) If the lot is serviced with an on-site septic system and well, the application for a single dwelling and/or accessory dwelling units must receive a certificate of approval from the Department of Digital Governance and Service NL before any work commences.
- b) The placement of the accessory dwellings units shall be adequately separated from any existing wells and on-site septic systems on adjacent lots.
- c) Accessory dwelling units shall not be permitted in association with a tiny home.

- 4 Inserting into section **4 General Development Standards**, the following and re-numbering subsequent sections:

4.7 Ancillary Housing

Up to three residential units shall be permitted within any commercial or institutional building in the Mixed Development (MD), Newtown Residential (NR) and Residential (RES) zones subject to the following conditions:

- a) The ancillary residential units are clearly accessory to the main commercial or institutional use,

- b) The ancillary residential uses shall not be located at grade facing the front lot line,
- c) Each unit shall contain its own living and sleeping areas, kitchen and bathroom and shall have a separate door which can be locked.
- d) Approval from the Government Service Centre, Department of Digital Government and Service NL is required to ensure that building accessibility, fire and life safety requirements are met."

5. Amending section **4 General Development Standards**, subsection **4.9 Backlot Development** by:

- a) Inserting in subsection b) after "one dwelling", the following:

"plus accessory dwellings units or a tiny home,"
- b) Inserting in subsection d) after "Only single dwellings" the following:

"and accessory dwelling units associated with the single dwelling or a tiny home"
- c) Adding subsections h) and i) as follows:
 - h) If the lot is serviced with an on-site septic system and well, the application for a single dwelling, accessory dwelling units and/or tiny home must receive a certificate of approval from the Department of Digital Governance and Service NL before any work commences.
 - i) The placement of a single dwelling, accessory dwellings units or tiny home shall be adequately separated from any existing wells and on-site septic systems on adjacent lots.

6. Insert into section **4 General Development Standards**, the following subsection, renumber subsequent subsections and in the section labelled "Home Occupation Uses in Accessory Buildings", change the reference to "Regulation 4.15" to "Regulation 4.16":

4.15 Garden Suite

A garden suite shall be permitted on the same lot as a single dwelling subject to the following conditions:

- a) Building design and scale shall be compatible with the single dwelling.

- b) A garden suite shall have a maximum floor area of 80 square metres.
- c) An existing accessory building may be converted to a garden suite provided the living area does not exceed 80 square metres.
- d) The garden suite shall meet the minimum building line setback, side yard, flanking yard, rear yard and shall not exceed the maximum lot coverage.
- e) Parking for the garden suite shall be provided to Council's satisfaction.

- 7 Insert into section **4 General Development Standards**, the following subsection and renumber subsequent subsections:

4.25 Modular Housing

Modular housing shall be permitted for all housing types.

8. Amending section **8.6 Mixed Development (MD)**, by

- a) Adding to subsection **8.6.1 Permitted uses**, the following uses:

Garden suite
Tiny home
Ancillary housing

- b) Inserting into subsection **8.6.3 Lot requirements**, in the first row, in the second column, after "single", tiny home".

- c) Inserting subsection **8.6.10 Tiny Home Subdivision** as follows:

8.6.10 Tiny Home Subdivision

- a) Lots in a subdivision designed to accommodate only tiny homes shall meet the following standards:

Standards	
Lot Area (m ²) (minimum)	250
Lot Frontage (m) (minimum)	10
Building Line Setback (m) (minimum)	6
Side Yard (m) (minimum)	1.5
Flanking Yard (m) (minimum)	2.5
Rear Yard (m) (minimum)	5
Building Height (m) (maximum)	8

- b) A tiny home subdivision shall contain a minimum of five lots and each tiny home shall be connected to municipal water and sewer services with separate service lines for each tiny home.
- c) A tiny home subdivision shall comply with Section 7 **Subdivision of Land** unless it is designed and constructed to be under common ownership where Council may prescribe the road, sidewalk and infrastructure standards.

9. Amend subsection **8.7 Newtown Residential (NR)** by:

- a) Adding to **8.7.1 Permitted Uses**, the following:

Garden suite
 Subsidiary apartment
 Tiny home
 Apartment building (up to 4 units)
 Ancillary housing

- b) Adding to subsection **8.7.2 Discretionary uses**, the following:

Assisted Living Accommodation

- c) Inserting in subsection **8.7.3 Lot Requirements**, in the first row, in the second column, after "single" ", tiny home.

- d) Inserting subsection **8.7.9 Tiny Home Subdivision** as follows:

8.7.9 Tiny Home Subdivision

- a) Lots in a subdivision designed to accommodate only tiny homes shall meet the following standards:

Standards	
Lot Area (m ²) (minimum)	250
Lot Frontage (m) (minimum)	10
Building Line Setback (m) (minimum)	6
Side Yard (m) (minimum)	1.5
Flanking Yard (m) (minimum)	2.5
Rear Yard (m) (minimum)	5
Building Height (m) (maximum)	8

- b) A tiny home subdivision shall contain a minimum of five lots and each tiny home shall be connected to municipal water and sewer services with separate service lines for each tiny home.
- c) A tiny home subdivision shall comply with Section 7 **Subdivision of Land** unless it is designed and constructed to be under common ownership where Council may prescribe the road, sidewalk and infrastructure standards.

10. Amending subsection **8.8 Residential (RES)** as follows:

- a) Adding to subsection **8.8.1 Permitted Uses**, the following:

Garden suite
 Tiny home
 Apartment building (up to 4 units)
 Ancillary housing

- b) In subsection **8.8.2 Discretionary Use**, inserting after “apartment building”, “(more than 4 units)”
- c) Inserting in subsection **8.8.3 Lot Requirements**, in the first row, second column after “single” “, tiny home”
- d) Inserting subsection **8.8.10 Tiny Home Subdivision** as follows:

8.8.10 Tiny Home Subdivision

- a) Lots in a subdivision designed to accommodate only tiny homes shall meet the following standards:

Standards	
Lot Area (m ²) (minimum)	250
Lot Frontage (m) (minimum)	10
Building Line Setback (m) (minimum)	6
Side Yard (m) (minimum)	1.5
Flanking Yard (m) (minimum)	2.5
Rear Yard (m) (minimum)	5
Building Height (m) (maximum)	8

- b) A tiny home subdivision shall contain a minimum of five lots and each tiny home shall be connected to municipal water and sewer services with separate service lines for each tiny home.
- c) A tiny home subdivision shall comply with Section 7 **Subdivision of Land** unless it is designed and constructed to be under common ownership where Council may prescribe the road, sidewalk and infrastructure standards.