

**TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT
NO. 4, 2025**

**Text amendment increasing housing options
through the Housing Accelerator Fund (HAF)**



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

**RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT NO. 4, 2025**

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.4, 2025.

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: _____

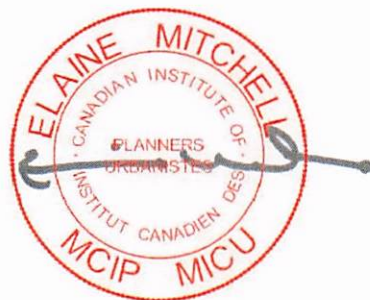


Clerk: _____



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 4, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT NO. 4, 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 Municipal Plan Amendment No. 4, 2025 on the 15th day of July, 2025.
2. Gave notice of the adoption of Municipal Plan Amendment No. 4, 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 objections and submissions.
4. No written submissions were received by the date of the Public Hearing 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. 4, 2025 as adopted, on the 10th day of March, 2026.

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

Mayor: 

Clerk: 

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>0165-0006-2026</u>
Date	<u>May 28, 2026</u>
Signature	<u></u>



TOWN OF NEW-WES-VALLEY MUNICIPAL PLAN AMENDMENT NO. 4, 2025

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 Municipal Plan and Development Regulations to provide for a greater range of housing options. This report has been prepared to explain the proposed changes and serve as a basis for consideration by the public before it is adopted by Council and subject to the statutory approval process as laid out in the *Urban and Rural Planning Act, 2000*.

BACKGROUND

In February 2023, the Town of New-Wes-Valley received funding from the Canadian Mortgage and Housing Corporation (CMHC) under the Housing Accelerator Fund (HAF) to address six housing related initiatives. One of the initiatives involves a review of the Municipal Plan and Development Regulations intended to increase housing supply in New-Wes-Valley.

This amendment to the New-Wes-Valley Municipal Plan is intended to implement the HAF initiatives by encouraging new housing throughout New-Wes-Valley by allowing:

- 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, and
- Apartment buildings with up to 4-units in the Mixed Development, Residential and Residential-Newtown land use designations and zones.

Municipal Plan Policy

The Community Vision set out in section 3 of the Municipal Plan articulates the town's balanced approach to development:

Together steering a new course. By working together, we can build a strong community while retaining our connection to the sea, and preserving and celebrating our heritage. We are a family-orientated community which values our scenic coastline, and will strive to be a community that is well balanced in terms of local jobs, development, environmental protection and quality of life. We will celebrate our past, yet welcome new opportunities for growth and improvements.

Achieving this vision requires a supply of available, adequate and affordable housing. Council wishes to strengthen its Municipal Plan and Development Regulations to provide opportunities for new dwelling units and housing types throughout the community.

CONSULTATION

Public Consultation

The *Urban and Rural Planning Act, 2000* requires municipalities to provide the public with an opportunity to comment on proposed amendments to a Municipal Plan and Development Regulations.

An opportunity for public comment on the proposed amendment was provided by posting notices at the local gas stations (2), grocery stores (2), bank and Town Hall and on the Town's website and Facebook pages with a deadline for comment by May 23, 2025. There were no submissions received in response to the consultation notice.

AMENDMENT NO. 4, 2025

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

1. In section 3.1 **Planning Goals**, delete the goal which reads:

"To provide a living environment that meets the needs of the Town's aging population"

Like many Newfoundland communities, New-Wes-Valley is experiencing an aging population, which has different infrastructure, housing and social needs than previous generations. Council will consider the needs of seniors when making land-use decisions."

And replace it with the following planning goal:

To provide a living environment that meets the needs of the Town's population

Lack of available, adequate and affordable housing meeting the needs of the Town's population is a challenge. To encourage an adequate supply and range of housing options, Council will allow for a broad range of housing throughout the community. Council will recognize housing needs when making land-use and infrastructure decisions.

2. Insert into section **4.3 Backlot Development** in Policy G-8 d) after "single dwelling", the following ", accessory dwelling units located on the same lot as the single dwelling".
3. Add into section **4.3 Backlot Development** in Policy G-8, the following sentence "If the backlot is serviced with a septic system and well, GSC approval shall be required for a tiny home, single dwelling and any accessory dwelling units. In addition, the impact on existing wells and septic systems on adjacent lots will be considered."
4. In section **4 Community-Wide Policies**, add a new section **4.24 Tiny Homes** as follows:

4.24 Tiny Homes

Given the compact size, tiny homes are perceived as a more affordable housing option providing living and sleeping spaces as well as a kitchen and bathroom. In New-Wes-Valley, tiny homes shall be placed on a fixed foundation and can be built in the Mixed Development, Residential and Residential-Newtown land use designations and zones including on backlots. To ensure that stand-alone tiny homes are compatible with the surrounding area and can be expanded, they shall be built on standard building lots. Council will allow tiny home subdivisions where lot standards are reduced to accommodate more dwelling units while minimizing investment in new roads and infrastructure.

Policy G-41 Tiny Homes – In the Mixed Development, Residential and Residential – Newtown land use designations and zones, tiny homes shall be permitted. Tiny homes shall also be permitted on backlots. Each tiny home shall be on a fixed foundation and shall contain a bathroom, kitchen and living and sleeping areas. While stand alone tiny homes shall be built on standard building lots, Council shall allow for the development on tiny home subdivisions where lot standards are reduced.

5. In section 4, add a new section **4.25 Ancillary Housing** as follows:

4.25 Ancillary Housing

Ancillary housing provides dwelling units within commercial, industrial and institutional buildings in the Mixed Development, Residential and Residential-Newtown land use designations and zones. Examples of ancillary housing may include housing for staff within a commercial building or providing supportive housing within an institutional building.

Policy G-42 Ancillary Housing – In the Mixed Development, Residential, and Residential – Newtown land use designations and zones, ancillary dwelling units shall be permitted in commercial, institutional or industrial buildings.

6. Insert into section **5.1.4 Mixed Development Policies**, subsection **5.1.4.1 Mixed Development Permitted Uses** in **Policy MD-1** after “subsidiary apartments,” the following “garden suites, tiny homes, ancillary housing”

7. In section **5.4.2 Residential Policies**, subsection **5.2.4.1 Residential Permitted Uses**, delete Policy R-1 and replace it with the following:

“Policy R-1

Single, double, row dwellings, tiny homes, ancillary housing, and apartment buildings (up to 4 units) shall be permitted. Assisted living accommodation and apartment buildings with more than 4 units may be permitted as discretionary uses. Single dwellings shall be permitted to have accessory dwelling units in the form of subsidiary apartments and garden suites.”

8. In section **5.3.4 Newtown Residential Policies**, subsection **5.3.4.1 Land Use Mix**, delete Policy NR-1 and replace it with the following:

“Policy NR-1

Single and double dwellings, tiny homes, ancillary housing shall be permitted as well as apartment buildings up to 4 units. Assisted living accommodation may be permitted. Single dwellings shall be permitted to have accessory dwelling units in the form of subsidiary apartments and garden suites located on the same lot.”

**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]*

