

**TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS
AMENDMENT NO. 4, 2025**

Rural to Mixed Development

**Prepared by:
Mary Bishop, FCIP
February, 2025**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS 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 Development Regulations 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.

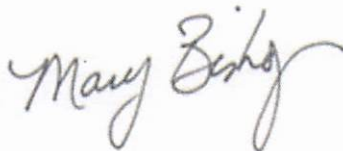
Mayor: 

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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



Mary Bishop, FCIP



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS 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 Development Regulations Amendment No. 4, 2025 on the 15th day of July, 2025.
2. Gave notice of the adoption of Development Regulations 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 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. 4, 2025 on the 10th day of March, 2026.

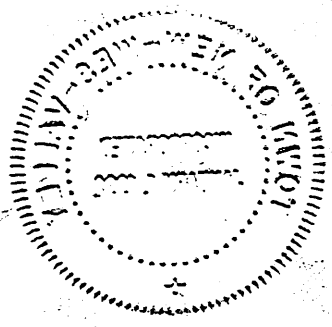
SIGNED AND SEALED this 10th day of March, 2026.

Mayor: 

Clerk: 

Development Regulations/Amendment
REGISTERED
Number <u>0165 0005 2026</u>
Date <u>April 30, 2026</u>
Signature <u></u>





[Faint, illegible handwritten text]

TOWN OF NEW-WES-VALLEY DEVELOPMENT REGULATIONS AMENDMENT NO. 4, 2025

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 3, 2025.

MUNICIPAL PLAN POLICY

Municipal Plan Amendment No.3 proposes to redesignate the area that is the subject of this amendment from the Rural land use designation to the Mixed Development land use designation. The area located in Wesleyville, includes a property acquired by the Town and additional private and crown land properties.

DEVELOPMENT REGULATIONS

The area that is the subject of this amendment is currently zoned Rural. Residential development is not permitted in the Rural land use zone. A review of the area of the proposed change shows that the area is relatively suitable for development. There are no excessive slopes, the area is serviceable from the municipal water and sewer system from the Main Road. To implement Municipal Plan Amendment No. 3, the area will be rezoned to the Mixed Development land use zone.

Proposals for the development within this area would be subject to the requirements of the Mixed Development zone and the general requirements of the Development Regulations with regards to subdivision design, including setbacks from any identified waterways that may be present.

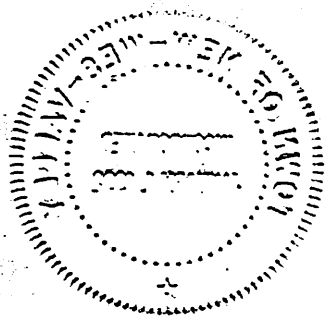
PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 3, 2025.

AMENDMENT

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

1. By rezoning approximately 14.87 ha of land off the Main Road in Wesleyville from the Rural land use zone to the Mixed Development land use zone as shown on the attached Land Use Zoning Map.



[Handwritten signature]

For purchase information, contact:

NTIS

Number

Date