

**TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT
NO. 3, 2025**

Rural to Mixed Development

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

**RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT NO. 3, 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.3, 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.

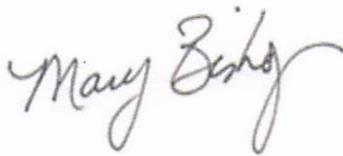
Mayor: 

Clerk: 

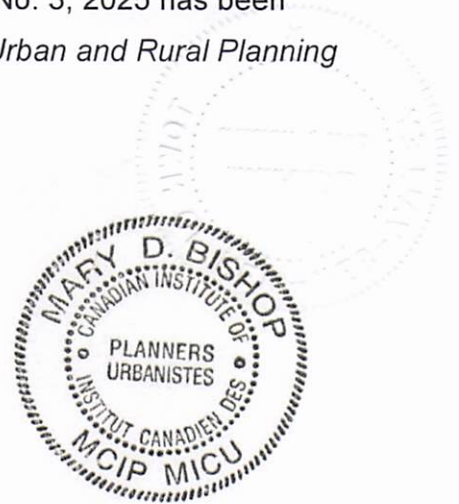


CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 3, 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
MUNICIPAL PLAN AMENDMENT NO. 3, 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

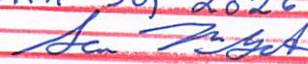
1. Adopted Municipal Plan Amendment No. 3, 2025 on the 15th day of July, 2025.
2. Gave notice of the adoption of Municipal Plan Amendment No. 3, 2025 by advertisement posted on the Town's Website and Facebook pages, Town Hall and at Clover Farm Grocery, on the 21st day of July, 2025.
3. Set the 5th day 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. 3, 2025 on the 10th day of March, 2026.

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

Mayor: 

Clerk: 

Municipal Plan/Amendment REGISTERED	
Number	<u>0165-0005-2026</u>
Date	<u>April 30, 2026</u>
Signature	<u></u>



MUNICIPAL PLAN AMENDMENT NO. 3, 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 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

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.

The Town is undertaking the implementation of this initiative through several amendments to the Municipal Plan and Development Regulations:

1. An amendment to the policies of the Municipal Plan and corresponding standards in the Development Regulations designed to remove barriers to the development of a variety of types of housing which will encourage the construction of new housing throughout New-Wes-Valley;
2. Two amendments to the Future Land Use and Zoning Maps to designate and rezone identified properties and other areas within the Town which are suitable for residential development but are not currently designated and zoned for such use.

Municipal Plan Policy

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

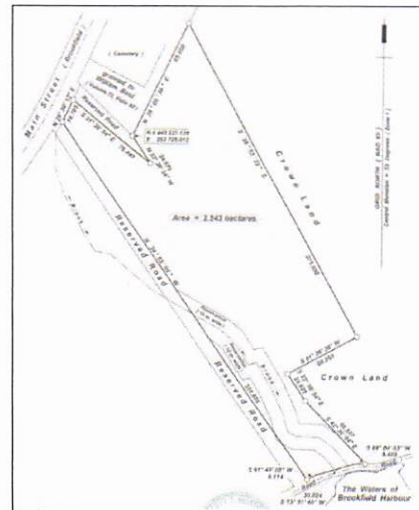
Together steering a new course. By working together, we can build a strong community while retaining our connection to the sea, and preserving and celebrating our heritage. We are a family-orientated community which values our scenic coastline, and will strive to be a community that is well balanced 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 lands for development.

Over the last year, the Town has been active in acquiring properties through tax sales with the intention of seeing them developed for new housing in the community. In particular, a 2.53 ha property located at Civic No.160-162 Main Street, Wesleyville was acquired. The property in question is shown as the cross-hatched area in the image below left. A survey of the property is shown in the image on the right.



Property acquired by the Town located at 160-162 Main Street (Cross-hatched area)



Survey drawing for property located at 10-162 Main Street, Wesleyville

The property in question is accessed from the Main Road. In the Municipal Plan the property is designated for Mixed Development with a larger portion that extends to the coastline designated Rural. There are several other large properties in the area to the east and southeast of the Town property, as well as the area surrounded by these properties that may be Crown Land. These properties are designated Rural in the Municipal Plan as well. Residential development is not permitted in the Rural Land Use designation. To accommodate development in this area, an amendment to the Municipal Plan is required. A corresponding amendment to the Development Regulations is also required to rezone the area to the Mixed Development Land Use Zone.

The area in question is serviceable from the Town water and sewer system from the Main Road. A suitability analysis shows the area is generally suitable for development. Topography is acceptable for development and there are no obvious wetlands. The survey of the Town property shows a small brook that runs through a portion of the

southwest corner of the property. Along the coastline the area is relatively low lying and as such may be susceptible to flooding and erosion during storm events.

In considering this area for development, the Town proposes that development be set back from the shoreline for a distance of 50m to reduce risks of coastal flooding and erosion.

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 comments by May 23, 2025. No submissions were received by the advertised deadline.

AMENDMENT NO. 3, 2025

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

1. By redesignating lands off the Main Road in Wesleyville shown on the attached Future Land Use Map from the Rural Land Use designation to the Mixed Development Land Use designation.

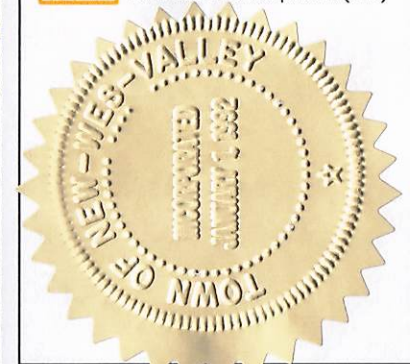


Dated: MARCH 17 2025

Town of New-Wes-Valley

Municipal Plan
Future Land Use Map 1
Amendment No. 3, 2025

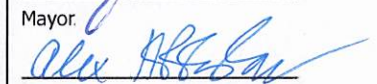
 From: Rural (RU)
To: Mixed Development (MD)



Dated at New-Wes-Valley, Newfoundland and Labrador

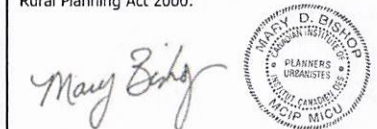
This 10th Day of March, 2025



Mayor.


Town Clerk

I certify that this Municipal Plan amendment for the Town of New-Wes-Valley has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:





Mary Bishop: RRP, MCIP, FCIP

Municipal Plan Amendment
REGISTERED

Number: 0165-0005-2026
Date: April 30, 2026
Signature: 