

**TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS
AMENDMENT No. 3, 2023**

From Rural to Mixed Development

**Prepared for the Town of New-Wes-Valley
by
Baird Planning Associates**



John Baird, MCIP



URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2023

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

- a) Adopted the New-Wes-Valley Development Regulations Amendment No. 3, 2023 on the 5th day of December 2023.
- b) Gave notice of the adoption of New-Wes-Valley Development Regulations Amendment No. 3, 2023 by advertisement posted on the 6th day of December 2023 as follows:
 - (i) On the Town's website (www.townofnewwesvalley.ca)
 - (ii) On the Town's Facebook page
 - (iii) On notice boards at the Town Office, Windsor's Foodland, Carter's Gas Bar, and Vincent's Gas Bar
- c) Set the 10th day of January 2024 at 7:00 p.m. at the Town Hall, New-Wes-Valley for the holding of a public hearing to consider objections and submissions.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley approves the New-Wes-Valley Development Regulations as amended.

SIGNED AND SEALED this 24 day of Jan 2024

Mayor: 
Michael Tiller

Clerk: 
Marilyn Kelloway



Development Regulations / Amendment
REGISTERED
Number <u>0165 - 2024 - 004</u>
Date <u>4 MARCH 2024</u>
Signature <u></u>


**URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley adopts the New-Wes-Valley Development Regulations Amendment No. 3, 2023.

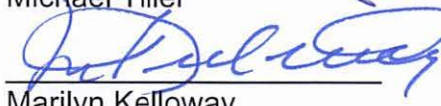
Adopted by the Town Council of New-Wes-Valley on the 5th day of December 2023.

Signed and sealed this 24 day of Jan 2024

Mayor:


Michael Tiller

Clerk:

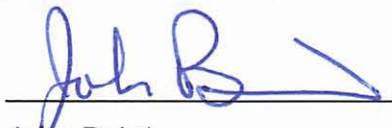

Marilyn Kelloway



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached DEVELOPMENT REGULATIONS Amendment No. 3, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:


John Baird



TOWN OF NEW-WES-VALLEY
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2022

BACKGROUND

Please refer also to Municipal Plan Amendment No. 2. The purpose of this amendment is to rezone approximately 177 hectares of land from RURAL to MIXED DEVELOPMENT to open new land for residential and commercial development. The amendment applies to three different areas – the Newtown-Templeman area, both sides of Wesleyville Ridge Road, and both sides of Water Line Road in Valleyfield.

PUBLIC CONSULTATION

Public notice of the proposed amendment was posted on October 19, 2023, inviting written comments or objections by Thursday, November 2. A copy of the notice is attached. The notice was posted as follows:

- Town website – <https://www.townofnewwesvalley.ca>
- Town Facebook page
- Town Office bulletin board
- Bulletin boards in Foodland, Badger's Quay; Windsor's Home Hardware, Wesleyville; and Carter's Gas Bar, Pond Cove.

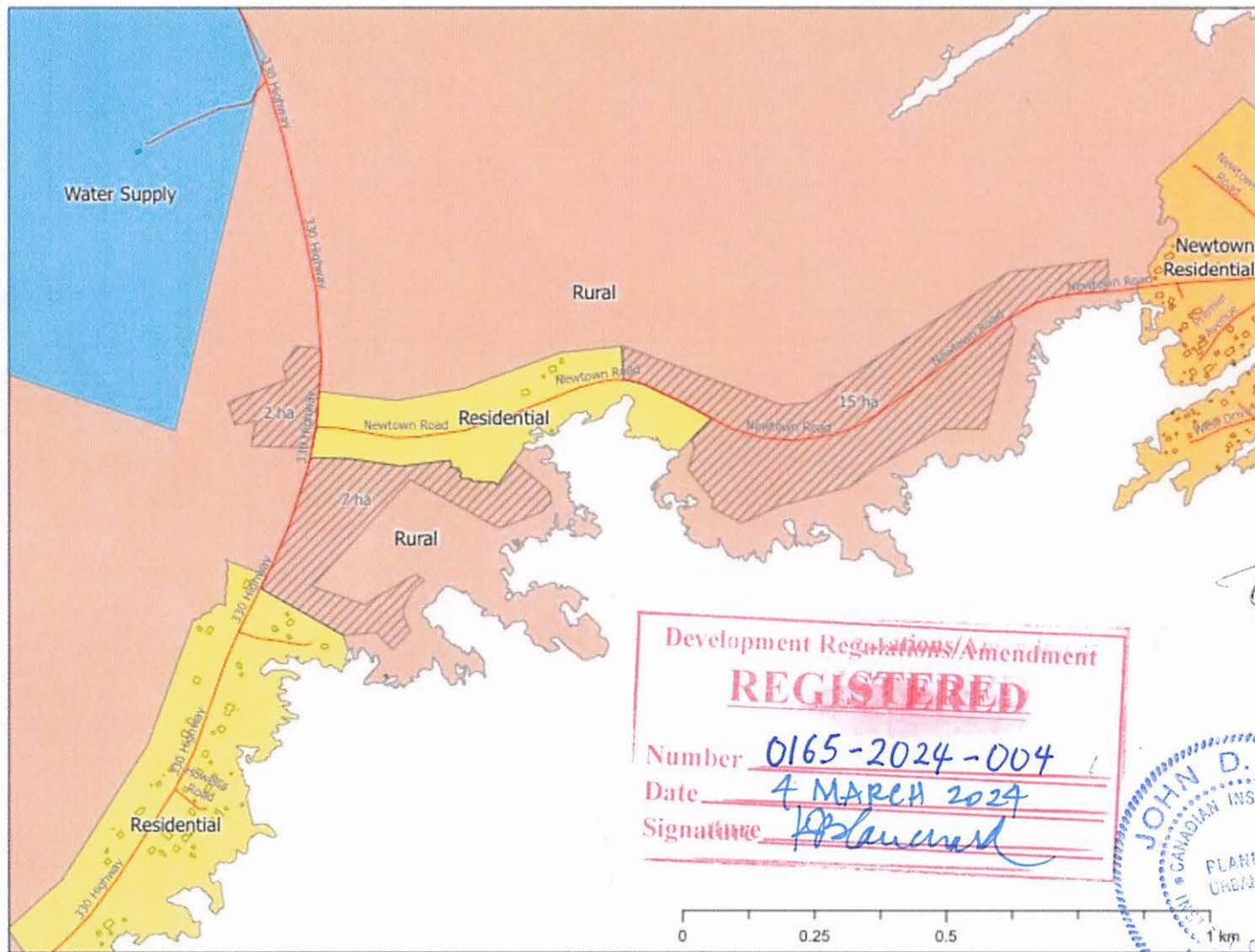
Screenshots and photos of the posted notices are available if requested.

No submissions were received by the deadline.

DEVELOPMENT REGULATIONS AMENDMENT No. 15, 2023

The New-Wes-Valley Land Use Zoning Map is amended as shown on the following pages. It rezones the following areas from RURAL to MIXED DEVELOPMENT:

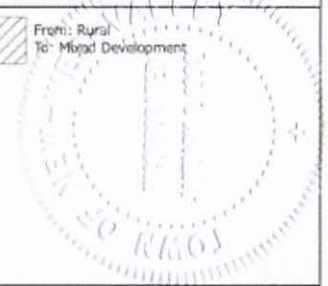
- Approximately 24 hectares in the Newtown and Templeman area
- Approximately 30 hectares in the Wesleyville Ridge Road area
- Approximately 120 hectares in the Water Line Road area in Valleyfield



Dated: NOV 14, 2023

Town of New-Wes-Valley
 Development Regulations 2018
 Land Use Zoning Map
 Amendment No. 3, 2023
 Part 1 of 2

From: Rural
 To: Mixed Development



Dated at New-Wes-Valley, Newfoundland and Labrador
 This 24 Day of Jan 2023

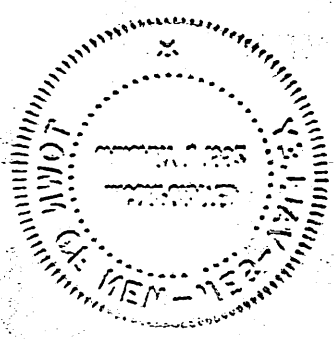
Michael Tiller, Mayor

Marilyn Kelloway, Town Clerk

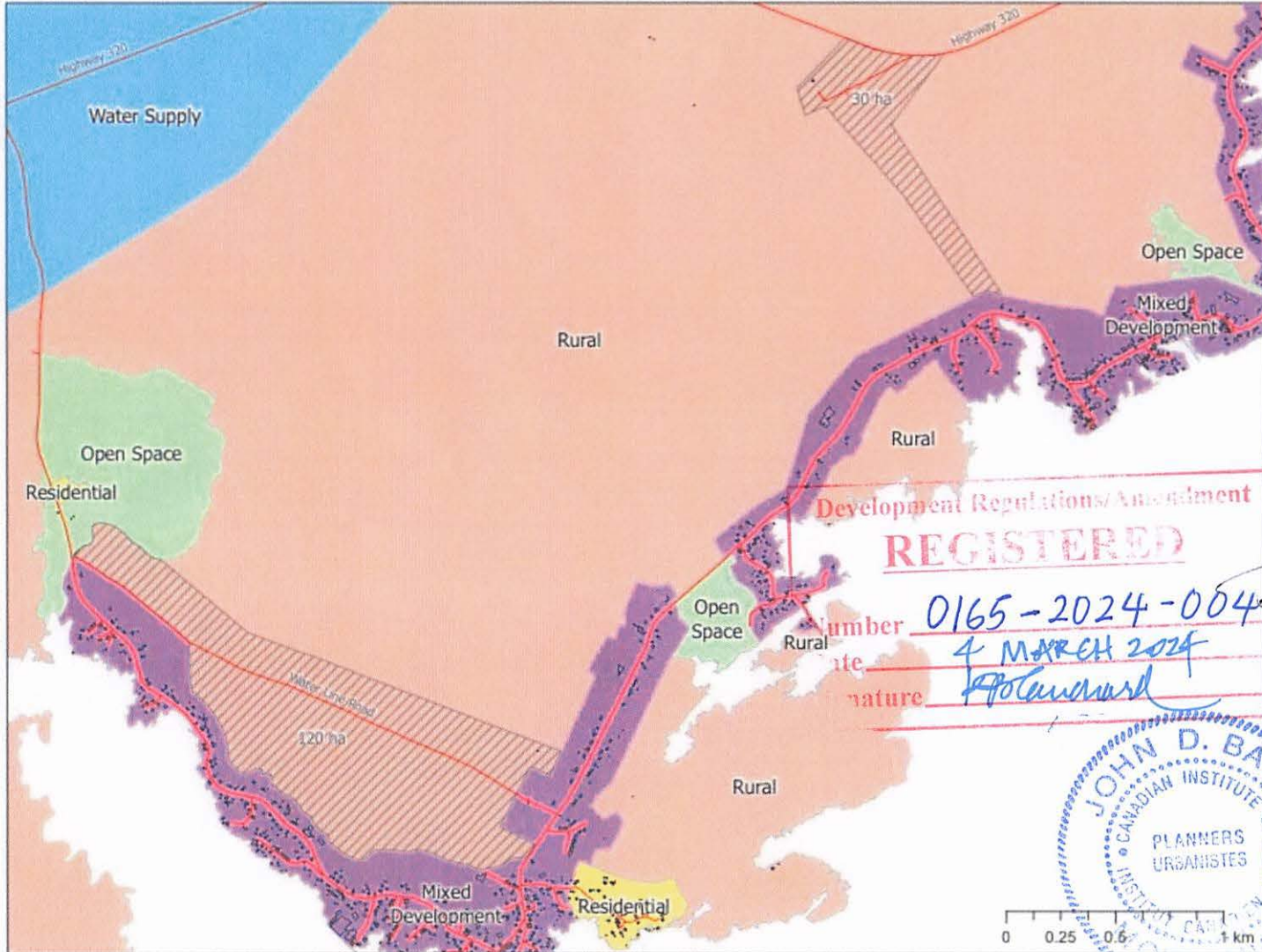
I certify that this Development Regulations amendment for the Town of New-Wes-Valley has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Development Regulations/Amendment
REGISTERED
 Number 0165-2024-004
 Date 4 MARCH 2024
 Signature [Handwritten Signature]

JOHN D. BAIRD
 CANADIAN INSTITUTE OF PLANNERS
 URBANISTS
 1 km
 John Baird, MCIP



Handwritten text, possibly a date or reference number, oriented vertically.



Dated: OCT 05, 2023

Town of New-Wes-Valley
 Development Regulations 2018
 Land Use Zoning Map
 Amendment No. 3, 2023
 Part 2 of 2



Dated at New-Wes-Valley, Newfoundland and Labrador
 This 24th Day of Jan. 2023

Michael Tiller, Mayor
 Marilyn Kelloway, Town Clerk

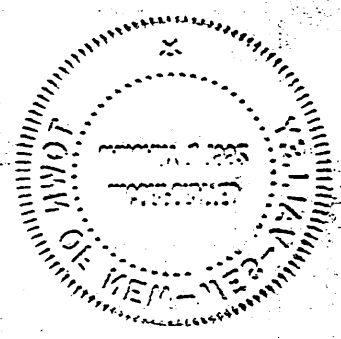
I certify that this Development Regulations amendment for the Town of New-Wes-Valley has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Development Regulations/Amendment
REGISTERED
 Number 0165-2024-004
 Date 4 MARCH 2024
 Signature [Handwritten Signature]



[Handwritten Signature]
 John Baird, MCIP

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