

**TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT No. 2, 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
MUNICIPAL PLAN AMENDMENT No. 2, 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 Municipal Plan Amendment No. 2, 2023 on the 5th day of December 2023.
- b) Gave notice of the adoption of New-Wes-Valley Municipal Plan Amendment No. 2, 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.

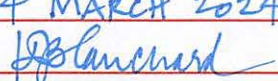
Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of New-Wes-Valley approves the New-Wes-Valley Municipal Plan as amended.

SIGNED AND SEALED this 24 day of Jan 2024

Mayor: 
Michael Tiller

Clerk: 
Marilyn Kelloway



Municipal Plan / Amendment	
REGISTERED	
Number	<u>0165-2024-003</u>
Date	<u>4 MARCH 2024</u>
Signature	<u></u>

**URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT No. 2, 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 Municipal Plan Amendment No. 2, 2023.

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

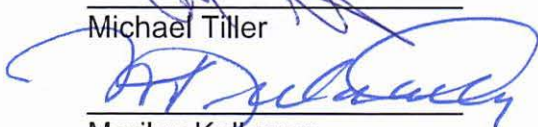
Signed and sealed this 24 day of Jan 2024

Mayor:



Michael Tiller

Clerk:



Marilyn Kelloway



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached MUNICIPAL PLAN Amendment No. 13, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



John Baird



TOWN OF NEW-WES-VALLEY
MUNICIPAL PLAN AMENDMENT No. 13, 2023

BACKGROUND

The Town of New-Wes-Valley proposes to adopt the following amendment to its Municipal Plan to open additional land for residential and commercial development. The amendment will change the Future Land Use designation of approximately 177 hectares of land in three general areas from RURAL to MIXED DEVELOPMENT. The change will include approximately 27 hectares in the Newtown and Templeman area, 30 hectares along both sides of Wesleyville Ridge Road, and 120 hectares along 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.

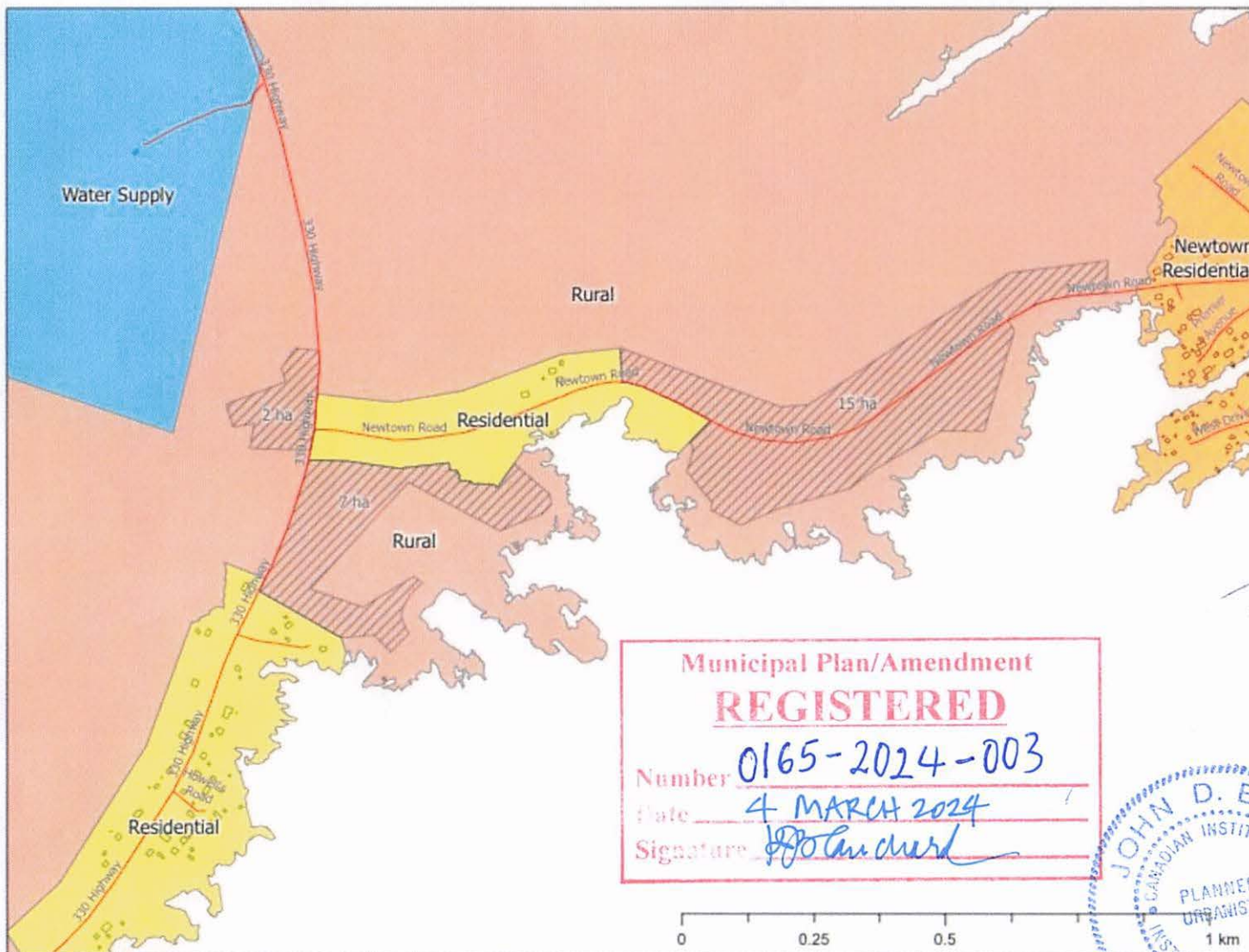
Screenshots and photos of the posted notices are available if requested.

No submissions were received by the deadline.

MUNICIPAL PLAN AMENDMENT No. 2, 2022

New-Wes-Valley Future Land Use Map 1 is amended as shown on the following pages. It redesignates the following areas from **RURAL** to **MIXED DEVELOPMENT**:

1. Approximately 24 hectares in the Newtown and Templeman area
2. Approximately 30 hectares in the Wesleyville Ridge Road area
3. Approximately 120 hectares in the Water Line Road area in Valleyfield



Dated: NOV 14, 2023

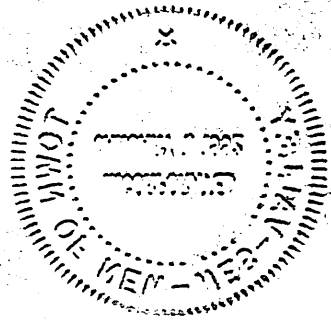
Town of New-Wes-Valley	
Municipal Plan 2018 Future Land Use Map Amendment No. 2, 2023 Part 1 of 2	
Dated at New-Wes-Valley, Newfoundland and Labrador	
This	24 Day of January
2023	
Michael Tiller, Mayor	
Marilyn Kelloway, Town Clerk	
I certify that this Development Regulations amendment for the Town of New-Wes-Valley has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:	
John Baird, MCIP	

Municipal Plan/Amendment
REGISTERED

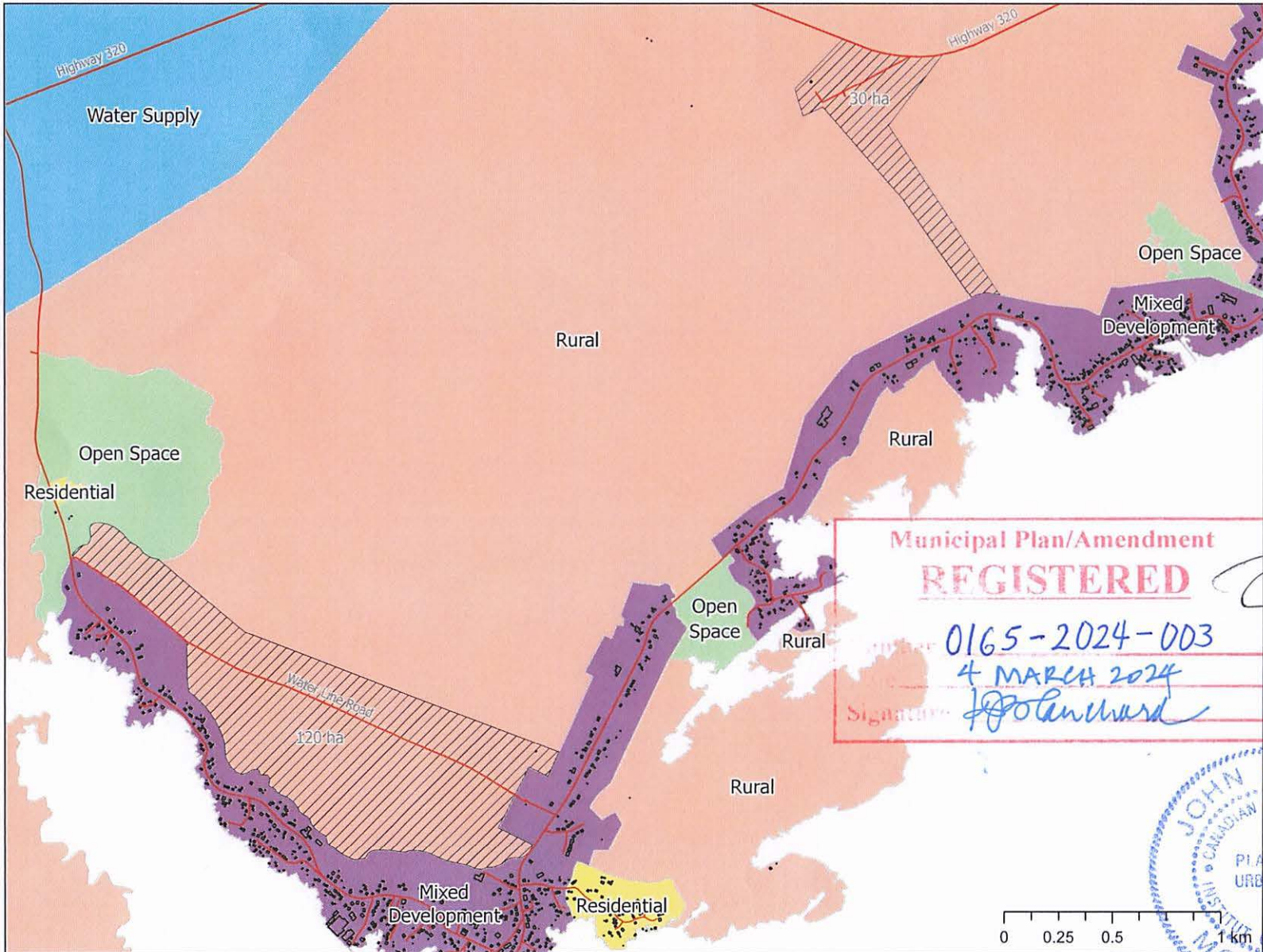
Number 0165-2024-003
Date 4 MARCH 2024
Signature [Signature]

JOHN D. BAIRD
CANADIAN INSTITUTE OF
PLANNERS
URBANISTES
INSTITUT CANADIEN
DE PLANNING
MCIP MCIPU

1 km



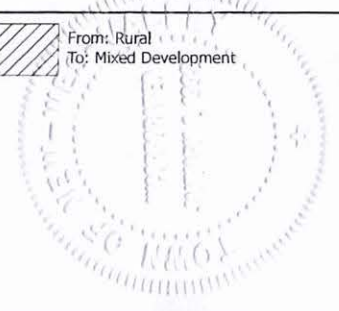
0122-0011-00



Town of New-Wes-Valley

Municipal Planning 2018
 Future Land Use Map
 Amendment No. 2, 2023
 Part 2 of 2

From: Rural
 To: Mixed Development



Dated at New-Wes-Valley, Newfoundland and Labrador

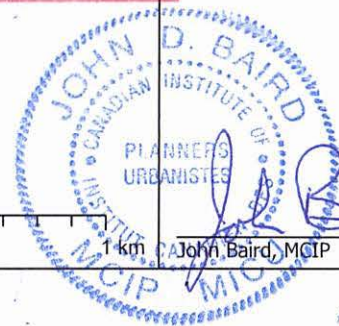
This 24 Day of Jan 2024

Michael Tiller, Mayor

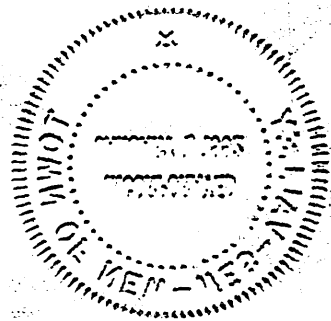
Marilyn Kelloway, Town Clerk

Municipal Plan/Amendment
REGISTERED
 0165-2024-003
 4 MARCH 2024
 Signature: *[Signature]*

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:



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RECORDED
INDEXED