



Town of New-Wes-Valley Municipal Plan

2016



Prepared for:
The Town
of New-Wes-Valley

Prepared by:



June 2018
Project Number
123069.00

**Urban and Rural Planning Act
Resolution to Adopt
Town of New-Wes-Valley Municipal Plan
2016**

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 2016 with the following changes:

1. Policy G-38 on page 26 of the Plan - Significant Wetlands, be revised to read:
Policy G-38 Municipal Stewardship Agreement - Applications for development located within the Business Pond and Queen's Meade (Newtown) Management Units as shown in Appendix C, shall be reviewed by Council to ensure that sensitive waterfowl habitats are preserved and protected. As part of this review, Council shall refer development proposals within these areas to the Wildlife Division, Department of Fisheries and Land Resources, for review and comment.
2. Delete Policy G-39
3. Revise Policy G-40 to be titled Amendments in the Stewardship Agreement Area and renumber to G-39.

Adopted by the Town Council of New-Wes-Valley on the 17th day of April, 2018.

Signed and sealed this _____ day of _____, 2018.

Mayor: _____

Clerk: _____

Canadian Institute of Planners Certification

I certify that the attached Development Regulations have been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

M. Bishop, F.C.I.P.

Urban and Rural Planning Act
Resolution to Approve
Town of New-Wes-Valley
Municipal Plan
2016

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 on the 17th day of April, 2018.
- b) gave notice of the adoption of the New-Wes-Valley Municipal Plan by advertisement, inserted on the 26th day of April and the 3rd day of May, 2018 in the Beacon.
- c) set the 31st day of May at 7:00 p.m. at the Town Hall, New-Wes-Valley, for the holding of a public hearing to consider objections and submissions.

Now 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 with the following changes:

- 1. Minor edits to reflect current (2018) names of departments of the provincial government referred to in the Municipal Plan.

SIGNED AND SEALED this _____ day of _____, 2018.

Mayor: _____

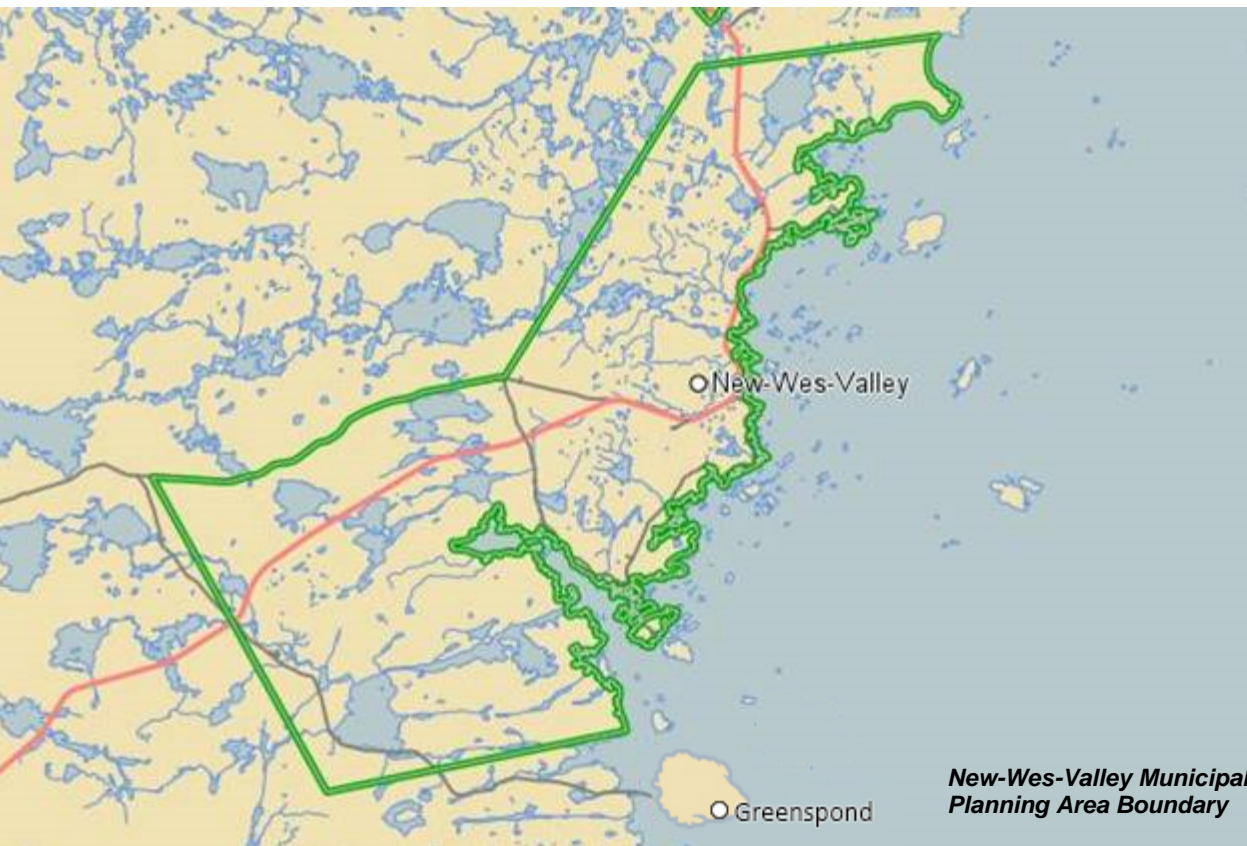
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Contents

1. Introduction.....	1		
1.1. <i>The Purpose of a Municipal Plan</i>	1	4.16. <i>Access to Local Foods</i>	22
1.2. <i>Planning Area</i>	2	4.17. <i>Pedestrian Safety</i>	23
1.3. <i>Plan Preparation & Public Consultation Process</i>	2	4.18. <i>Docks and Wharves</i>	23
1.4. <i>Approval Process</i>	2	4.19. <i>Home Occupations</i>	23
1.5. <i>Implementing the Plan</i>	3	4.20. <i>Signs</i>	24
1.6. <i>Reviewing and Amending the Plan</i>	3	4.21. <i>On-Site Parking</i>	24
1.7. <i>Interpretation</i>	4	4.22. <i>Review of Utility Easements</i>	25
2. Background.....	5	4.23. <i>Wetland Stewardship Agreement</i>	26
2.1. <i>History</i>	5	5. Managing Land Use	27
2.2. <i>The Geography</i>	8	5.1. <i>Mixed Development</i>	28
2.3. <i>Population Characteristics</i>	8	5.2. <i>Residential</i>	34
2.4. <i>Housing</i>	10	5.3. <i>Newtown Residential</i>	35
2.5. <i>The Built Environment</i>	11	5.4. <i>Seasonal Residential</i>	39
2.6. <i>Community Consultation</i>	12	5.5. <i>Rural</i>	41
3. Vision & Planning Goals.....	13	5.6. <i>Open Space</i>	43
3.1. <i>Planning Goals</i>	14	5.7. <i>Watershed</i>	45
4. Community-Wide Policies	15	6. Municipal Services and Infrastructure	47
4.1. <i>Servicing Requirements and Costs</i>	15	6.1. <i>Background</i>	47
4.2. <i>Frontage on a Publicly Maintained Street</i>	16	6.2. <i>Objectives</i>	48
4.3. <i>Backlot Development</i>	16	6.3. <i>Municipal Services and Infrastructure Policies</i>	49
4.4. <i>Setback from Street Right of Ways</i>	17	7. Implementation.....	51
4.5. <i>Subdivisions</i>	17	7.1. <i>Administration of the Municipal Plan</i>	51
4.6. <i>Development Agreement</i>	18	7.2. <i>Development Regulations</i>	51
4.7. <i>Stormwater Management</i>	18	7.3. <i>Public Consultation</i>	52
4.8. <i>Non-conforming Uses</i>	19	7.4. <i>Amending and Reviewing the Municipal Plan</i>	52
4.9. <i>Traditional Buildings</i>	19	7.5. <i>Professional Advice</i>	53
4.10. <i>Waterways, waterbodies and wetlands</i>	20	7.6. <i>Municipal Budget and Capital Works Program</i>	53
4.11. <i>Protection of Archaeological Resources</i>	20		
4.12. <i>Protection of Community Trails</i>	21	Appendices	
4.13. <i>Climate Change Impacts</i>	21	Appendix A Future Land Use Map	
4.14. <i>Community Health</i>	22	Appendix B Archaeology Sites	
4.15. <i>Open Space Recreation</i>	22	Appendix C Wetland Stewardship Agreement	



1 Introduction



1.1. The Purpose of a Municipal Plan

The New-Wes-Valley Municipal Plan is Council's comprehensive policy document for the sustainable management of growth within the Municipal Planning Area over the 10-year planning period from 2013 to 2023. Prepared under the authority of the *Urban and Rural Planning Act, 2000*, the Plan will be the first Municipal Plan for the Town of New-Wes-Valley.

The Municipal Plan sets the vision, goals, and objectives for community development and includes written policies and the Future Land Use Map. Development Regulations implement Town policies through specific standards and requirements that ensure land is controlled and managed in accordance with the Plan.

1.2. Planning Area

The map to the left shows the Municipal Planning Area for the Town of New-Wes-Valley. The Planning Area is governed by Town Council, which exercises control over development within it. The Planning Area boundary forms the same limits as the Municipal Boundary.

1.3. Plan Preparation & Public Consultation Process

The figure on the following page outlines the process to establish the New-Wes-Valley Municipal Plan in accordance with the *Urban and Rural Planning Act, 2000*. Relevant planning issues have been reviewed including a review of current land use, demographic and economic data. The Municipal Plan takes into consideration, and incorporates where appropriate, the recommendations set out in the Integrated Community Sustainability Plan as well as other studies such the Labour Market Study 2007/2008.

The consultation process included contact with a number of government agencies and organizations. The residents of New-Wes-Valley were also consulted and given the opportunity to provide feedback throughout the Plan review process. An initial public consultation meeting was held on November 1st, 2012 at the Fire Hall and was well attended.

1.4. Approval Process

When the Municipal Plan is formally adopted by resolution of Council under Section 16 (1) of the *Urban and Rural Planning Act, 2000*, Council gives notice of a public hearing. At the public hearing a Commissioner appointed by the Council hears objections and representations, and then writes a report to Council including copies of all submissions taken at the hearing.

After the Commissioner's report has been submitted, Council considers the recommendations and may approve the Plan, or approve it with changes recommended by the Commissioner. Council then submits the Municipal Plan and accompanying Development Regulations to the Department of Municipal Affairs and Environment. The Plan comes into effect on the date notice of its registration is published in the Newfoundland & Labrador Gazette (Section 24 (3)).

When the Municipal Plan comes into effect, it is legally binding upon Council and upon all other persons, corporations, and organizations proposing to develop or use land within New-Wes-Valley.

1.5. Implementing the Plan

When a Municipal Plan comes into effect, Council is required to prepare regulations for the control of the use of land in the form of Development Regulations. These regulations are prepared and approved at the same time as the Municipal Plan, and like the Plan, may be amended at any time to include new land uses and specific regulations to guide development within the Municipal Planning Area.

Day-to-day administration of the Municipal Plan and Development Regulations will be conducted by staff members authorized by Council to issue permits for developments. Staff also make recommendations to Council on matters pertaining to development in accordance with the Municipal Plan and enforce the regulations.

1.6. Reviewing and Amending the Plan

Under the *Urban and Rural Planning Act, 2000* Council must review the Plan every five years from the date on which it comes into effect, and if necessary, revise it to reflect changes in the community that can be foreseen during the next 10-year period. The Plan may be amended as necessary prior to the five-year review in response to new development proposals, changed policies, or community priorities. Such amendments must follow the process outlined in Sections 14 to 24 of the *Urban and Rural Planning Act, 2000*.



1.7. Interpretation

In this Municipal Plan:

“Council” shall mean the Council of the Town of New-Wes-Valley.

“Development Regulations” shall mean the New-Wes-Valley Land Use Zoning, Subdivision and Advertisement Regulations.

“Municipal Planning Area” shall mean the New-Wes-Valley Municipal Planning Area.

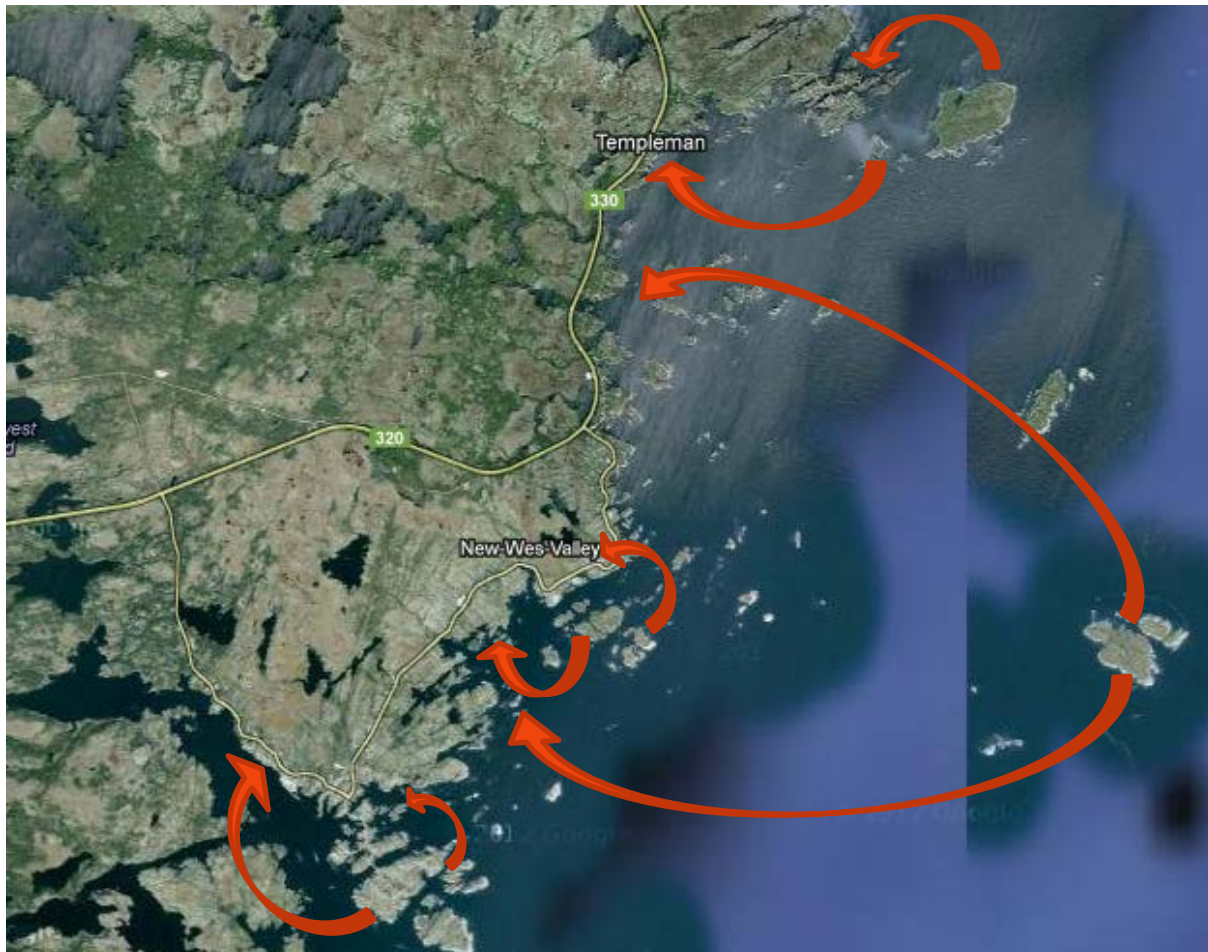
“the Plan” shall mean the New-Wes-Valley Municipal Plan.

The boundaries between the different land uses designated in the Municipal Plan are meant to be general, except in the case of roads or other prominent physical features where they are intended to define the exact limits of each category of land use.

Nothing in the Plan shall affect the continuance of land uses which are lawfully established on the date that this Plan comes into effect.



2 Background



2.1. History

Permanent settlement began in the New-Wes-Valley area as early as 1800 with settlement by land-based seal and inshore cod fisherman on Poole's Island and Pinchard's Island. Other low-lying islands in this area, such as the eight islands that make up Swain's Islands, were settled shortly thereafter. Situated along the principal migration route of the harp seal, the area became the focus of the land-based seal hunt. The growth of the Labrador seal hunt throughout the 1800s drew residents to the area. In 1845 Pinchard's Island was the second largest community in northern Bonavista Bay with a population of 291. Beginning in the 1850s, residents began to move to Inner Pinchard's Island (known today as Newtown) because the inner islands offered better shelter for vessels being used in the seal hunt and the growing Labrador fishery.

Pool's Island was first settled by English fishermen and their families who came to the island via Bonavista, Salvage, Barrow Harbour and the Flat Islands. By mid-century, Pool's Island experienced a dramatic rise in population, from 177 in 1845 to 524 in 1869. When the island could no longer accommodate the growth, settlement spread to the adjacent mainland of Badger's Quay, and Valleyfield. Similarly, in 1869, Swain's Island was overcrowded and residents began to settle on the adjoining mainland of Wesleyville. Former Swain's Island residents were joined in Wesleyville by people moving from more isolated islands further out in the Bay. By 1891, the population of Wesleyville was approaching 2000, despite the fact that most of the coast had been settled for only 20 years. In 1896, a ferry service was established that ran between Swain's Islands and Wesleyville.

Into the late 1800s/early 1900s Barbour's Tickle, between the two main islands of Newtown, became a mercantile centre for the area through the efforts of the Barbour family. Some of the most prosperous Labrador skippers had established general fishery supply businesses, such as the Barbours in Newtown, the Winsors and Bishops in Wesleyville, and the Keans in Brookfield. By 1921, there were about 4000 people living in the area that now covers the amalgamated Town. As the sealing industry declined in the 1930s, so too did the population of these communities. By 1930, all of Swain's Islands were abandoned. To some extent, the population of the mainland communities were sustained by the movement of people to the area from surrounding islands in northern Bonavista Bay.

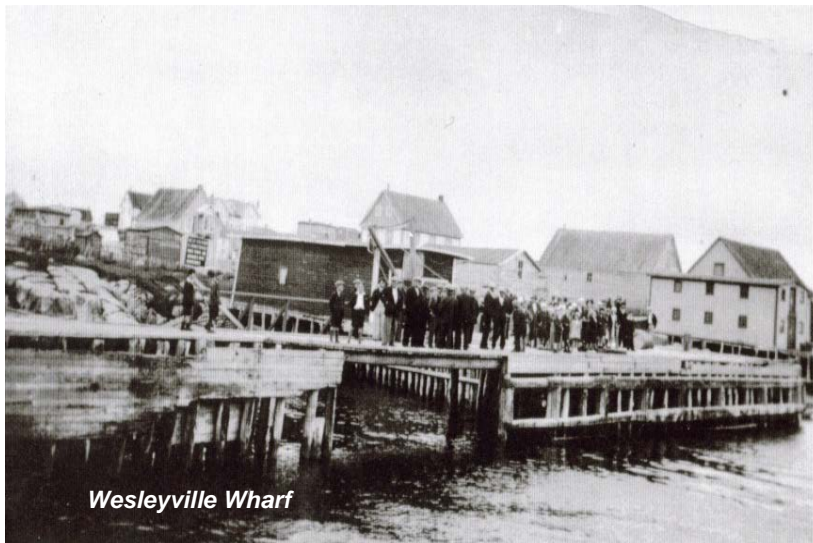
By the 1940s, the population of Wesleyville was declining but the Town was beginning to re-emerge as a regional service centre. In 1944, the cottage hospital was built in Brookfield and in 1945 Brookfield and Pound Cove became a part of the Town of Wesleyville. Highway connections facilitated growth in the communities. In the mid to late 1950s, Badger's Quay and Wesleyville were connected with the Straight Shore highway and to the Trans-Canada Highway through Gambo. As roads were improved, services and businesses increasingly concentrated at Badger's Quay and Wesleyville, serving communities as far North as Deadman's Bay. As a result, the two communities gradually became a service centre for surrounding communities. The completion of the bridge to Newtown and the road to Wesleyville in 1952 helped Newtown ensure its continued existence at a time when many of the island communities on northern Bonavista Bay were being abandoned.

Into the 1960s, fishing, fish-plant work and service-industry jobs were the main source of employment. Longliners supplied a frozen fish plant in Valleyfield, which brought catches from all over Bonavista North. A central high school was built in 1959 and by 1972 served all eight communities of the Town. By the early 1980s, the rocky islands of Badger's Quay-Valleyfield-Pool's Island were created as a Town and the three communities were connected by bridges, with most roads paved.

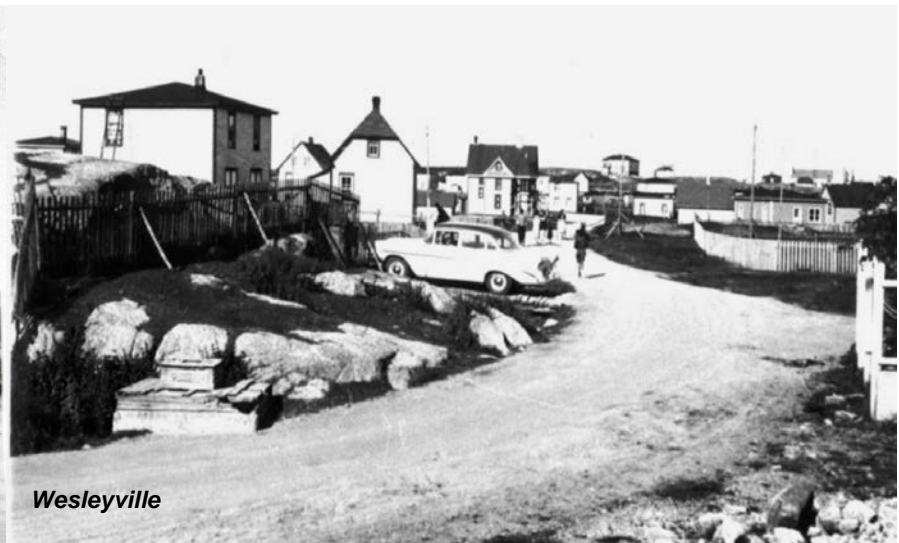
In 1992, the three municipalities of Wesleyville (including Pound Cove and Brookfield), Newtown (including Templeman), and Badger's Quay-Valleyfield-Pool's Island were amalgamated to form the Town of New-Wes-Valley.

Today, the Town still functions as a service centre for surrounding communities. However, like many rural areas of the province the population of the Town is declining, as young people move to find employment elsewhere in the province or beyond.

This decline of young people can be seen throughout the Town as playgrounds have become overgrown and unused, and Memorial Academy elementary school lies vacant. The youth of the Town now attend Pearson Academy, a kindergarten to grade 12 school which also serves surrounding communities. The demographic changes of the Town have significant implications for the future. The Municipal Plan will need to consider how these changes will affect the community and how development and the provision of municipal services should be managed to meet the community's future needs.



Wesleyville Wharf



Wesleyville

2.2. The Geography

The northeastern part of Newfoundland is characterized by a complex of metamorphic rock. The land which New-Wes-Valley covers is primarily hard, durable rock comprised of Cape Freels Granite, Hare Bay Gneiss and Business Cove Granite. The area shows effects of extensive glaciation. Glacial striations, roches moutonnées, crag and tail structures and boulder fields are common in areas of the Town. Near the coast, vegetation is sparse and topography is low, and for the most part below 100 metres. Away from the coast, scattered hills which only reach up to approximately 200m above sea level are present and ponds and bogs of various sizes are common.

These conditions limit areas for development as it is difficult to develop on the bedrock.



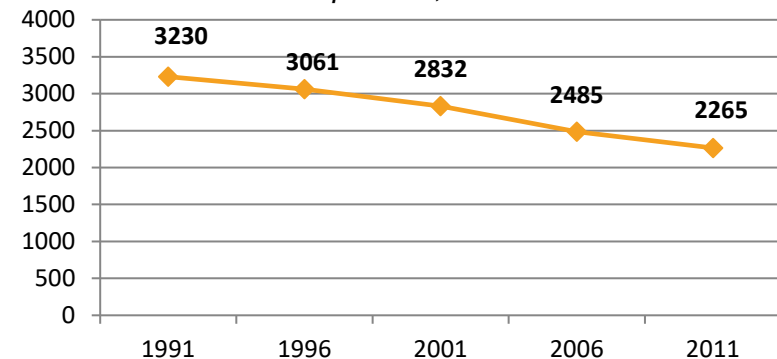
2.3. Population Characteristics

2.3.1. Population Change

Like many rural communities in Newfoundland, the Town of New-Wes-Valley has experienced a decline in population over the past twenty years.

Population of New-Wes-Valley

Total Population, 1991-2011

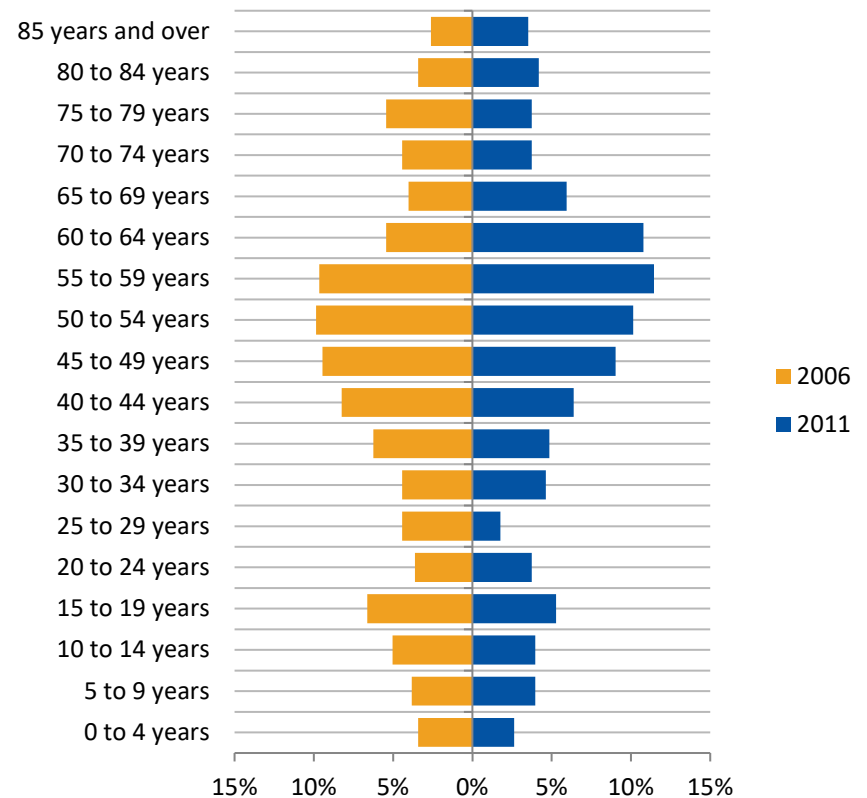


Changes in population are closely tied to the local economy. Since permanent settlement began in the 1800s, the local economy relied heavily on the sealing and cod fisheries. The Cod Moratorium in 1992, however, had little influence on the community as Beothic Fish Processors Ltd had shifted from processing groundfish (cod) to processing crab prior to 1992, which allowed the processing plant to continue and thrive during a time when other rural communities were in decline.

The size of the community, combined with the variety of services utilized by people from communities in the Bonavista North Region, ensured its continued success. However, in more recent years, despite the Town's ability to provide services, it has not been able to retain its population. Lower birth rates and job reductions at the processing plant due to industry restructuring have led to population decline over the last decade. This is combined with migration to urban centres that offer a greater variety of services and permanent, year-round employment with higher wages.

Since 1991, the population of New-Wes-Valley has declined by approximately 30%. Young people in the community are moving to other areas of the province or outside that province that offer greater opportunities. The population pyramid to the right shows how the population changed between 2006 and 2011. The percentage of residents under the age of 44 has declined in almost every age category, with the greatest decline among 25 to 29 year olds. At the same time, the proportion of residents over the age of 55 has increased.

Population Pyramid
A comparison of 2006 and 2011
% of population by age group and census year



2.3.2. Industry

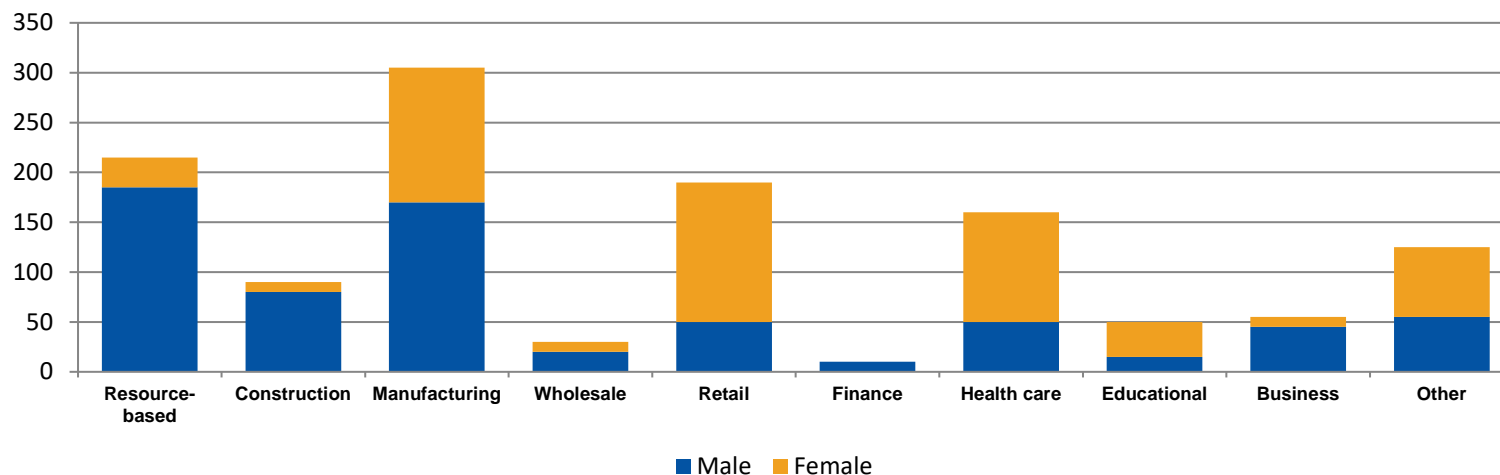
The major industry sectors in New-Wes-Valley include manufacturing, resource-based industries, retail trade, educational services, health care and social services. The main employers are Beothic Fish Processors Ltd, Brookfield/Bonnews Health Centre, and the Nova Central School District.

The Municipal Plan should recognize the significance of these industries, and their role in future development of the community.

2.4 Housing

The predominant housing type in New-Wes-Valley is primarily low density housing, with single detached dwellings making up 91.9% of private dwellings. The 2006 Census shows that the majority (78.9%) of these houses were built prior to 1986. However, the Town has experienced some development of homes in recent years and pressure to find suitable sites for development are expected to continue. As the population of the community is aging, there is an opportunity for the Municipal Plan to provide for and encourage more housing options for seniors.

Labour Force Activity
by industry and gender, 2011



2.5. The Built Environment

The Town of New-Wes-Valley is as a linear community spread out over 20km, which is the result of the amalgamation of eight former communities: Valleyfield, Badger’s Quay, Pool’s Island, Brookfield, Wesleyville, Pound Cove, Templeman and Newtown. Together they are connected by an extensive road network covering approximately 27km. These eight former communities still maintain distinct individual identities.

Development along the Main Road through the Town are spread out from Valleyfield to Pound Cove and includes dwellings, retail, restaurants, industrial activity, churches, a school, and a hospital with concentrated areas of development in Wesleyville and Badger’s Quay. The Main Road has always been an area of mixed uses and this mix should continue in the future. Extending from the Main Road are pockets of residential areas located in Pool’s Island, Templeman and Pound Cove.

Recent development pressures have created a need for land for subdivisions in the otherwise traditional town. This cul-de-sac form of development is found in Badger’s Quay along Seaview Crescent and Seaview Crescent Extension.

The Town has 100% water services and approximately 50% sewer services. In order to take advantage of these Town resources, the Municipal Plan should encourage growth within the limits of these services.

New-Wes-Valley’s has a built heritage that is a reflection of the importance of this area within the province’s history and culture. Historic properties are found throughout the community. Newtown in particular contains the cluster of buildings that constitute the Barbour Premises. Together with the unique landscape, historic dwellings and fishing premises, the area of Newtown can be thought of as a historic district within the Town.

Along the outer boundaries of the Town, outdoor recreational opportunities have been established. On the northern boundary, the exposed terraces of Random Passage Trail in Cape Freels offers stunning views of Bonavista Bay, a trail has been developed at Business Pond, while Greenspond Road along the southwestern border of the Town has developed as a cabin area.

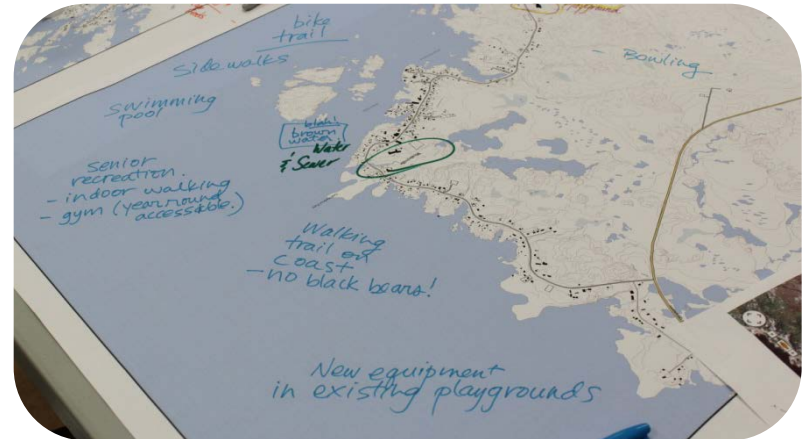
The Municipal Plan should celebrate the Town’s history and the unique characteristics of each neighbourhood, while encouraging sustainable development of the Town as a whole.



2.6. Community Consultation

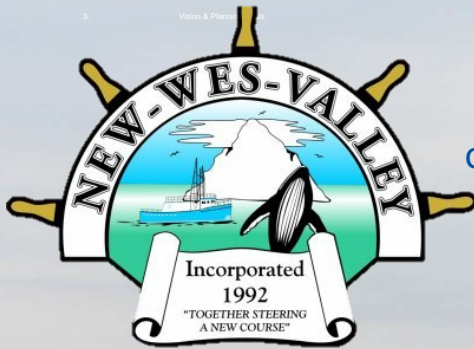
Through the Planning process, the residents of New-Wes-Valley were consulted to identify community needs, issues and priorities for future growth and development. The results of the community consultation confirmed research on the issues that need to be addressed in the New-Wes-Valley Municipal Plan. The most pressing issues that residents thought Council should address in the Municipal Plan include:

- Safeguarding the heritage character of the Town;
- Improving recreation facilities, walking trails and playgrounds;
- Protecting the harbour for fishing and recreational uses;
- Continuing the mixed-use character of the Town;
- Improving water and sewage services; and
- Providing for more seniors housing.



3

Vision & Planning Goals



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.



3.1. Planning Goals

Establish a framework to guide Council's decisions

As the Town's first Municipal Plan, it will guide Council's decisions regarding the most efficient use of land, the provision of municipal services, and identify areas for environmental protection.

To preserve the Town's heritage

The Town of New-Wes-Valley played an important role in the Newfoundland and Labrador sealing industry. This history is still evident today and is displayed through the built heritage, natural landscape, Barbour Living Heritage Village, stories and characters. Protecting historic resources, buildings, fishing docks and stages, architectural styles, and shoreline character is essential to our future sustainability.

Invest wisely to ensure high quality of municipal services

Maintaining municipal infrastructure and providing a high level of municipal services is a priority of Council. We will carefully manage municipal infrastructure assets, balancing investment to extend municipal services with the need for ongoing maintenance to ensure high quality of potable water, safe streets, waste disposal and recreation facilities.

Encourage economic development

Council will continue to support the fishing industry by ensuring that land is designated for fishing activity, while at the same time encouraging new business development in the tourism sector by ensuring that lands are available in appropriate locations to accommodate a range of other commercial enterprises.

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.

Protect our natural environment

Wetlands, streams, ponds and coastlines are important natural assets to the Town, providing habitat for wildlife and opportunities for recreation and nature tourism. Council will ensure that these areas are identified and protected.

The Vision & Planning Goals provide a foundation for the Land Use Policies in the following sections. They will guide Council's decisions on land-use matters.

4

Community-Wide Policies

Community wide policies will apply to all areas within the Municipal Planning Area of New-Wes-Valley.

4.1. Servicing Requirements and Costs

In order to provide for the optimum use of the municipal water and sewer system and to prevent unnecessary or costly extensions, Council will promote the use of serviced land in New-Wes-Valley. Urban land uses will be discouraged from spreading to areas that cannot be economically and efficiently serviced.

Policy G-1

Development must be connected to municipal water and/or sewer, where available.

Policy G-2

Council shall encourage infill development in areas serviced with municipal piped water and sewer services.

Policy G-3

Where a connection to municipal water and/or sewer is not feasible, Council may permit on-site septic systems and/or wells. Where on-site septic systems and/or wells are proposed, Council and the Government Service Centre of ServiceNL, must be satisfied that the site has the capacity to bear such services over the long term.

Policy G-4

Unserviced development will be required to assess groundwater quantity and quality in accordance with the Provincial Department of Municipal Affairs and Environment's Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells, 2009.

Policy G-5

Council will ensure that new development will not create unreasonable servicing demands or costs for roads, water and/or sewer services.

Policy G-6

Subdivision style development and development on public right of ways that are not Town Roads will be provided at the outset with streets and other services constructed to Council's standards at the cost of the developer.

4.2. Frontage on a Publicly Maintained Street

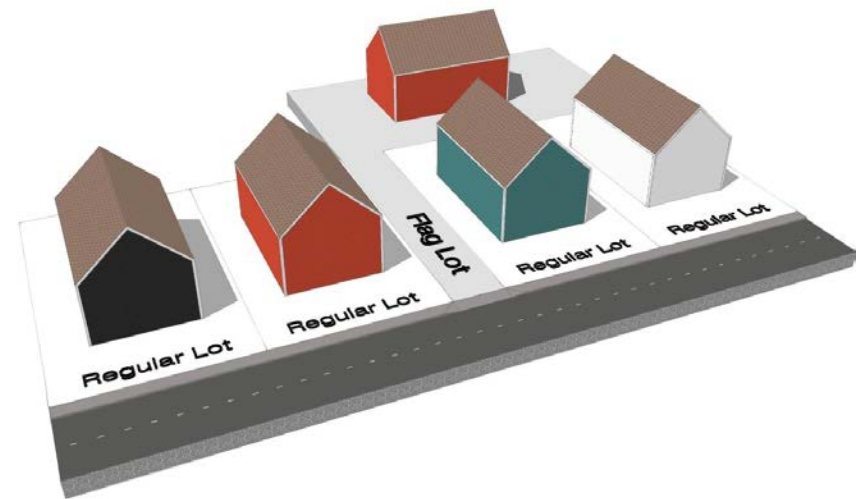
Developments that front onto a publicly maintained street positively integrate the development with the street and result in an organized appearance.

Policy G-7

Any property proposed for development including lots created through subdivision of land, will be required to have direct frontage on, and access to, a publicly maintained road, or frontage on a new road that is constructed to Town standards under the terms of a Development Agreement.

4.3. Backlot Development

Development in New-Wes-Valley date back to the early 1800s, prior to any formalized street pattern. Because of this, many dwellings do not front onto a publicly maintained road. The lots typically have access to a public street with the largest portion of the lot located behind existing, developed lots that front on and have access to the street. Such lots are known as “flag” lots and the development of such lots is commonly referred to as “backlot” development. This Plan permits the continuation of this pattern of development under certain conditions.



An example of a Backlot Development

Policy G-8

Notwithstanding Policy G-7, Council may consider “backlot” residential development in the Mixed Development and Residential land use designations if the following conditions are met:

- a) the lot will have adequate access to an existing public street;
- b) the size of the lot must meet the Town’s standards, excluding the access strip or laneway;
- c) the access must be sufficient for Council to discharge its responsibilities to maintain access for health, safety and service provision;
- d) there must be no further development opportunities using the same access, and only a single dwelling can be located off the access;
- e) the backlot development must not prevent the future development of adjacent or surrounding lands; and
- f) there is no objection from abutting property owners who may be affected by the proposed development.

4.4. Setback from Street Right of Ways

A street right of way is a strip of land between the street lines that is intended to be occupied by a public street, road or highway, including space for sidewalks. New buildings need to be placed an adequate distance from the street to ensure street safety, and prevent obstructing the sight lines of vehicular traffic.

Policy G-9

All development, including but not limited to buildings, fences, sheds, and parking lots, shall be set back from the right-of-way of a road far enough to provide an adequate level of public safety and space for snow clearing and maintenance. Building setback requirements shall be set out in the Development Regulations.

4.5. Subdivisions

In recent years there has been subdivision development in New-Wes-Valley, particularly in Badger’s Quay and there is potential for some additional subdivision developments. Council would like to ensure that future subdivisions are planned and constructed properly.



Policy G-10

Subdivision proposals will be designed to take account of site topography and drainage, links to existing roads, relationship to existing development and possible future development, and natural features including streams. Subdivisions will be developed with all infrastructure and improvements constructed to the Town's standards at the cost of the developer.

4.6. Development Agreement

Agreements between the Town and proponents of significant new developments such as residential subdivisions, commercial, industrial or resource uses are useful tools to ensure development proceeds according to what has been proposed.

Policy G-11

The Town may require agreements for new developments involving residential, commercial, industrial or resource use, and for the subdivision of land. Such an agreement will be negotiated between the developer and the Town, and include conditions for development and for financing of any services provided to the site which shall be constructed to municipal standards and consistent with the policies of this Plan and the Development Regulations.

4.7. Stormwater Management

During Hurricane Igor, the Town experienced several road wash-outs along Route 320/330. Since that time, the Department of Transportation and Works has made improvements to the roads, ditches and culverts to prevent flooding in the future. New development can affect natural drainage patterns, causing flooding in other areas during intense storms. The Town needs to ensure that new development does not prevent the stormwater drainage system from functioning properly.

Policy G-12

In reviewing proposals for new development Council shall consider the impact of development on the Town's stormwater drainage system.

Policy G-13

Where there is insufficient capacity to handle stormwater as a result of a proposed development, the development may be refused or necessary upgrades made at the developer's expense to accommodate it.

4.8. Non-conforming Uses

Within the Town there are some uses that have developed over time that may not be suited to their location or the use of land around them. In designating land for various kinds of uses, there may be some existing uses that are not permitted by the land use designation or the zoning in the Development Regulations. In these cases the uses are considered to be “non-conforming” uses. The *Urban and Rural Planning Act* provides for the continuation of these uses and sets limits around how they may be expanded or changed and this is reflected in the following policies.

Policy G-14

In accordance with Section 108 of the *Urban and Rural Planning Act, 2000*, Council shall recognize that any development or land use that legally exists on the day this Plan comes into effect, may continue.

Policy G-15

Where a building or use exists which does not comply with the intent of the Plan, it shall not be substantially expanded. Minor extensions may be approved.

Policy G-16

A change from one non-conforming use to a more acceptable use may be permitted.

4.9. Traditional Buildings

With a limited land base suitable for new development, the Town is experiencing a loss of its built heritage as properties with older homes are purchased and redeveloped with modern homes. The built heritage is an important part of the history of the community and plays a role in attracting tourists to the area. Traditional architecture and dwellings should be preserved and protected.



Policy G-17

Council shall identify traditional architecture and encourage the preservation, restoration and adaptive re-use of these buildings in order to preserve the built heritage of the community.



4.10. Waterways, waterbodies and wetlands

The Town recognizes the natural and recreational value of rivers, streams, wetlands, and ponds. New-Wes-Valley contains a number of wetland areas that provide wildlife with

nesting sites, feeding grounds and resting places. They help control and reduce flooding, clean sediment-laden waters, and attract fish, birds, or other wildlife. It is important to protect these environmentally sensitive areas and conserve the picturesque setting.

Policy G-18

Council will ensure that development is carried out in a manner that protects wetlands, waterbodies and watercourses by establishing standards for appropriate separation distances or buffers in the Development Regulations.

4.11. Protection of Archaeological Resources

The Town of New-Wes-Valley contains a number of known archaeological sites located within the Municipal Planning Area, particularly in the Cape Freels Area. The artifacts found suggest the presence of Paleo-eskimo, archaic and Beothuks peoples once lived in this area. Under the *Historic Resources Act*, development within an archaeological site or significant paleontological site is prohibited; therefore any projects which require ground disturbance should involve the Provincial Archaeology Office at the planning stage in order to ensure that measures are taken to identify the presence of historic resources and appropriate measures to protect them.

Policy G-19

Council will consult with the Provincial Archaeology Office, Department of Tourism, Culture Industry and Innovation, before undertaking major municipal infrastructure projects, or considering applications for development that are proposed to occur on land where archaeological resources are known or are likely to exist.

Policy G-20

In considering applications for development, or the use of a public right of way for access to private property, Council will ensure that pedestrian pathways remain open and accessible as a condition of approval.

Policy G-21

New development may be required to provide a separation buffer between a proposed development and an existing trail or pathway.

4.12. Protection of Community Trails

As development pressure is increasing in New-Wes-Valley, there is a risk of development occurring on lands traditionally used as informal community footpaths. These pathways are significant in connecting parts of the Town and should be preserved. New development in New-Wes-Valley should take into account and provide for the continuation of traditional footpaths, public right of ways, and trail networks in the community.

4.13. Climate Change Impacts

It is widely recognized that the climate is changing around the world. In Newfoundland and Labrador, climatologists predict a rise in sea level, more frequent and intense storms, longer, warmer summers and milder winters. These conditions result in damage to infrastructure and buildings from storm surges, flooding, more frequent and severe storm events, deteriorating roads from frequent freeze/thaw cycles, heightened risk of forest fires, and water shortages during dry periods. Climate change impacts must be taken into account when considering new developments.



Policy G-22

It shall be a priority of Council to work with the Department of Municipal Affairs and Environment to monitor, assess and plan for the impacts of climate change such as sea level rise, and implement measures to increase the resiliency of the infrastructure and the community generally to these impacts.

Policy G-23

In order to reduce the risks associated with a changing climate, new developments shall be set back an appropriate distance from the coastline, as set out in the Development Regulations.

4.14. Community Health

Recent studies have found that there are direct linkages between residents' health and the built environment. Communities that encourage active transportation by having development and amenities close to one another can contribute to an active lifestyle.

Policy G-24

It shall be the policy of Council to consider the impacts of development proposals on the health of the community to maximize opportunities to enhance safety, health and well-being of all residents.

4.15. Open Space Recreation

Natural parks are aesthetically pleasing within a community, but can also offer health, social and economic benefits. Allowing open space recreation throughout the Planning Area contributes to improved physical and mental health of residents, increases social interactions and can positively affect nearby residential property values.

Policy G-25

Open space recreational and natural park areas will be permitted throughout the Municipal Planning Area.

4.16. Access to Local Foods

As the cost of fuel continues to increase, transportation costs increase as well, creating a greater need for access to local foods. Locally grown food is more sustainable as it travels less and is fresher, which also makes it more nutritious.

Policy G-26

Council shall encourage access to sustainable, local foods, by providing opportunities for development of community gardens, fish and farmers markets in appropriate locations throughout the Town.

Policy G-28

Fishing and marine uses, such as docks, wharves and fishing sheds shall be permitted along the coastline throughout the Town.

4.17. Pedestrian Safety

In New-Wes-Valley, many retail stores and services are located along the main road. While they are within walking distance to residential areas, the road is winding and vehicle speeds are high. Traffic calming measures can be put in place in appropriate areas in order to make pedestrians feel safe walking along the road and encourage active transportation.

Policy G-27

It shall be a policy of Council to improve pedestrian comfort and safety by employing traffic calming and crossing improvements, where appropriate, along the main road.

4.19. Home Occupations

As technology is enhanced, it provides more opportunities for residents within the community to work from home. From artist’s studios, to high-tech industries, many business uses can take place in residential dwellings with little impact on the neighbourhood. It is Council’s intent to foster the growth of small businesses as home occupations in a manner that is compatible with surrounding land uses.

4.18. Docks and Wharves

The docks and wharves that line the coastline of the community have historical significance and are part of the built heritage of the Town. They should continue to be a vital piece of the Town’s landscape.



Policy G-29

Businesses in the form of home occupations may be considered in any residential dwelling in any land use designation within the community, provided that the primary use of the property remains residential.

Policy G-30

Business uses that consist only of an office in a dwelling will be a permitted use.

Policy G-31

Businesses operating as home occupations shall not be highly visible, generate traffic, noise, odours, or create any potential hazards, by virtue of the nature of the business, to surrounding properties.

Policy G-32

Home businesses, such as bed and breakfast establishments, child care, craft production, small-scale commercial and service uses such as doctors' offices or craft shops, may be considered if Council is satisfied that parking needs can be met and the use is compatible with surrounding residential uses.

4.20. Signs

There are many types of signs displayed throughout towns. These include, but are not limited to regulatory, directional, informational and advertising signs. Advertising signs can play an important role in attracting visitors to the community, but too many signs could become a nuisance or a traffic hazard.

Policy G-33

Signs and advertisements erected in the community shall be of high quality, located and constructed in a safe manner in accordance with standards set out in the Development Regulations.

4.21. On-Site Parking

Having sufficient space for parking of vehicles associated with different types of land uses is an important safety consideration. It is also important that parking lots are planned so that vehicles can move into and out of the lot safely. While there are few issues with on-site parking associated with business or institutional premises in the Town, it is important to ensure that new developments that may occur have sufficient parking space.

Policy G-34

Council shall ensure that all new uses provide on-site parking in accordance with standards set out in the Development Regulations.

4.22. Review of Utility Easements

Electrical power and telephone are necessary services in a community. In New-Wes-Valley, the provision of electricity to various parts of the Town occurred following Confederation. At the time, utility easements were placed in convenient locations along roads to provide service to the existing population with little consideration of future development. However, it appears that the location of many of the utility easements in the Town could be re-aligned to create opportunities for infill development along roads in neighbourhoods of serviced areas such as Newtown.

Policy G-35

The location and placement of utilities, including telecommunications structure may be permitted throughout the Planning Area.

Policy G-36

It shall be a policy of Council to work with Newfoundland Power to review the location of utility easements within the Town to identify areas where modifications to existing utility corridors could provide opportunities for new development. The costs of realigning utility corridors shall be offset through the application of a service levy on properties that benefit from any realignment that may occur.



4.23. Wetland Stewardship Agreement

The Town of New-Wes-Valley signed a joint Municipal Wetland Stewardship Agreement on January 20, 2017. As such, the Town commits to manage wetlands within the Stewardship Agreement that forms part of this Plan (Appendix C) with technical advice from the partners of Eastern Habitat Joint Venture for the purposes of restoring, enhancing and/or protecting the important wetlands in New-Wes Valley; and promoting a greater appreciation of wetlands and wetland values.

Policy G-38 Significant Wetlands within the Stewardship Zone - Applications for development located within the Business Pond and Queen's Meade (Newtown) Management Units as shown in Appendix C shall be reviewed by Council to ensure that sensitive waterfowl habitats are preserved and protected. Council shall refer development proposals within sensitive wetland habitat to Wildlife Division, Department of Fisheries and Land Resources, for review and comment. Council may use mitigating measures to reduce any habitat degradation that may result from development within the Zone.

Policy G-39 - Review Process for Development within the Stewardship Zone

- Where a development is proposed within the Stewardship Zone and the Town is unsure of the impacts to the conservation of the area, the Town shall refer the proposal to the Wildlife Division for a 30 day review. The Wildlife Division shall provide advice to the Town on the possible impacts of the proposal and mitigative measures that can be implemented. The Town's decision shall be consistent with the spirit of the Stewardship Agreement. Proposed development within the Management Units identified in the Stewardship Agreement that may potentially threaten or negatively impact the habitat of the Unit shall require the approval of the Wildlife Division.

Policy G-40 - Amendments in the Stewardship Zone

- Where a proposed Municipal Plan Amendment, regulation or bylaw may affect land within the Management Units; they shall be referred to the Wildlife Division for a 30 day review to ensure that it is consistent with the purpose of the Management Plan. Any proposed amendment to this Municipal Plan that may have an impact on a Management Unit must be approved by both partners.

5 Managing Land Use

The Municipal Plan identifies and designates lands within the Municipal Planning Area into the following broad land use categories or designations, which are shown on the Future Land Use Map in **Appendix A**. Land in New-Wes-Valley will be managed in accordance with the general land use policies set out in Section 4 of this Plan and policies for specific land use designations, as follows:

Land Use Designations

- 5.1 *Mixed Development*
 - 5.2 *Residential*
 - 5.3 *Residential – Newtown*
 - 5.4 *Seasonal Residential*
 - 5.5 *Rural*
 - 5.6 *Open Space*
 - 5.7 *Watershed*
-

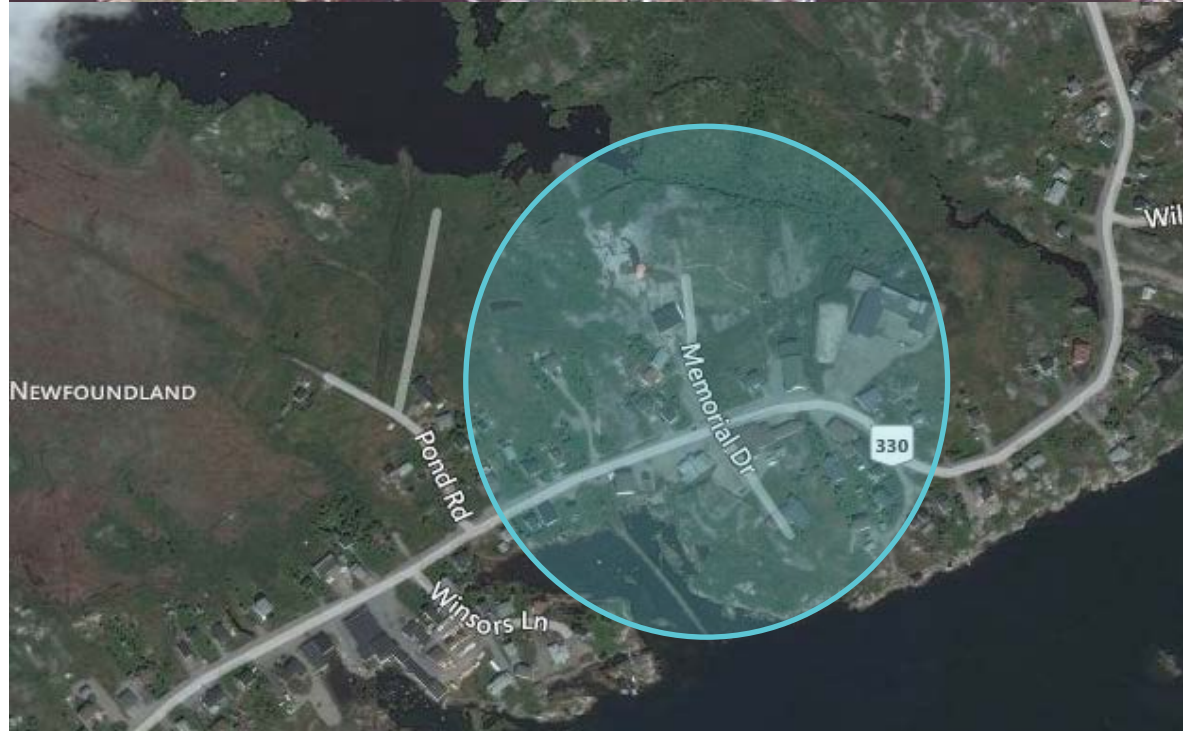
5.1. Mixed Development

5.1.1. *Mixed Development Land Use Designation*

The Mixed Development land use designation is applied to the areas alongside Quay Road, starting near Business Pond in Valleyfield and continues along the Main Road to the intersection with Route 320 in Wesleyville. The designation also includes a small area along Route 320 that includes Beothic Arena, the gas station and building supply centre. An area surrounding the stadium has been designated Mixed Development and may be suitable for future residential development.

5.1.2. *Background*

Since the time of first settlement, the built-up areas of New-Wes-Valley have been developed with mixed uses occurring alongside one another. Along the Main Road, residential uses are nestled within areas of commercial, industrial and institutional uses, like the fish processing plant in Valleyfield, the hospital in Brookfield and numerous shops, offices and grocery stores throughout the Town. During the public consultation, mixed use development was identified as a form of development the public would like to see continue over the planning period.



Commercial activity is scattered throughout New-Wes-Valley, however there are two areas of the Town that have a concentration of commercial uses. The first is located at the intersection of Quay Road and Main Road, and the second is the area along Main Road in Wesleyville, near Swain’s Tickle. Both areas contain a mix of shops, grocery stores, drug stores, garages and accommodations. Commercial developments should continue to be encouraged in these areas in order to create small commercial districts.

Opportunities exist for infill development in serviced areas along the Main Road. The land surrounding Beothic Arena has also been identified as having some potential for development. The site has a reasonably low grade and may be suitable for future development of a street or small subdivision.

The Memorial Academy school site is located within the Mixed Development designation in Wesleyville. The Nova Central School District is currently undergoing the process of removing hazardous materials from the site. Following the clean-up, the land will be tendered for sale. This site would be the ideal location for a higher density residential complex or a senior’s home because it is located in a central location near a pharmacy, church, bank and grocery store.

5.1.3. **Objectives**

- To respect existing land use patterns by permitting a mixture of dwellings, businesses and community facilities.
- To encourage a further concentration of commercial activity in core areas of the Town.
- To encourage infill development along existing streets.
- To recognize major marine industrial uses.

5.1.4. **Mixed Development Policies**

5.1.4.1. Mixed Development Permitted Uses

Within this area there is an interesting mix of homes, businesses, marine uses and open spaces around the original street pattern. It is intended that this form of development will continue in the Mixed Development land use designation.

Policy MD-1

A range of residential uses shall be permitted, including single, double and row dwellings, subsidiary apartments, apartment buildings, and assisted living accommodations.



Policy MD-2

Non-residential uses shall include tourist accommodations such as bed and breakfasts and motels, restaurants, shops, convenience stores, outdoor market, general, medical, office, professional and personal services, theatre, cultural and civic, general and indoor assembly, educational, churches, child care, medical treatment and special care. Other non-residential uses may be considered including marine and light industrial uses, funeral home and cemeteries, club and lodge, service station, passenger assembly and taxi stands.

5.1.4.2. Marine Uses

Council recognizes the important role the fishing industry plays in the local economy. Beothic Fish Processors Limited, and other marine industrial uses such as the Wesleyville Marine Service Centre are recognized as important assets in the community. Other marine industrial and recreational opportunities such as a proposed marina and boat tour business in Brookfield will be encouraged in the Mixed Development land use designation.

Policy MD-3

Fish processing plants and associated marine industrial uses in the areas of Beothic Road at Valleyfield Harbour and Marine Drive West at Wesleyville Harbour and Newtown shall be allowed to continue and to expand. Elsewhere in the Mixed Development Land Use designation, fish processing and other marine uses such as marinas may be considered.

5.1.4.3. Commercial and Light Industrial Uses

Commercial and light industrial development alongside residential uses can sometimes be viewed by neighbouring residents as a nuisance. In order to avoid conflict, commercial and light industrial developments should be developed to fit into the neighbourhood in terms of size, scale and style.

Policy MD-4

Where permitted, commercial and light industrial uses shall meet the following requirements:

- 1) the surrounding residential uses are not negatively affected due to noise, traffic or other nuisance factors associated with the use;

- 2) Council may require a proposed commercial or light industrial use to be screened from abutting dwellings;
- 3) Council shall ensure that the commercial or light industrial use is in keeping with the surrounding uses in terms of size, scale and style.

5.1.4.4. Commercial Centres

Traditional settlements in the community began with clusters of dwellings hugging the coastline and sheltered harbours. As the settlements grew, the development began to merge and create an almost continuous strip of development along the Main Road. Given the ribbon form of development, and the development of eight individual communities prior to amalgamation, New-Wes-Valley does not have one town centre; rather, it has areas of concentrated mixed developments.

Two such areas include the intersection of Quay Road and Main Road in Badger’s Quay, and the area along Main Road in Wesleyville, near Swain’s Tickle. These areas hold the potential to create a concentrated mixed commercial/residential area through infill development of commercial and higher-density residential developments. Such developments could include a senior’s complex, restaurants and cafes, a small apartment building, or other commercial and office services that are in demand.

Policy MD-5

It is the intention of Council to encourage a variety of commercial activities and a mix of housing options in the town centre areas around the intersection of Quay Road and Main Road in Badger’s Quay, and the area along Main Road in Wesleyville, near Swain’s Tickle.

Policy MD-6

The Memorial Academy school site has been deemed by Council as a prime redevelopment site. It is the intention of Council to encourage redevelopment of this site to be commercial, residential or mixed development,

5.1.4.5. Beothic Arena Development

The area surrounding Beothic Arena could potentially be an area suitable for development. Council should seek professional advice regarding the potential for development at this site.

Policy MD-7

It is Council’s intention to determine if the land surrounding Beothic Arena is suitable for development





5.2. Residential

5.2.1. Residential Land Use Designation

The Residential land use designation includes the dwellings in Pound Cove, Templeman, new developments along Newtown Road near the intersection with Route 330, Pool’s Island, the dwellings along Hermit Cove Road in Badger’s Quay and a residential property at the edge of Business Pond.

5.2.2. Background

While most of New-Wes-Valley is comprised of a mix of uses, there are a few areas that are primarily residential. Many of these residential areas consist of mainly single-detached dwellings built on large parcels of land, and have a mix of new as well as older developments. The residential areas are serviced by municipal water, but only a portion is serviced by municipal sewer.

From public consultation, it was found that there is a need for a greater variety of residential properties. The Town has an aging population which often require smaller and more accessible housing or assisted living accommodations. Therefore, other forms of housing like double and row dwellings and assisted living complexes should be encouraged by Council.

5.2.3. Objectives

- To provide a variety of dwelling types.
- To encourage infill development along existing streets and services.

5.2.4. Residential Policies

5.2.4.1. Residential Permitted Uses

Policy R-1

Single, double and row dwellings shall be permitted. Assisted living accommodations and apartment buildings may also be permitted. Residential dwellings shall be permitted to have a subsidiary apartment.



5.2.4.2. Non-residential Uses

Within residential neighbourhoods, there are a number of non-residential uses that are appropriate, in addition to home based businesses. Residential areas are appropriate locations for tourist accommodations, child care and other establishments that serve the community.

Policy R-2

Child care, bed and breakfasts and conservation shall be permitted. Places of worship, general assembly, cafes and convenience stores with relatively high customer traffic may be considered where they are located on the main road or sites at an intersection with the main road. Cemeteries may also be permitted.

5.3. Newtown Residential

5.3.1. Newtown Residential Land Use Designation

The Newtown Residential Land Use Designation is applied to the community of Newtown. This part of New-Wes-Valley has a significant collection of heritage buildings including the Barbour Living Heritage Village. While not all buildings in Newtown are heritage buildings, the combination of landscape, with traditional fishing stages, older homes and business premises give this area its unique character. New development surrounding the Barbour Heritage Village has been relatively consistent with heritage properties in terms of

the scale and form of the area. Policies in this land use designation provide for consideration of how new development fits in with the historic fabric of this part of the community.

5.3.2. Background

The Cape Freels Heritage Trust Inc. has created a vibrant tourist attraction through the preservation of the Barbour Premises and its use as the Barbour Living Heritage Village. This has become an important tourism attraction for the Town.

The Barbour Living Heritage Village

The Barbour Living Heritage Village contains two Heritage Structures registered by the Heritage Foundation of Newfoundland and Labrador – Benjamin Barbour House and Alphaeus Barbour House. The Barbour Living Heritage Village captures the significance of the built historic resources, while also paying tribute to the Barbour family and their contributions to the community.

The homes built by the Barbour's are typical of larger merchant houses built during the late 19th century. The Benjamin Barbour House was completed in 1875 and has a gabled roof, symmetrical façade, and end chimneys, but also contains double hung windows which are typical of rural, vernacular architecture. This is the only house of this type and period to survive in the area. The Alphaeus Barbour House was constructed a little later in 1904 in the Queen Anne Revival style with an irregular roof line and a variety of window shapes and sizes, set in an asymmetrical pattern. Having

being built at a time when sealing companies were beginning to focus operations on Bonavista Bay, the structures are representative of an outport merchant's and captain's house and are seen as a symbol of the community's economy during that time.

The Barbour family was one of the most prominent sealing families in Newfoundland. A long line of Barbour descendants became sealing captains, but the Barbour family were also involved in trades outside the sealing industry. The family established and maintained a business in Newtown that was passed on through the family until the early 1990s. During the Barbour's peak business era, the shoreline near the house was completely developed with storehouses, fishing stages, wharves, a liver factory and a general store. These business ventures made the Barbours a vital asset of the economic well-being of the community, which continues to be celebrated today through the heritage village.

In 1993, the Cape Freels Heritage Trust Inc. purchased the Alphaeus Barbour House. Following preservation efforts, both structures were presented with the Southcott Award for Heritage Preservation by the Newfoundland Historic Trust in 1998. Today, the Heritage Trust has created a unique tourist attraction in the community. In addition to the restored, historic buildings, the Trust has reconstructed a number of buildings that were on the Barbour property during the late 1800s and early 1900s.



Alphaeus Barbour Home, Newtown

- The Methodist Schoolhouse is a replica of a typical one-room rural Newfoundland school
- The Fisherman's Stage is a replica of a typical outport Newfoundland fish stage where codfish were cleaned, salted and stored.
- The Waterfront Premises and Neptune II Theatre are modelled on the Barbour's retail business and waterfront premises. It currently houses a dinner theatre and art gallery in the Heritage Village.
- The Sealers' Interpretation Centre is a reconstruction of the building used by the Barbour's as a workshop.

The premises are host to dinner theatres, theatrical productions, and guided tours in period costumes during the tourist season, attracting approximately 16,000 non-resident tourists a year. Policies of the Plan encourage the renovation and restoration of traditional buildings in a manner that fits in with the heritage landscape of Newtown.



Heritage Properties in Newtown



Emma and Philip Templeman Property, Newtown:

This property is an example of late nineteenth century, middle-class housing and is comprised of a two storey, steep gable roof house with peaked dormers and a hipped-roof small fisheries building at the rear of the building at the water's edge. As the trend toward more modern housing increases and the preference for fisheries buildings lessens, it is very rare to find two structures in their original condition. Today, the community relies on this property as a landmark and visitor attraction as a representation of nineteenth century Newtown.



St. Luke's Anglican Church, Newtown:

This is an example of a Gothic Revival church in an outport setting. The church has historical community value because it was built by volunteers in the community. These men were mostly fishermen and could only work on the church in later winter, after the fishing season and before the spring seal hunt. The Church remains today as a prominent landmark in the community and can be easily recognized by many vantage points.

5.3.3. Objectives

- To encourage the renovation and re-use of traditional buildings.
- To support the development of a vibrant tourism industry based on the history and traditional architecture of New-Wes-Valley.



5.3.4. Newtown Residential Policies

5.3.4.1. Land Use Mix

Land uses in Newtown is a mix of mostly single detached, residential dwellings, small businesses that cater to the tourists, shops, fishing stages, the Newtown Harbour Authority, churches, cemeteries a fire hall. In this area, the intent is to provide for the continuation of this mix of uses with consideration for ensuring that new developments fits into the existing historic landscape so that the area can retain its historic character.

Policy NR-1

Single and double dwellings shall be permitted. Assisted living accommodations and small apartment buildings may also be permitted.

Policy NR-2

Cultural and civic, educational, general assembly, places of worship, cemeteries, tourism accommodations, outdoor markets, child care, medical, office, professional and personal services, convenience stores, restaurants and shops, as well as marine-related light industry such as fishing stages, wharves and docks may be permitted.



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5.3.4.2. New Development

In order to maintain the low-density and historic character of Newtown, new development should be required to “fit in” with the existing built character of development in Newtown. Producing buildings that are of similar form, scale and style with those that currently exist, particularly those that are older, more traditional forms of buildings will help to ensure the longevity of the Town’s historic character which is what attracts tourists to the community.

Policy NR-3

Council will encourage new development to be consistent with existing older buildings in terms of style, scale, and height. When reviewing proposals for new development, Council shall consider how the proposed development will fit into the landscape and may attach conditions on the development to ensure that the height, placement of buildings on a lot, and the form of the building is in keeping with the size, scale and appearance of surrounding development.

5.4. Seasonal Residential

5.4.1. Seasonal Residential Land Use Designation

The Seasonal Residential land use designation is applied to a small portion of the Shamblers Cove Pit on Greenspond Road, the Municipal camp ground on Greenspond Road and the land surrounding Big Southwest Pond

5.4.2. Background

The area surrounding Big Southwest Pond along Greenspond Road has historically been a cottage area. While it remains a cottage area today, the area is also becoming attractive as a location for permanent residents. If this trend continues, it could potentially be very costly for the Town, as this type of sprawling development would require municipal services. Currently, the area does not have municipal water or sewer services. In order to prevent residential sprawl to this area, it is important for the area to remain as seasonal residential.

There is currently one cabin north of Black Brook that has developed a long driveway with individual access to Greenspond Road. As cabin growth in this area is expected to increase, the Town should begin discussions with the Lands Management Division of the Lands Branch, Department of Municipal Affairs and Environment regarding the potential for a road development around the pond to provide access for future cottage development.

The Shamblers Cove area along Greenspond Road was once quarried and has since been used for illegal occupation of Crown land for the purpose of long-term trailer camping. Crown Lands Division evicted most of the trailers in 2009, but many of the trailers have moved their way back into the pit area. As the Town has few areas of gravel, this area should not be used as a trailer/RV Park. The Town has developed a municipal site for trailer camping, which should relieve some of the demand for a RV Park. The campsite is expected to open this year.



The Gander office of the Crown Lands Division has received a request to establish a Recreational Vehicle park for the area of Shamblers Cove Pit. A small area of the gravel pit could accommodate this request. The remainder of the pit is a valuable source of aggregate material that should not be included in the boundaries of the trailer park.

5.4.3. **Objectives**

- To allow for the development of seasonal dwellings.
- To establish areas for trailer camping.

5.4.4. **Seasonal Residential Policies**

5.4.4.1. **Seasonal Residential Permitted Uses**

Recognizing the aesthetic values of the lake and the potential for additional cabins, the purpose of the Seasonal Residential land use designation is to provide areas for cabin and potential trailer park development.

Policy SR-1

Seasonal residential and mobile homes not intended for year-round occupation shall be permitted.

5.4.4.2. Municipal Services

The Seasonal Residential land use designation is intended for solely seasonal residents. Therefore, municipal services should not be provided to this area.

Policy SR-2

Council will not provide any municipal services, such as water and sewer services, to development in the Seasonal Residential designation.

Policy SR-3

Council shall initiate discussions with the Lands Management Division of the Lands Branch, Department of Municipal Affairs and Environment regarding future cabin development around Big Southwest Pond.

5.5. Rural

5.5.1. Rural Land Use Designation

The Rural land use designation includes areas surrounding the built-up community. This area is largely comprised of forest, ponds, wetlands and exposed bedrock.

5.5.2. Background

Given the linear development pattern of New-Wes-Valley along the Main Road, much of the land within the Planning

Area boundary is undeveloped. These undeveloped areas also include land along Provincial Highway Route 320/330, with the exception of Pound Cove and Templeman. As these areas are located away from the concentrated developed of the Town, and away from municipal services, they should remain undeveloped.

5.5.3. Objectives

- To prevent the spread of urban development into the rural portion of the Municipal Planning Area.
- To set aside undeveloped lands to conserve resources and the natural environment.
- To provide suitable sites for resource or other uses that may be inappropriate near urban or residential uses.

5.5.4. Rural Policies

5.5.4.1. Rural Permitted Uses

The purpose of the Rural land use designation is to prevent the spread of urban development into undeveloped areas away from municipal services and to provide an area that allows a range of rural and resource based activities.

Policy RU-1

Agriculture, forestry, mineral exploration, animal uses, conservation, and cemeteries shall be permitted.

Policy RU-2

Single dwellings may be permitted provided they are accessory to the operation of an established permitted use.

Policy RU-3

General industry, scrap yards and mineral workings may be permitted at the discretion of Council.

Policy RU-4

General industrial uses may be permitted on a suitable site in the Rural area provided it:

- a) will have low impact on the surrounding areas and is not easily visible from roads, areas scheduled for urban development, and trails;
- b) is screened as far as possible with natural topography or vegetation;
- c) does not require any municipal services;
- d) is capable of development without adverse environmental impacts;
- e) does not require retail sales or services to be carried out from the Rural site; and
- f) must be located so that no significant traffic increase is generated in built-up parts of the Town.

5.5.4.2. General Industrial Uses

General Industrial uses which are not suited for a location in the built-up part of the Town due to extensive land requirements, or outdoor storage are more appropriate in rural areas of the Town, under certain conditions.



5.5.4.3. Mineral Workings and Exploration

Mineral workings and exploration of valuable minerals can offer economic opportunities to a community. However, if exploration and workings are not conducted under proper conditions, they can have negative environmental impacts. In order to prevent such impacts, mineral workings and exploration carried out in New-Wes-Valley should follow the conditions set out by the Mineral Lands Division of the Department of Natural Resources.

Policy RU-5

Mineral exploration and aggregate extraction activities will be required to obtain a permit or licence from the Mineral Lands Division of the Department of Natural Resources and comply with all conditions for development, operation, decommissioning and rehabilitation.

Policy RU-6

Extractive resource activities and land uses in this designation shall be screened from public roads, residential areas, parks, trails, and if appropriate, from other rural uses where possible, by leaving existing tree cover in place.



5.6. Open Space

5.6.1. Open Space Land Use Designation

The areas designated for Open Space include the Cape Freels areas within the New-Wes-Valley Municipal Planning Area, rivers and wetlands in Pound Cove, Wesleyville, Brookfield, and Valleyfield, as well as the trail surrounding Business Pond, including the baseball field and tennis court.

5.6.2. Background

The natural environment in New-Wes-Valley is characterized by gently sloping bedrock along the coast and several ponds,

rivers and wetlands scattered throughout the Town. Many of these wetlands are located near urban development and should be protected in order to prevent development on hazardous areas and conserve the pristine natural environment amongst the built environment.

Within the New-Wes-Valley Open Space designation, there are areas of known archeological sites. The sites are mostly located in the Cape Freels area at the north of the community and are protected under the *Historic Resources Act* (See **Appendix B**). In order to prevent ground disturbance in areas of known historic resources, the sites should be located within a conservation area.

5.6.3. **Objectives**

- To identify and protect important waterways and wetlands from the impact of development.
- To promote active healthy living in the community.
- To provide opportunities for physical activity and well-being within close proximity to neighbourhoods.

5.6.4. **Open Space Policies**

5.6.4.1. **Open Space Permitted Uses**

Policy OS-1

Lands designated as Open Space are intended to be used primarily for conservation. Passive recreational uses such as walking trails, parks and accessory uses such as picnic tables and lookouts shall be permitted.

Policy OS-2

Within the Open Space land use designation, uses such as playing fields, sports grounds and playgrounds may be permitted if sites located outside of the Cape Freels area. Passive recreation shall be the only use permitted in the Cape Freels area.



5.7. Watershed

5.7.1. Watershed Land Use Designation

The Watershed land use designation is applied to the areas surrounding Carter's Pond and Little Northwest Pond in order to reduce the potential risk of contaminating the source drinking water.

5.7.2. Objectives

- To ensure a quality supply of potable water to the Town.

5.7.3. Watershed Land Use Designation Policies

5.7.3.1. Watershed Permitted Uses

To protect the water quality and flow conditions of ponds in the Watershed land use designation, the land surrounding the watershed should remain undisturbed.

Policy W-1

Uses shall be limited to existing resource uses.

Policy W-2

No land use activities shall be permitted that may affect the quality or quantity of the water supplies.





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6

Municipal Services and Infrastructure

6.1. Background

The provisions of municipal infrastructure such as streets, sidewalks, water treatment and distribution systems, fire protection, sewers and sewage treatment facilities, and waste collection and disposal are the primary responsibilities of municipal government. This infrastructure supports growth and development of the community and contributes to community safety, health and well-being.

6.1.1. Streets

The Town maintains approximately 27km of local roads. Aside from the Main Highway which is the responsibility of the Department of Transportation and Works, local residential streets are narrow, and some are in poor condition. There are no sidewalks or crosswalks on any streets within the Town, which discourages residents from walking as it is seen to be unsafe. When upgrading local streets, the safety of cyclists and pedestrians should be considered in addition to the safety of vehicles.

6.1.2. Signage and Wayfinding

The tourism industry is recognized as an area for economic development in the community. In order to increase the number of visitors to the Town, it is recommended that the Town prepare a signage and wayfinding plan. This plan would

be used to design signage that can be used as a marketing tool to draw in traffic

from the highway. The signage would include directional and tourist information, and would have a common theme that is representative of the community. It would evoke a sense of place, while recognizing the individual communities that make up New-Wes-Valley.

6.1.3. Municipal Facilities

The Town owns and maintains a variety of assets in the community. In 2008, the Town was awarded funding to develop the Central Fire Station alongside the Town Hall to serve the entire community. As well, the Fire Hall in Newtown continues to be maintained. The Town is also the property owner of the Town Depot, the museum in Wesleyville, the recreation building and the Beothic Arena.

In addition to municipal buildings, the Town and/or the Recreation Commission own and manage municipal playgrounds throughout New-Wes-Valley, with many being underused and in a state of disrepair. As the average age of the community is expected to rise, many of these areas hold potential for different forms of development. Yet, in areas of the Town where there is a younger population, like the area surrounding Pearson Academy, there are no playgrounds. It is

recommended that Council review the playgrounds throughout the community and consider relocating them to more appropriate areas. In addition, Council should consider making the playgrounds intergenerational. Rather than solely play areas for children, these areas may become community gathering places for residents of all ages to enjoy.

6.1.4. **Water and Sewer**

The entire Town of New-Wes-Valley is serviced by a municipal water system and currently has two sources of drinking water. Carter’s Pond supplies drinking water to Newtown and Templeman, while Little Northwest Pond is the source of water for the rest of the Town. However, the Town would like to connect the residents of Newtown and Templeman to the Little Northwest Pond water supply. Carter’s Pond is a shallow pond and heavy storms, like Hurricane Igor, disturb the bottom of the pond, which has blocked the flow of water in the past and cut off drinking water to the communities of Newtown and Templeman.

Water quality obtained from the Department of Municipal Affairs and Environment show that the source water displays high levels of Trihalomethanes (THMs) and Haloacetic acids (HAAs) since the fall of 2008. THMs and HAAs are chlorination disinfection by-products that are formed when the chlorine used to disinfect drinking water reacts with naturally occurring organic matter in water.

During the consultation process, residents noted that while the water may be safe to drink, it was undrinkable due to its discoloration and taste. A water quality analysis may be required to identify the need for, and appropriate treatment technology to enhance the municipal water quality.

6.1.5. **Waste Removal**

With the implementation of the Newfoundland and Labrador Provincial Waste Management Strategy, the Town of New-Wes-Valley transports their waste to the Norris Arm Regional Waste Management Facility. During the consultation process, residents suggested that Council place an emphasis on recycling in the community and encourage waste reduction through recycling and composting to reduce the costs of transporting and disposing waste at the Norris Arm landfill. The Plan should set policies to encourage waste reduction measures.

6.2. **Objectives**

- To ensure safe and efficient movement of traffic on local roads and highways.
- To ensure continued safety, supply and distribution of potable water in the community.
- To take measure to reduce the amount of waste entering the environment.



6.3. Municipal Services and Infrastructure Policies

6.3.1. *Transportation Policies*

6.3.1.1. *Local Road Standards and Function*

Policy MS-1

It is Council's intention to ensure the safety of vehicles, pedestrians, and cyclists through regular maintenance and upgrading of Town streets as part of municipal capital works programming.

6.3.1.2. *Pedestrian Pathways*

Policy MS-2

It shall be a policy of Council, working with residents, to identify and map traditional footpaths and public rights of way throughout the community and to develop policies to ensure that such routes are taken into consideration when reviewing development applications.

6.3.1.3. *Signage and Wayfinding Plan*

Policy MS-3

Council shall prepare a signage and wayfinding plan in order to evoke a sense of place, encourage community unity and attract tourists.

6.3.2. *Municipal Facilities*

6.3.2.1. *Municipal Playgrounds*

Policy MS-4

Over the planning period, Council will review existing playgrounds to determine a suitable use for them within an aging community.

Policy MS-5

Council shall identify a suitable location for a playground near Pearson Academy and in residential areas with a younger population.

6.3.3. *Drinking Water Policies*

6.3.3.1. *Drinking Water Distribution System*

Policy MS-6

Council shall continue to protect the quantity and quality of water in the Carter's Pond and Little Northwest Pond Protected Water Supply Area.

Policy MS-7

It is Council's intention to connect the residents of Newtown and Templeman to the Little Northwest Pond water supply

6.3.3.2. Water Quality Study

Policy MS-8

Council will work with engineering professionals to improve the quality of the drinking water, by conducting a water quality study.

6.3.4. Wastewater Policies

6.3.4.1. Wastewater System

Policy MS-9

Council shall ensure that the Town's wastewater system operates in accordance with Provincial Department of Environment and Conservation standards and the federal Wastewater Systems Effluent Regulation.

6.3.5. Solid Waste Policies

6.3.5.1. Waste Reduction Measures

Policy MS-10

The Town will continue to participate in provincial waste management strategies. To minimize costs of transporting and disposing garbage at the Norris Arm Regional Waste Management Facility, Council will consider initiatives to reduce household garbage by encouraging residents and businesses to compost and recycle.



7 Implementation

The Town of New-Wes-Valley Municipal Plan serves as the blueprint for the community's future development.

Successful implementation of the Plan involves:

- Effective administration of the Plan;
- The adoption of annual municipal capital works budgets;
- Adoption of land use zoning, subdivision and advertisement regulations;
- Preparation and adoption of development schemes;
- Preparation and implementation of recommended studies; and
- A consistent procedure for considering amendments to the Plan.

7.1. Administration of the Municipal Plan

Where possible, land use designations coincide with roads, fences or property lines or other prominent physical features, or as a specified offset from physical features. It is intended that no amendment of this Plan will be required to permit minor adjustments to these boundaries where it is reasonable to do so in response to a proposal for development.

All proposed development within the Planning Area must conform to the policies of the Plan and Development Regulations, and be approved by Council. Council will ensure that development proposals are given a comprehensive

review, including circulation to appropriate public departments and agencies.

Council may refuse or approve applications, with or without conditions. Decisions of Council made according to the provisions of this Plan and the accompanying Development Regulations may be appealed to the appropriate Appeal Board established under Part VI of the *Urban and Rural Planning Act, 2000*.

7.2. Development Regulations

To implement the goals, objectives and policies of the Municipal Plan, Council will prepare and adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act*.

All land within the Municipal Planning Area is covered by land use zones which provide detailed requirements such as lot size, frontage, building setbacks, and parking standards.

In order for consideration of any proposals for an amendment to the Development Regulations (i.e., a rezoning), Council shall require a proposal to be submitted. Such a proposal must clearly show:

- The location of the subject property, to scale, showing lot dimensions, area, street frontages;
- The means by which the site is/will be serviced;

- The proposed location of all driveways and parking areas;
- Areas which are to be landscaped and/or buffered; and
- The proposed location of all buildings on the site.

In its review of proposals for amendments to the Development Regulations, Council shall consider the appropriate policies set out in this Plan and have regard for the following:

- The financial ability of the Town to absorb any costs relating to the development;
- The adequacy of municipal water and sewer services, or where on-site services are proposed, the adequacy of the physical site conditions to accommodate it;
- The adequacy of the road network in, adjacent to, or leading to the development;
- The potential for erosion or the contamination or sedimentation of watercourses;
- Environmental impacts such as air, water and soil pollution and noise impacts;
- Previous uses of the site which may have caused soil or groundwater contamination;
- Suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, or bogs;
- Compatibility of the development in terms of height, scale, lot coverage and bulk with adjacent properties; and

- That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town by-laws and regulations.

7.3. Public Consultation

Council is committed to consultation with citizens and will seek input from the public on planning and development matters that:

- Require an exercise of Council discretion in arriving at a decision on a development application;
- Involve significant development proposals that are of interest to the community at large;
- Would require a change of Town policy, amendment to the Plan or Development Regulations; or
- Would result in significant expenditures of Town resources for implementation.

7.4. Amending and Reviewing the Municipal Plan

Since conditions in the Town may change during the planning period, amendments to the Municipal Plan may be adopted by Council from time to time. Council may consider amendments to the Municipal Plan when:

- There is an apparent need to change policy due to changing circumstances;
- Studies have been undertaken which contain recommendations or policies which should be incorporated into the Municipal Plan;



- A Provincial Land Use Policy has been released that requires a change in policy by the Town; or
- There is a development proposal which provides sufficient information and rationale to support a change in the Municipal Plan.

After five years from the date on which this Plan comes into effect, Council shall review the Plan and revise it if necessary. Revisions will take account of development which can be foreseen during the following 10 years. Amendment and review of the Plan shall be carried out in the same manner as this Plan was brought into effect.

7.5. Professional Advice

Council may obtain its own professional advice in regard to any proposed amendment to the Municipal Plan or Development Regulations. Council may also seek professional advice in regards to the evaluation of development proposals where additional expertise is necessary.

7.6. Municipal Budget and Capital Works Program

Council shall continue to invest wisely in municipal water and sewer services including upgrading and maintaining the watersupply, treatment and distribution system and sewer services through an annual program of capital works.

Municipal Capital Works projects to be pursued over the planning period are listed in the following table:

Project	Estimated Cost
<i>Water and Sewer Templeman-Pound Cove Connection</i>	\$4,794,940
<i>Piloting and Detailed Evaluation</i>	\$135,600
<i>Water Treatment</i>	\$3,331,220
<i>Water and Sewer</i>	\$2,733,182
<i>Road Upgrading/Paving</i>	\$379,040
<i>Newtown Fire Garage</i>	\$225,819
<i>Emergency Generators</i>	

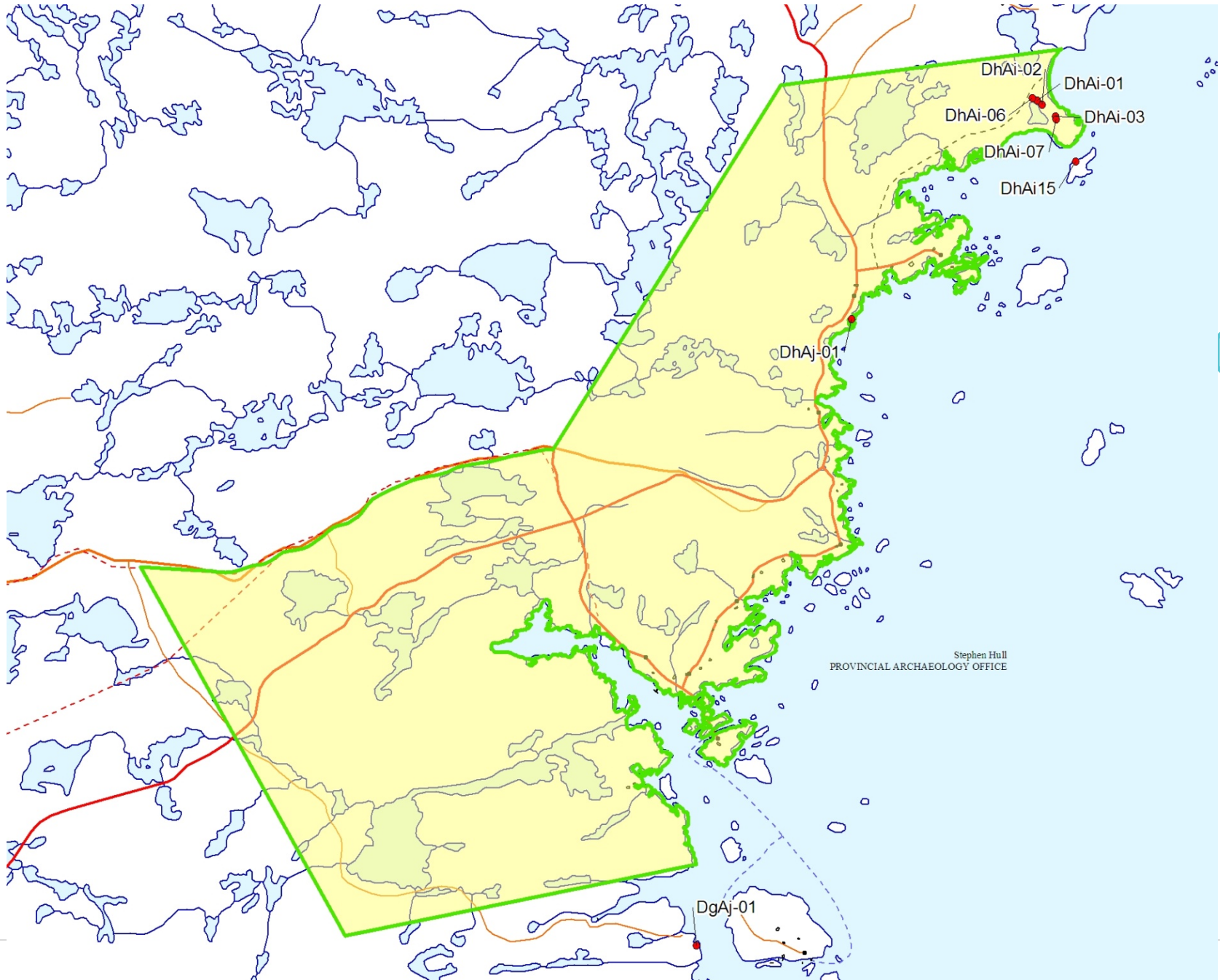
Appendix A

Future Land Use Map

Appendix B

Location of Archaeology Sites





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Appendix C

Municipal Stewardship Agreement

New Wes Valley Municipal Stewardship Agreement

THIS AGREEMENT made at New Wes Valley, in the province of Newfoundland and Labrador, this 20th day of January, 2017

BETWEEN: **HER MAJESTY THE QUEEN IN RIGHT OF
NEWFOUNDLAND AND LABRADOR**, as represented by the
Honourable the Minister of Environment and Climate Change
(herein called the "Minister")
 - of the one part -

AND: **THE TOWN COUNCIL OF THE TOWN OF NEW WES VALLEY** a
municipal corporation pursuant to Section 15 of the
Municipalities Act, 1999 (herein called the "The Town")
 -of the other part-

WHEREAS the Government of Newfoundland and Labrador has entered into an Agreement with others for the implementation of the of the North American Waterfowl Management Plan through the Eastern Habitat Joint Venture;

AND WHEREAS the parties hereto recognize that the proper protection and management of coastal, wetland and upland habitats are fundamental tools in maintaining and enhancing the wildlife populations, particularly birds, in the province;

AND WHEREAS the Minister proposed that certain important wetlands and associated wildlife habitats within the Town be protected and enhanced through and with the cooperation of the Town in accordance with this Agreement and a Habitat Conservation Plan developed hereafter;

AND WHEREAS the Town has agreed to enter into this Agreement for the purpose of protecting and enhancing those areas of important habitat within its jurisdiction;

NOW THEREFORE IT IS AGREED BY THE PARTIES AS FOLLOWS:

1. The lands herein delineated and designated as a Management Unit (being the lands outlined on a certain Schedule annexed hereto and marked "A") shall be managed in accordance with the terms and conditions of this Agreement including any Habitat Conservation Plan developed hereunder for better protection of the wetlands for waterfowl and other wildlife.
2. Within the limits of its jurisdiction, the Town shall permit only those activities within the Management Units that have no negative or adverse impact upon the wetland habitat or the waterfowl or other wildlife which utilize those habitats.
3. The parties may establish other Management Units as may be desirable from time to time. The Management Units shall be subject to the terms and conditions of the Habitat Conservation Plan developed to enhance and protect the wetland habitats, the waterfowl and other wildlife which utilize those habitats.
4. The Habitat Conservation Plan shall be developed in cooperation with the Town and the Minister agrees to provide such advice and expertise necessary or advisable for the development of the Habitat Conservation Plan.
5. The Town agrees that in the preparation of a Municipal Plan for the Town or any amendments to any existing Municipal Plan, the areas designated as Management Units shall be recommended by the Town to be appropriately declared protected areas under subsection 13(3)(f) of the *Urban and Rural Planning Act (2000)* (or such other legislation in amendment or substitution therefore as may be brought into effect from time to time). The Town in passing regulations or by-laws related to the protected areas so designated under the Municipal Plan or amendments thereto and which may affect the Management Unit(s) shall do so in consultation with the Minister and in keeping with the principles of this Agreement.
6. The parties to this Agreement, their consultants, servants or agents, shall have and exercise reasonable rights of access to the Management Unit(s) for all purposes necessary or incidental to this Agreement and in particular, but without limiting the generality of the foregoing, for the purpose of developing and carrying out the Habitat Conservation Plan.
7. If at any time during the term of this Stewardship Agreement the Parties deem it necessary or desirable to make any alterations or additions to it, they may do so by means of a written amendment between them which shall be supplemental to and form part of this agreement.


8. Each of the parties hereto agree that they will exercise their best efforts to further develop management measures for more effectively carrying out of their mutual intentions as expressed in this Agreement.

IN WITNESS WHEREOF the parties have caused these presents to be executed in accordance with their respective rules and regulations the day and year first before written.

SIGNED, SEALED AND DELIVERED by the Honourable the Minister of Environment and Climate Change in the presence of:




Witness


_____ MHA
**THE HONOURABLE THE
MINISTER OF ENVIRONMENT
AND CLIMATE CHANGE**

THE SEAL OF the Town Council of the Town of New Wes Valley hereunto affixed in the presence of:



Witness

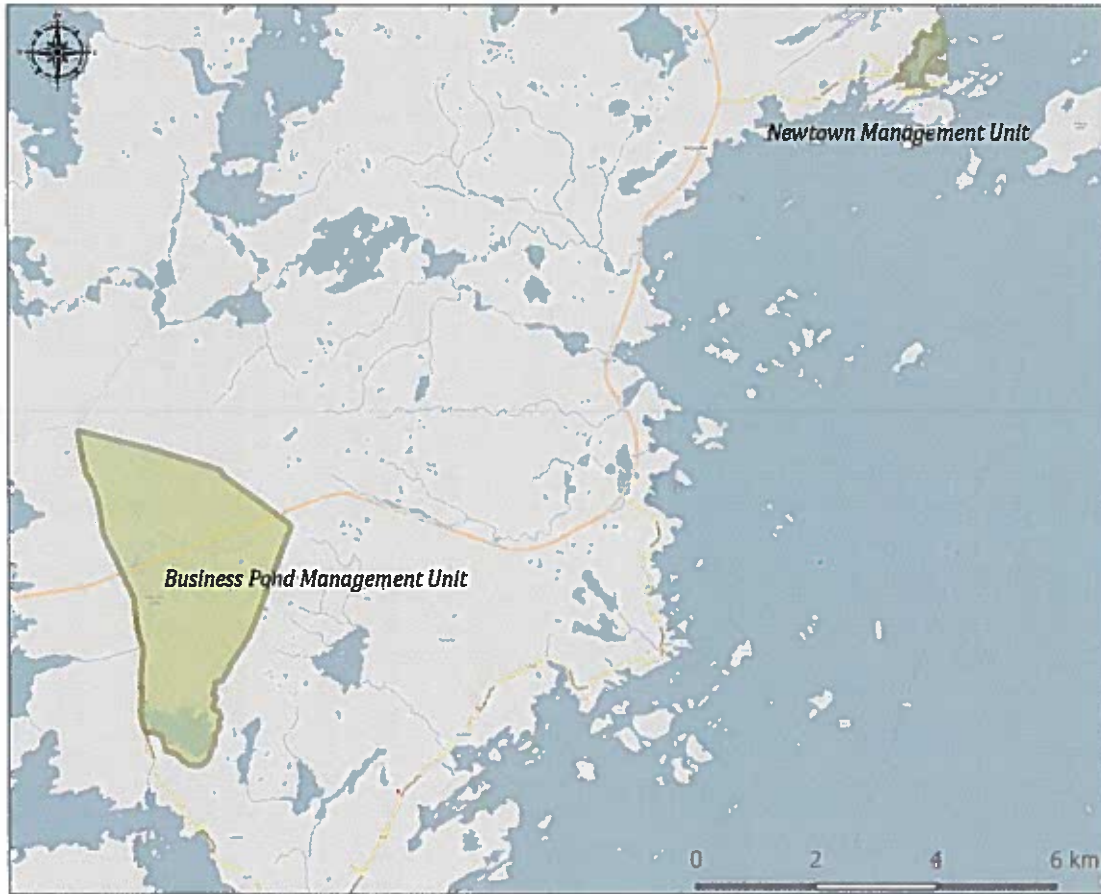

_____ **THE TOWN COUNCIL OF THE
TOWN OF NEW WES VALLEY**

Schedule A:







Overview of Management Units

Municipal Habitat Stewardship Agreement

Town of New-Wes-Valley, Newfoundland and Labrador, Canada



Legend

-  Management Unit
-  Municipal Boundary
-  Major roads
-  Minor roads
-  Local roads
-  Water bodies

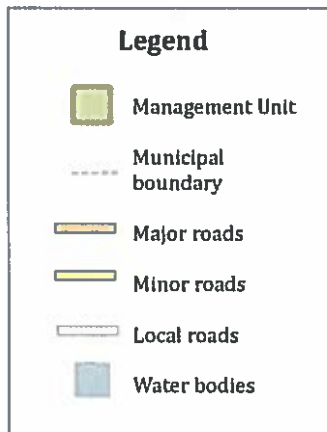
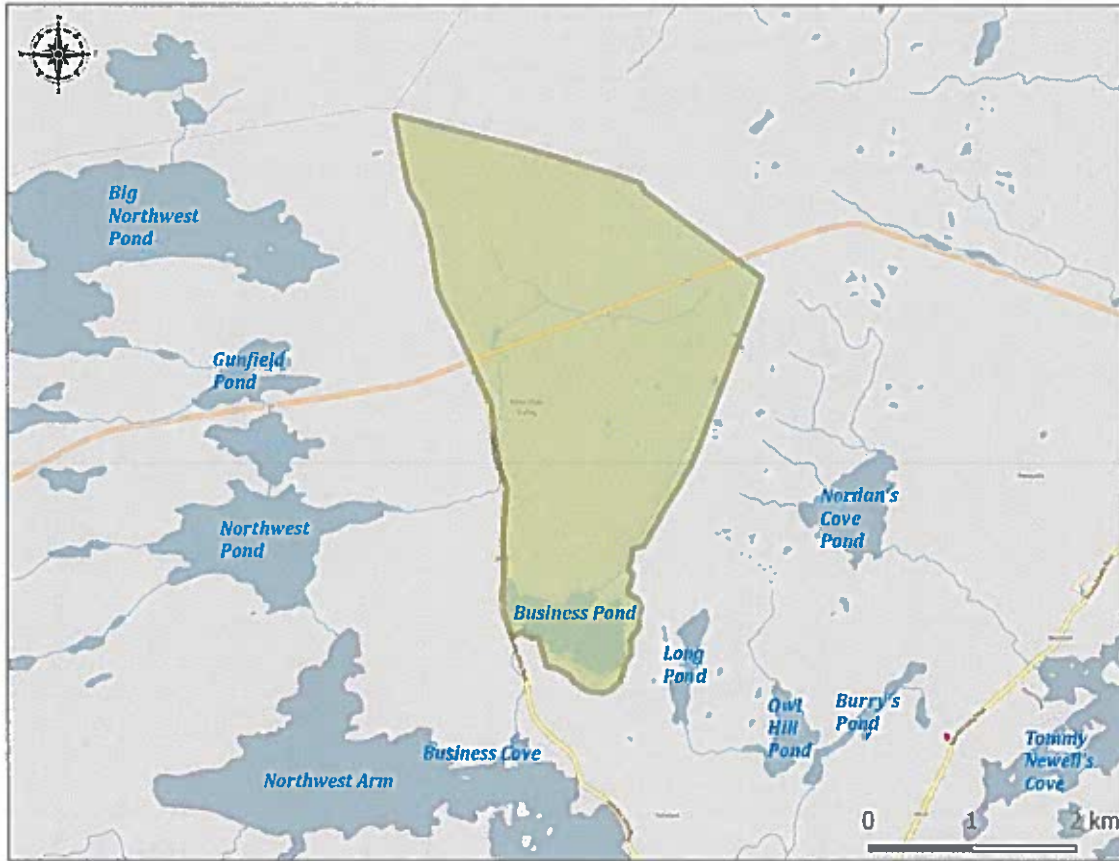


Projection Information
WGS 84 EPSG: 3857
December 9th 2016

Business Pond Management Unit

Municipal Habitat Stewardship Agreement

Town of New-Wes-Valley, Newfoundland and Labrador, Canada



Projection Information
WGS 84 EPSG: 3857
December 8th 2016

Queen's Meade (Newtown) Management Unit

Municipal Habitat Stewardship Agreement

Town of New-Wes-Valley, Newfoundland and Labrador, Canada



Legend

- Management Unit
- Wetland
- Municipal boundary
- Minor roads
- Local roads
- Water bodies

Stewardship Association of Municipalities (SAM)
EHJV Eastern Habitat Joint Venture
PCHE Le plan conjoint des habitats de l'est

Newfoundland Labrador

Projection Information:
WGS 84 EPSG: 3857
December 9th 2016