

Town of
Bay Roberts
Municipal Plan Amendment
No. 2, 2014

Prepared for the

Town of
Bay Roberts

By

Nigel Black, CAO
March, 2014

**Urban and Rural Planning Act
Resolution to Approve
Town of Bay Roberts
Municipal Plan Amendment
No. 2, 2014**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts

- a) adopted the Bay Roberts Municipal Plan Amendment No. 2, 2014 on the 28th day of October, 2014.
- b) gave notice of the adoption of the Bay Roberts Municipal Plan Amendment by advertisement inserted in the Compass on the 18th day and the 25th day of November, 2014.
- c) set the 11th day of December, 2014 at 7 p.m. at the Town Hall, Cable Building, 321 Water Street, Bay Roberts, for the holding of a public hearing to consider objections and submissions.

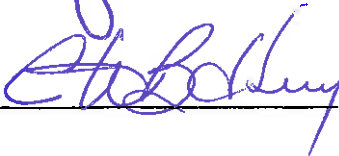
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts approves the Bay Roberts Municipal Plan Amendment No. 2, 2014 as adopted.

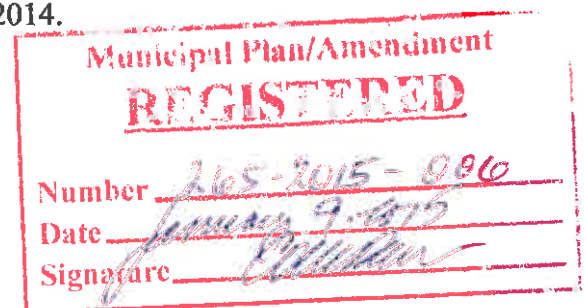
SIGNED AND SEALED this 10th day of December, 2014.

Mayor:



Clerk:





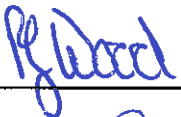
Urban and Rural Planning Act
Resolution to Adopt
Town of Bay Roberts
Municipal Plan Amendment
No. 2, 2014

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts adopts the Bay Roberts Municipal Plan Amendment No. 2, 2014.

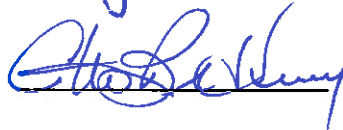
Adopted by the Town Council of Bay Roberts on the 28th day of OCTOBER, 2014.

Signed and sealed this 29th day of OCTOBER 2014.

Mayor:

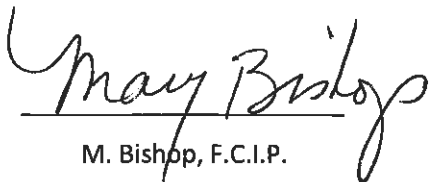


Clerk:



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.

Town of Bay Roberts

Municipal Plan Amendment No. 2, 2014

Introduction

The Town of Bay Roberts, incorporated in 1951, completed and approved a review of its 2003 Municipal Plan in 2011. The Town now wishes to amend the Municipal Plan and Development Regulations. This report has been prepared to explain the proposed changes, and to serve as a basis for consideration by the general public before they are approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

Background

Commercial Development

Council was approached by the owners of 221A CB Highway regarding the potential development of their property for commercial purposes, either as one large lot or potential as smaller lots through a subdivision process. A portion of their property is already zoned appropriate for this use but a large portion of the property is zoned as Environmental Protection. Council is proposing to re-designate the area at 221A CB Highway from the Environmental Protection land use designation to the Commercial land use designation in order to accommodate the potential use and sale of this property for retail and local businesses.

A corresponding Development Regulations Amendment will rezone this area to the Commercial Land Use Zone.

Consultation

In considering the proposed change, Council consulted with the Department of Environment and Conservation concerning development of the property and its potential impact on the site and adjacent lands. It was determined that the site has been backfilled over the years and as such has no requirement for protection as an environmentally sensitive area. Development of the property will be required, under policies of the Municipal Plan and Development Regulations to address any issues of stormwater runoff and separation distances from any nearby waterbodies.

A consultation session was held on March 18, 2014 at the Town Hall to receive input from the public on the proposed amendment.

Amendment No. 2

The Bay Roberts Municipal Plan shall be amended as follows:

Commercial Development

1. Re-designating lands at 221A CB Highway, to the Commercial land use designation, from the Environmental Protection land use designation. The lands to be re-designated are shown on the attached Town of Bay Roberts Future Land Use Map 1, Amendment No. 2, 2014.

Town of Bay Roberts

Future Land Use Map

Municipal Plan Amendment

No. 2, 2014



Area to be redesignated from Environmental Protection to Commercial

Municipal Plan/Amendment

REGISTERED

Number 265-2015-006

Date January 9, 2015

Signature [Signature]

Dated at Bay Roberts, Newfoundland and Labrador

This 10th day of DECEMBER, 2014.

Mayor

Clerk

I certify that this Municipal Plan Amendment for the Town of Bay Roberts has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

[Signature]
Marty Bishop, FCIP

Senior Project Manager
Environmental Services
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