

TOWN OF APPLETON

**MUNICIPAL PLAN, 2017-2027
AMENDMENT No. 1, 2023**

(Text amendment only]

FOREST HILL AREA

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 1, 2023

TO THE TOWN OF APPLETON MUNICIPAL PLAN

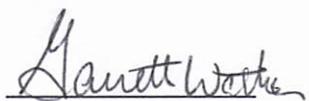
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Appleton:

- a) adopted the Amendment No. 1, 2023 to the Town of Appleton Municipal Plan on the 12th day of April, 2023.
- b) gave notice of the adoption of the Amendment No. 1, 2023 to the Town of Appleton Municipal Plan by publication in the newspaper, Central Wire, on April 26, 2023 and May 3, 2023 in conformance with Section 17;
- c) set the 17th day of May, 2023, at for the Public Hearing.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Appleton approves the Amendment No. 1, 2023 to the Town of Appleton Municipal Plan as adopted.

SIGNED AND SEALED this 13th day of June, 2023.

Mayor:



Town Clerk:



Municipal Plan/Amendment

REGISTERED

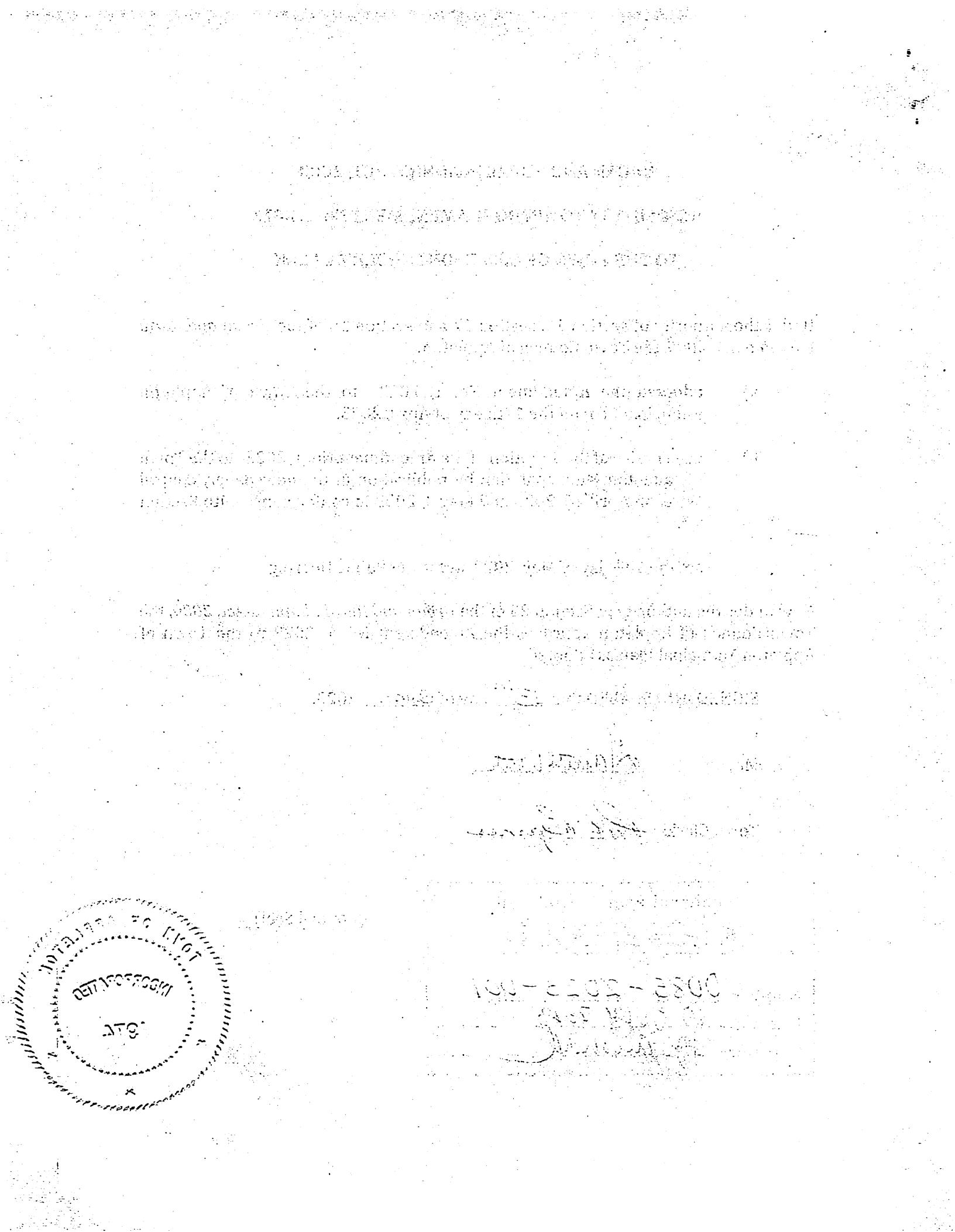
Number 0085 - 2023 - 001

Date 19 JULY 2023

Signature JGB Landmark

(Council Seal)





URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 1, 2023 TOWN OF APPLETON MUNICIPAL PLAN, 2017-2027

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Appleton adopts the Amendment No. 1, 2023 to the Appleton Municipal Plan, 2017-2027

Adopted by the Town Council of Appleton on the 12th day of April, 2023.

Signed and sealed this 13th day of June, 2023.

Mayor:



Town Clerk:



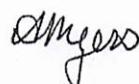
(Council Seal)



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 1, 2023 to the Town of Appleton Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



Anna Myers

Member of Institute of Planners (MCIP)



TOWN OF APPLETON
MUNICIPAL PLAN AMENDMENT No. 1, 2023

BACKGROUND

The Town Council of Appleton wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2017-2027 Municipal Plan text to change the area identified as 'Forest Hill' Residential Development Scheme area' to 'Residential Traditional' zone. Note that the designation on the Future Land Use map is 'Residential' which would allow for the 'Residential Traditional' zone. In general terms, the purpose of this change is to allow for residential subdivision development in this area of the community.

The Town has received an application to develop a residential subdivision in the area of Forest Hill Residential Development Scheme area. The intent of this change is to enable the development of a residential lots according to requirements of the Residential Traditional zone and Chapter 8-Subdivision of Land in the Municipal Plan, 2017-2027.

The Town Council feels that the requirements set out in the policies of the Municipal Plan, 2017-2027, section 3.1.3 which outlines the policies for the Residential Land Use designations, can be successfully applied in the Residential Development Scheme Area #1 – Forest Hill and therefore the RSDA zone is no longer necessary. The following policies from section 3.1.3 will apply:

- a. The Town is satisfied that the Forest Hill area can be developed as per the requirements of the Residential Traditional zone using the Residential Traditional Use Zone table and development standards and conditions 3.1.3 (4) (a).
- b. Future development shall meet the requirements of Chapter 8-Subdivision of Land. This would address policy 3.1.3 (4) (b).
- c. The area meets the requirements of 2.5.3.2- Community-Wide Land Use and Development-Policy (13):" Allow new subdivision development in areas that can be easily connected to municipal services;" and thereby can meet the requirements of 3.1.3 (4) (c).
- d. Regarding the landscaping policy statement in 3.13 (4) (d), this can be met by the policy in 2.1.3.1: '(7) Include conditions related to landscaping in new subdivision designs, including preservation of existing trees onsite; particularly as a buffer along the back of lots.' This policy is reflected in the sub-section 6.2.10.2 of the Municipal Plan which addresses landscaping in subdivisions.
- e. The four access points into this area are identified on the Future Land Use maps as 'Point overlays: protected road access'; These will remain on the Future Land Use map; therefore, the requirement set out in policy 3.1.3 (4) (e) is met.

- f. The T'Railway is identified on the Land Use Map as a Provincial Park; therefore, all the requirements under the *Parks Act, 1990* will apply; this meets the requirements of policy 3.1.3 (4) (f).

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

A Notice was placed in the local newspaper, the Central Wire, on February 8, 2023 and February 15, 2023 and posted at the Town Hall to inform and to invite the public for input to the proposed changes in order to allow for the rezoning of the Residential Development Scheme Area to Residential Traditional zone on the Land Use Zoning Map of the Development Regulations. The last day for public input was February 24, 2023.

No submissions were received by the Town Clerk.

MUNICIPAL PLAN AMENDMENT No. 1, 2023

The text of the Municipal Plan, 2017-2027 will be amended as follows:

FROM

3.1.3 Policies

It is the policy of Council to:

1. Provide for the following zones within the Residential future land use designation in order to achieve the residential objectives:

Residential Traditional Community

Residential High Density

Residential Development Scheme Areas:

#1- Forest Hill (RDSA)

#2 – Gleneagles View (RDSA)

TO

3.1.3 Policies

It is the policy of Council to:

2. Provide for the following zones within the Residential future land use designation in order to achieve the residential objectives:

Residential Traditional Community

Residential High Density

Residential Development Scheme Area:

Gleneagles View (RDSA)

FROM

Section 3.1.3

4. Implement the following development policies in the #1- Forest Hill RDSA:
 - a. Permitted uses include: Non-conforming uses and Uses permitted in all zones; and Discretionary uses include: Accessory uses, and Home business;
 - b. No new development can take place until a Residential Development Scheme has been prepared according to Section 29 of the *Urban and Rural Planning Act, 2000* which requires that the RDSA adheres to the process set out in Sections 14-25 of the *Urban and Rural Planning Act, 2000*.
 - c. Council shall require the installation of municipal water and sewer at the developer's expense.
 - d. A tree retention/replacement and landscaping plan should be included as a component of the Comprehensive Development Scheme.

- e. Protect four access points into this area in order to ensure that an adequate road system can be developed for the RDSA area.
- f. Provide a buffer for the T'Railway which needs to be integrated into the design for the overall area; note that any crossing will require the permission of the Parks Division, Government of Newfoundland and Labrador.

TO

Text deleted and renumbering Section 3.1.3 (5) to 3.1.3 (4)