

**TOWN OF GAMBO
MUNICIPAL PLAN**

MUNICIPAL PLAN AMENDMENT No. 2, 2018

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF GAMBO MUNICIPAL PLAN
AMENDMENT No. 2, 2018

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

- a) adopted the Gambo Municipal Plan Amendment No. 2 on the 9th day of April 2018.
- b) gave notice of the adoption of the Gambo Municipal Plan Amendment No. 2, 2018 by advertisement inserted on the 12th day and the 19th day of April 2018 in the Beacon newspaper.
- c) set the 30th day of April 2018 at 7:00 p.m. at the Smallwood Interpretation Centre, Gambo for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Gambo approves the Gambo Municipal Plan Amendment No. 2, 2018 as adopted.

SIGNED AND SEALED this 23rd day of May 2018

Mayor:

Dennis Lush
Dennis Lush

(Council Seal)

Clerk:

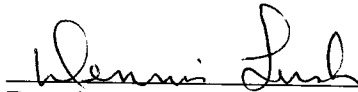
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Lorne Greene

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF GAMBO MUNICIPAL PLAN AMENDMENT No. 2, 2018

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gambo adopts the Gambo Municipal Plan Amendment No. 2, 2018.

Adopted by the Town Council of Gambo on the 9th day of April 2018.

Signed and sealed this 23rd day of May 2018.

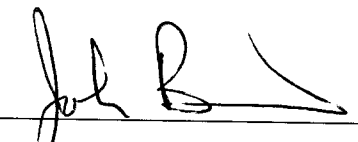
Mayor: 
Dennis Lush

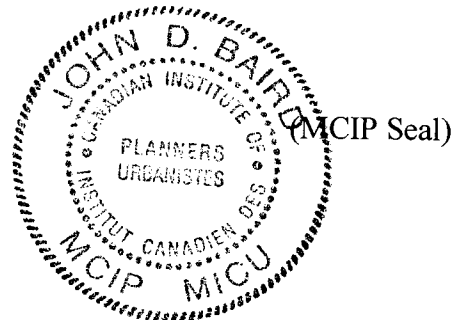
Clerk: 
Lorne Greene

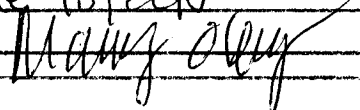
(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 2, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: 
John Baird



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>1755-2018-014</u>
Date	<u>June 18, 2018</u>
Signature	<u></u>

TOWN OF GAMBO

MUNICIPAL PLAN AMENDMENT No. 2, 2018

BACKGROUND

The Town of Gambo proposes to adopt the following amendment to its Municipal Plan. The proposal will create a new Future Land Use designation entitled "Tourism Recreation." The amendment has been requested in order to approve the redevelopment of the former Mint Brook Church Camp as a commercial campground and tourist cottage facility. The amendment will change the site's designation from "Public Use" to "Tourism Recreation."

The affected area is shown on the attached map.

PUBLIC CONSULTATION

Public notice of the proposed amendment was posted on Tuesday, February 6 providing a period up to Friday, February 16 for receipt of comments. The notice was posted on the local Community Channel, the Town's Facebook page and in the following physical locations:

- Two Post Offices
- Gambin's Independent (supermarket)
- AutoPlus Convenience
- Vonnie Lee Chicken (takeout)
- Wade's Gas Bar
- Gambo PharmaChoice
- Smith's Convenience
- South End Gas Bar and Convenience

The notice resulted in one enquiry being received from a landowner with a summer home in the vicinity of the proposed amendment. The person enquired as to the difference between the current Public Use zone and the proposed Tourism Recreation zone. The Town Clerk/Manager provided an answer to the question and provided copies of the current and proposed Use Zone Tables to the person. A copy of the email correspondence is attached.

No other comments or enquiries were received as of the deadline of February 16, 2018.

MUNICIPAL PLAN AMENDMENT No. 2, 2018

Amendment No. 2 to the Gambo Municipal Plan includes the following changes.

1. Section 5.0 – Land Use Designations

ADD the following sub-section to Section 5.0.

“5.13 Tourism Recreation

1. *General Intent*

The intent of the Tourism Recreation designation is to take advantage of Gambo’s growing popularity as a destination for outdoor tourism. Locations in this designation are regarded as attractive sites for campground and tourist cottage development combined with outdoor recreation activities such as hiking, canoeing, and kayaking.

2. *Land Uses*

(1) Within this designation, permitted uses will include conservation and open space. Recreational open space, campgrounds and tourist cottage establishments will be permitted subject to conditions set by Council.

(2) Uses that may be permitted at Council’s discretion include general assembly, outdoor assembly, and commercial outdoor recreation.

Catering, shops, and take-out food services may be permitted at Council’s discretion if deemed by Council to be integral and complementary to a main use.

A subsidiary apartment may be permitted in a main use if it is deemed necessary for the operation and/or security of that use.

Other uses that may be permitted include energy generation facilities and transportation uses.

3. *Development Criteria*

Council shall ensure that facilities are designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.

4. *Protecting Environmentally Sensitive and Scenic Areas*

Council may restrict or set conditions on development in locations that are identified as environmentally or aesthetically sensitive. In such areas protection and conservation will take priority over development.”

2. Future Land Use Map 3 – Redesignate from “Public Use” to “Tourism Recreation”

AMEND Gambo Future Land Use Map 3 as shown on the following page.

The amendment redesignates approximately 4.5 hectares of land on the north side of Mint Brook (the former Mint Brook Church Camp site) from “Public Use” to “Tourism Recreation.”

Town of Gambo

Gambo Municipal Plan 2014-2024

Future Land Use Map 3

Amendment No. 2, 2018



From: Public Use (PU)

To: Tourism Recreation (TR)

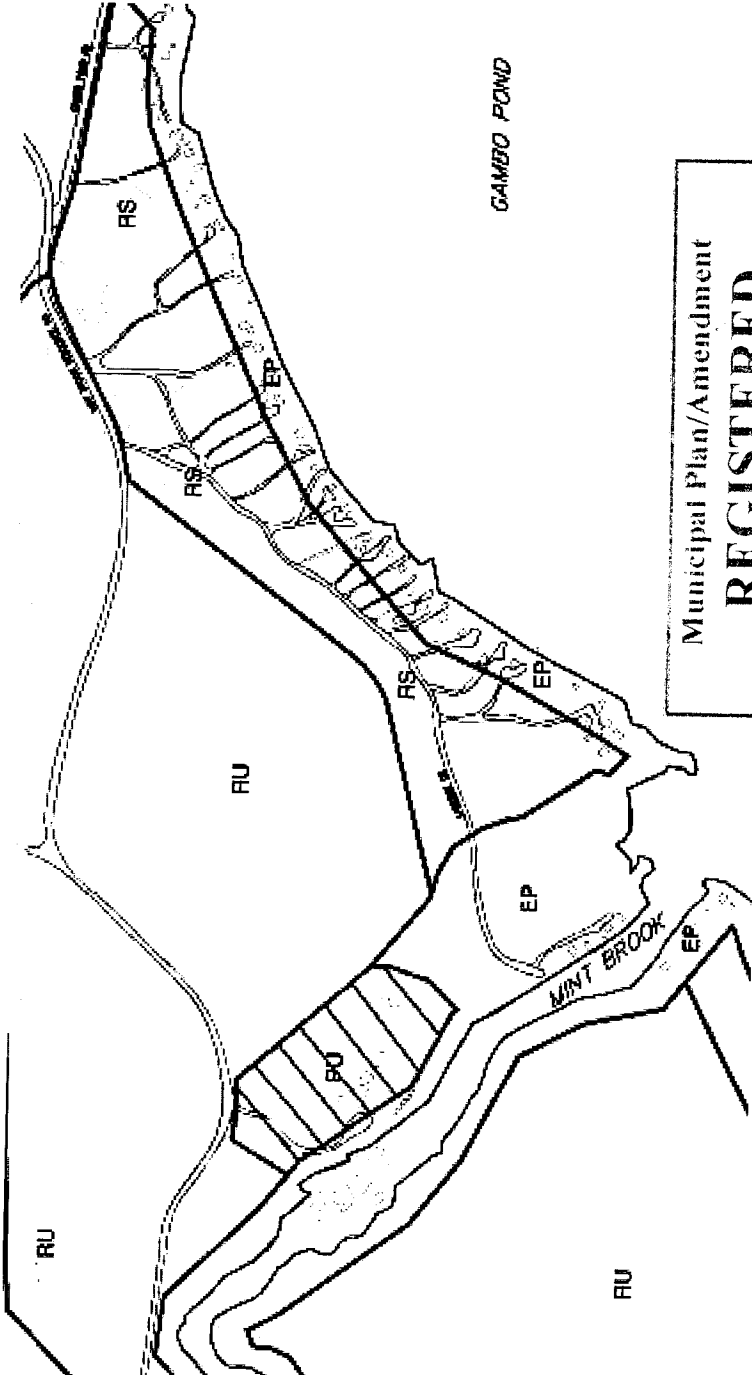
Dated at Stephentown, New Brunswick and Labrador

This 23rd day of May, 2018

Wendy Lush
Wendy Lush, Mayor

Crystal Hardy
Crystal Hardy, Town Clerk

I hereby Ratify this Municipal Plan Amendment No. 2, 2018
and declare in accordance with the requirements of the Urban
Planning Act 2002:



Municipal Plan/Amendment

REGISTERED

Number 1755-2018-014

Date June 18, 2018

Signature *Wendy Lush*

