

TOWN OF BONAVISTA

DEVELOPMENT REGULATION AMENDMENT No. 3, 2024

(Residential-Multi-Unit – Dwyer Street)

OCTOBER, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 3, 2024

**TO THE TOWN OF BONAVIDA
DEVELOPMENT REGULATIONS, 2014-2024**

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

- a) adopted the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan on the 12th day of August 2024.
- b) gave notice of the adoption of the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan by publishing notices in the December 13 and December 20, 2024 editions of the Telegram newspaper, posting notices on social media including the Town Facebook page and website
- c) set the 3rd day of January 2025, at 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 Bonavista approves the Amendment No. 3, 2024 to the Town of Bonavista Development Regulations as adopted.

SIGNED AND SEALED this 16 day of JAN, 2025 .

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
REGISTERED	
Number	<u>0525-0004-2025</u>
Date	<u>30 JAN 2025</u>
Signature	<u>[Handwritten Signature]</u>



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

**AMENDMENT No. 3, 2024
TOWN OF BONAVISTA DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista adopts the Amendment No. 3, 2024 to the Bonavista Development Regulations, 2014-2024.

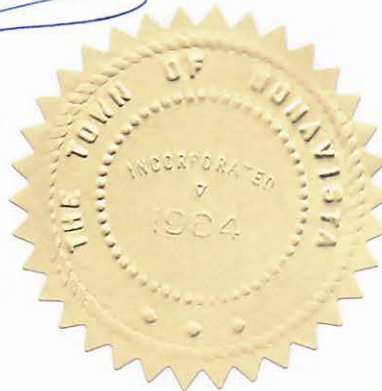
Adopted by the Town Council of Bonavista on the 12th day of August 2024.

Signed and sealed this 16 day of JAN, 2025.

Mayor:



Chief Administrative Officer:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 2024 to the Town of Bonavista Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)



TOWN OF BONAVISTA DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2024

BACKGROUND

The Town Council of Bonavista wishes to amend its Development Regulations. The proposed amendment seeks to change the 2014-2024 Development Regulations Land Use Zoning Map.

The Town of Bonavista has received a request to allow the development of multi-unit dwellings off Dwyer Street. The proposed development consists of a cul-de-sac which backs onto the parking area of the Bonavista Health Care Centre.

These residential units are intended to be suitable for seniors housing. This is an ideal location due to its proximity to medical facilities and shopping is within walking distance.

The land is not needed for any further public use or expansion of the health care centre.

The site is proposed to be re-zoned from "Public Use" to "Residential Multi Unit" to accommodate this proposal.

Council is also considering an amendment to the 2014-2024 Municipal Plan Future Land Use map

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. As there is no local newspaper in the area, the Town posted the Notice of Public Consultation on the Town webpage on October 18, 2024 and on the Town Facebook page on October 18, 2024 . The notice was posted on the Town Bulletin Board for the duration of the public consultation period. The deadline for submissions was October 25, 2024.

No submissions were received by the Town Clerk.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2024.

MAP CHANGES TO DEVELOPMENT REGULATIONS, 2014-2024:

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2024 map.

