

TOWN OF BONAVISTA

**MUNICIPAL PLAN
2014-2024**

MUNICIPAL PLAN 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 MUNICIPAL PLAN, 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 and posting the notice on the Town Hall bulletin board.
- 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 Municipal Plan as adopted.

SIGNED AND SEALED this 16 day of JAN, 2025.

Mayor:

Chief Administrative Officer:

Municipal Plan/Amendment	
REGISTERED	
Number	<u>0525-0004-2025</u>
Date	<u>30 JAN 2025</u>
Signature	<u>[Signature]</u>



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 3, 2024

TOWN OF BONAVIDA MUNICIPAL PLAN, 2014-2024

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 Town of Bonavista Municipal Plan.

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 Municipal Plan 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
INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT
AMENDMENT NO. 3, 2024

BACKGROUND

The Town Council of Bonavista wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2014-2024 Municipal Plan's Future Land Use 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 land was recently purchased from the Roman Catholic Episcopal Corporation of Grand Falls for the purpose of residential development.

The 1.279 hectare site is proposed to be re-designated from "Public Use" to "Residential" to accommodate this proposal.

Council is also considering an amendment to the 2014-2024 Development Regulations Land Use Zoning map.

PUBLIC CONSULTATION

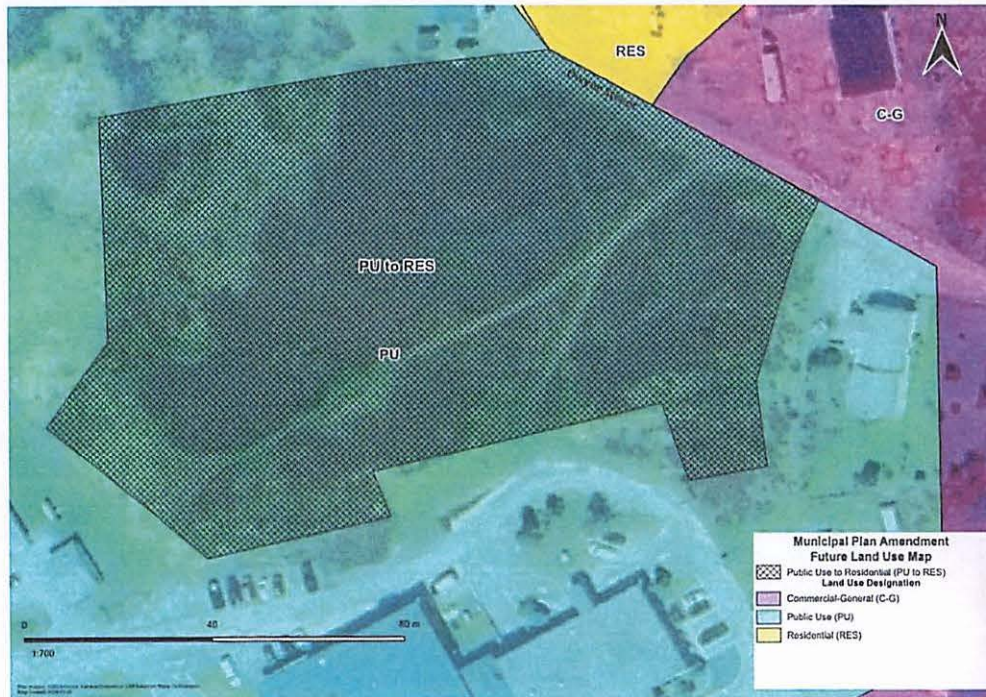
During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. As there is no local newspaper in the area, the Town posted the Notice of Public Consultation on the Town webpage on October 18, 2024 and on the Town Facebook page on 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.

MUNICIPAL PLAN AMENDMENT No. 2, 2024

MAP CHANGES TO MUNICIPAL PLAN, 2014-2024:

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Plan Amendment No. 2, 2024 Map.



Town of Bonavista

Municipal Plan Amendment

No. 3, 2024




From " Public Use" to " Residential"

Dated at Bonavista
This 16 day of JAN, 2025


Mayor


Chief Administrative Officer

Municipal Plan/Amendment REGISTERED

Number 0525-0004-2025
Date 30 JAN 2025
Signature 



I CERTIFY THAT THIS DEVELOPMENT
LOCATIONS AMENDMENT HAS BEEN PREPARED
IN ACCORDANCE WITH THE REQUIREMENTS OF
THE URBAN AND RURAL PLANNING ACT, 2000.

