

**TOWN OF BOTWOOD**



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**DEVELOPMENT REGULATIONS, 2020-2030**

**DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2025**

**JANUARY, 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE No. 3, 2025**

**AMENDMENT TO THE TOWN OF BOTWOOD  
DEVELOPMENT REGULATIONS, 2020-2030**

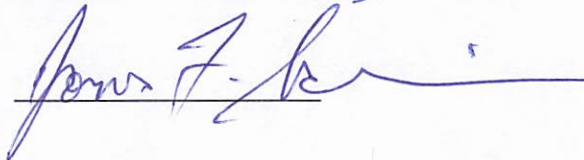
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Botwood:

- a) adopted the Amendment No. 3, 2025 to the Town of Development Regulations on July 9, 2025.
- b) gave notice of a public hearing by publishing notices on the Town website and Town Facebook page and posting the notice at the Town Hall, the Canada Post office, Coleman's grocery store and the Great Canadian Dollar store on July 10, 2025 for the Public Hearing for the Botwood Municipal Plan Amendment No. 3, 2025 and Development Regulations Amendment No. 3, 2025;
- c) set the date of August 12, 2025 for the Public Hearing and indicated requirement for the submission of objections/submissions to the Commissioner responsible for the public hearing to consider objections and submissions to be made in writing two days prior to the hearing.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Botwood approves the Amendment No. 3, 2025 to the Town of Botwood Development Regulations as adopted.

SIGNED AND SEALED this 15 day of August, 2025.

Mayor:



Town Clerk:



Development Regulations/Amendment

**REGISTERED**

Number 0550 - 000a - 2025

Date December 5, 2025

Signature San F. [illegible]

(Council Seal)

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● 1997年12月17日，中国加入《世界贸易组织》。

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On 08/06/2017 at 10:09 AM, [REDACTED] wrote:  
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1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes. Once the causes have been identified, the next step is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan and monitoring the progress of the implementation. Finally, the last step in the process is to evaluate the results of the implementation. This involves determining whether the problem has been solved and whether the resources have been used effectively.

[illegible]

1. The above information is being furnished to you for your information and is not to be used for any other purpose. It is not to be distributed outside your organization.

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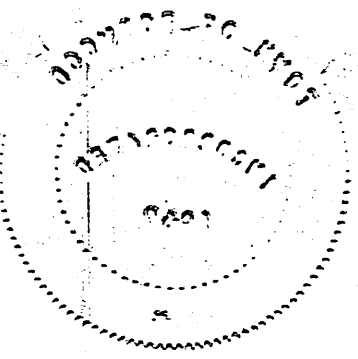
*Journal of Management Studies*, 19(1), 67-80.

2000

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**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 3, 2025  
TOWN OF BOTWOOD DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Botwood adopts the Amendment No. 3, 2025 to the Botwood Development Regulations, 2020-2030.

Adopted by the Town Council of Botwood July 9, 2025.

Signed and sealed this 15 day of August, 2025.

Mayor:



Town Clerk:



(Council Seal)

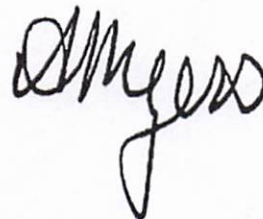


**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 3, 2025 to the Town of Botwood 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)



UNITED STATES DEPARTMENT OF AGRICULTURE

IN THE DISTRICT COURT OF THE UNITED STATES FOR THE DISTRICT OF COLUMBIA

IN RE: THE ESTATE OF JAMES H. HARRIS, DECEASED

ADMINISTRATIVE PROCEEDING NO. 100-1000000000

That the undersigned, being duly sworn, depose and say that the within and foregoing is a true and correct copy of the original of the within and foregoing as the same appears from the records of the said District Court of the United States for the District of Columbia.

Subscribed and sworn to before me this 10th day of May, 1900.

Notary Public for the District of Columbia.



WITNESSED my hand and the seal of said District Court this 10th day of May, 1900.

James H. Harris, deceased, by his executor, John H. Harris, do hereby certify that the within and foregoing is a true and correct copy of the original of the within and foregoing as the same appears from the records of the said District Court of the United States for the District of Columbia.

John H. Harris, Executor.

Witness my hand and the seal of said District Court this 10th day of May, 1900.

# **TOWN OF BOTWOOD DEVELOPMENT REGULATIONS AMENDMENT No.3, 2025**

## **BACKGROUND**

The Town Council of Botwood wishes to amend its Development Regulations. The proposed amendment seeks to change the 2020-2030 Development Regulations Land Use Zoning Map.

The Town of Botwood wishes to accommodate this much needed affordable housing option at this site for the community. The Town has received an application for the construction of several quadplexes in the vicinity of 37-39 Water Street. The vacant lands adjacent to Water Street are designated for residential development. The back lands consisting of open space between the residential land and the Commercial-Industrial lands to the north have not been developed for recreation uses and do not serve a conservation purpose. The residential development can be served by a road (and cul-de-sac) through the property, which will allow municipal services to the site.

In general terms, an area of back land on Water Street will be rezoned from 'Open Space, Parks and Trails' to "Residential Medium Density" on the Land Use Zoning map of the Development Regulations, 2020-2030 to permit residential development.

A corresponding amendment will be prepared for the Municipal Plan Future Land Use map to enable this development.

## **PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published on the Town Website and the Town Facebook page on January 16, 2024 and in the NL Wire on January 29, 2025.

## **ANALYSIS**

There was one submission in response to the notice of public consultation from individuals living on Water Street on the opposite side of the road of the proposed land for rezoning.

At this stage of the process, the Town does not require a formal subdivision application; however, the amendments indicate that a new road (possibly a cul-de-sac) would allow the housing to be located on a local road as a contained neighbourhood, rather than adding several new individual accesses onto the main road into the community, Water Street.

When an application to subdivide is received, the requirements of Chapter 8 – Subdivisions, sets out the standards and conditions which will address the concerns outlined in the submission, including further public consultation.

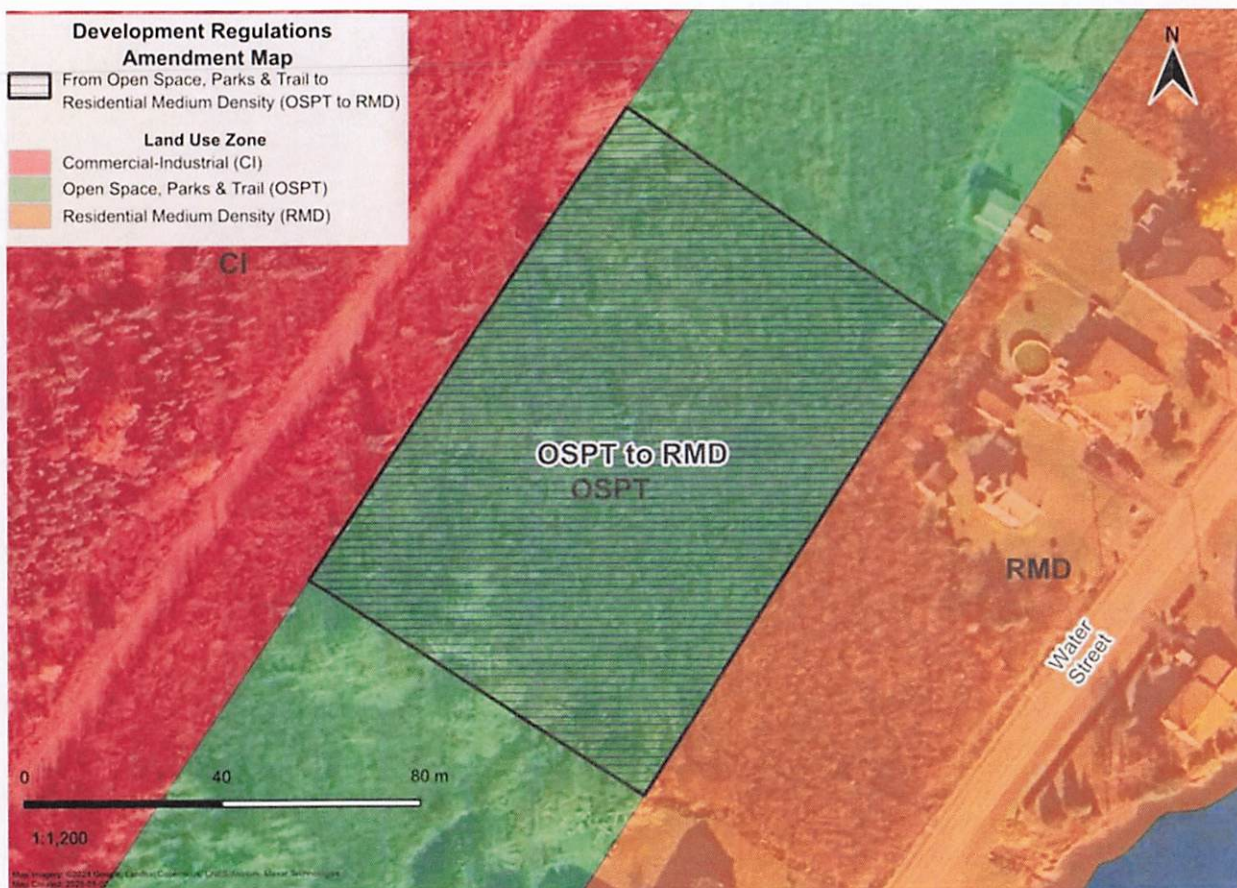
Given the critical need for housing in the community and the lack of accessible lands that can be provided with full municipal servicing, the rezoning of these back lands provides the Town a means to meet the housing needs of the residents in a fiscally responsible manner. The Town is confident that these lands which back onto a residential zone and have not been used or considered for development of open space, parks and trails uses since 2008, can better serve the needs of the community for much-needed residential housing.

Council considered the response received at their public meeting on March 12, 2025.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2025.**

### **MAP CHANGES TO DEVELOPMENT REGULATIONS, 2020-2030:**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2025 map.



Development Regulations/Amendment

**REGISTERED**

Number 0550-0002-2025

Date December 3, 2025

Signature [Signature]

**Map B**  
**Town of**  
**Botwood**  
Development Regulations  
Amendment No. 3 2025

From Open Space, Parks and Trails to Residential  
Medium Density

Dated at Botwood  
This 15 day of August, 2025

[Signature]  
Mayor

[Signature]  
Town Clerk

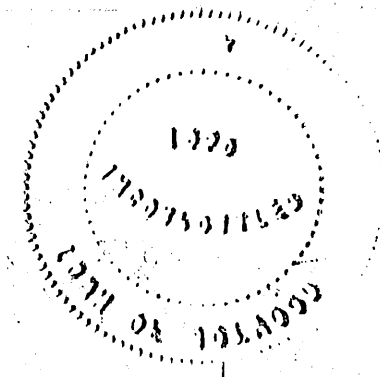
(Town Seal)

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



[Signature]

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