

TOWN OF BOTWOOD



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

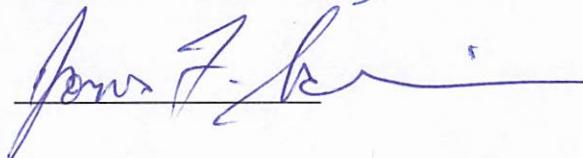
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Botwood:

- 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 - 0002 - 2025

Date December 5, 2025

Signature San Frith

(Council Seal)



¹⁴ The legend is enclosed in a rectangular frame, with the title 'Legend' at the top left.

1. *What is the primary purpose of the study?* (e.g., to evaluate the effectiveness of a new treatment, to describe a population, to compare two groups).

（三）在對外開放的過程中，我們要吸收外國的先進經驗，但不能照搬照抄，要根據我國的具體情況，吸收和利用外國的先進經驗。

19. *Leucosia* *leucostoma* (Fabricius) *leucostoma* (Fabricius) *leucostoma* (Fabricius)

在這裏，我們可以說，這就是我們的「新」的「社會主義」。

¹⁰ See, for example, the discussion of the 1869 and 1870 bills in the *Journal of the House*.

¹⁰ See, for example, the discussion of the Ptolemaic calendar in the section on the calendar in the *Encyclopaedia Britannica*.

1. *What is the relationship between the two main characters?*

19. *Leucosia* *leucostoma* (Fabricius) *leucostoma* (Fabricius) *leucostoma* (Fabricius)

8801

Figure 1. The effect of the number of hidden neurons on the performance of the neural network.

1998-1999-2000-2001

19. *Phragmites australis* (Cav.) Trin. ex Stev. (1824) 100

11. *Leucosia* *leucostoma* (Fabricius) (Fabricius, 1775: 113) (partim).

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:



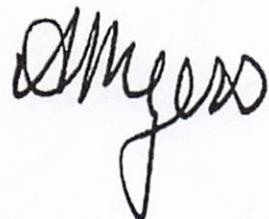
(Council Seal)

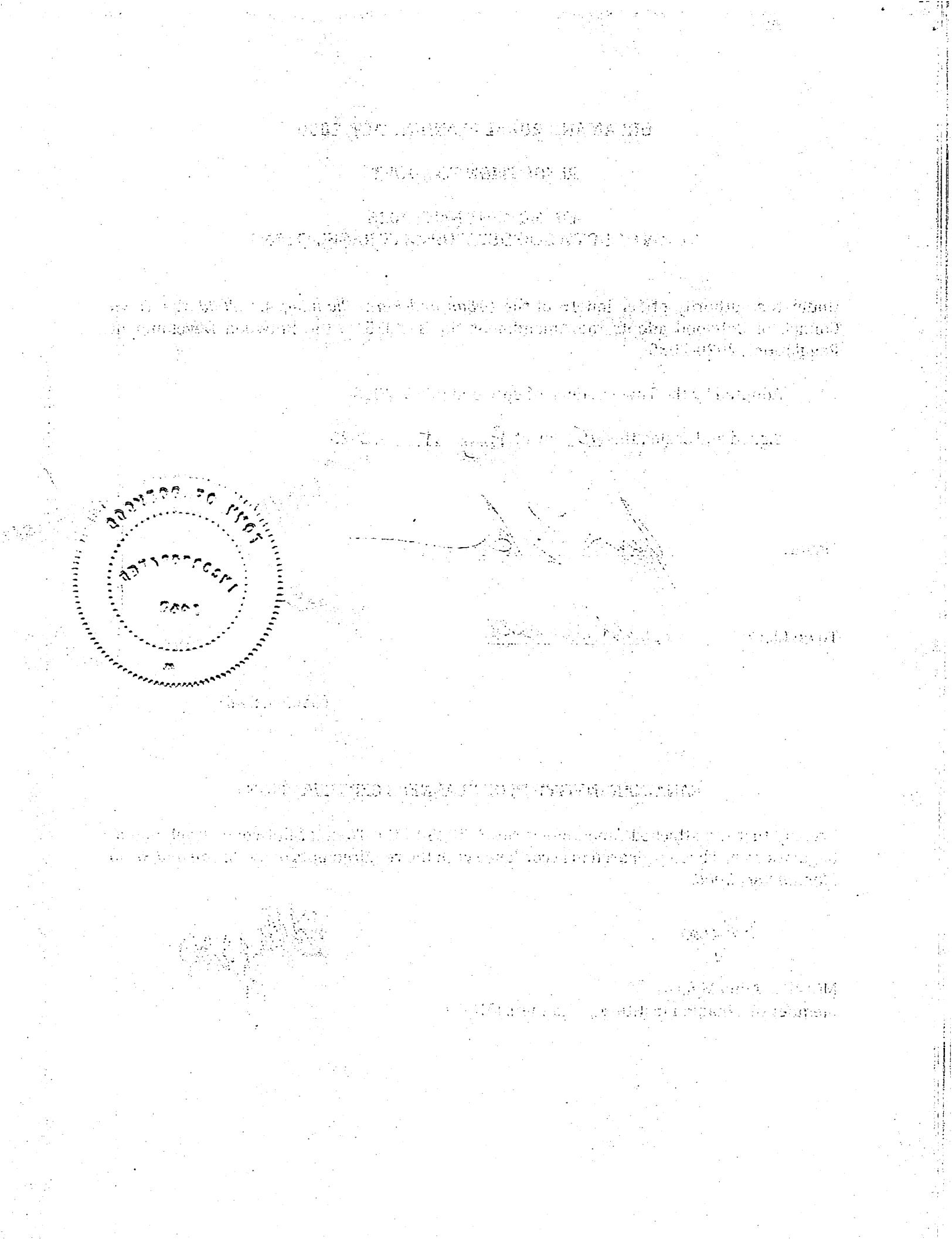
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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)





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 Map**

From Open Space, Parks & Trail to Residential Medium Density (OSPT to RMD)

Land Use Zone

Commercial-Industrial (CI)
Open Space, Parks & Trail (OSPT)
Residential Medium Density (RMD)

CI

OSPT to RMD
OSPT

RMD

Water Street

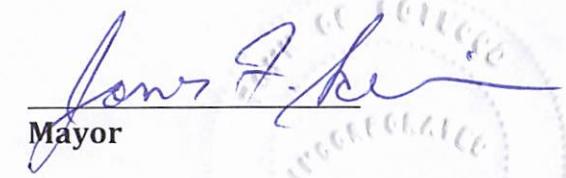
0 40 80 m
1:1,200

Map Courtesy: ©2024 Google Earth, Canadian Council of Geodetic Survey, Natural Resources Canada
Map Created: 2024-08-15**Development Regulations/Amendment****REGISTERED**Number 0550-0002-2025Date December 5, 2025Signature See Back**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


Mayor
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.



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