

**TOWN OF BOTWOOD**



---

**MUNICIPAL PLAN  
2020-2030**

**MUNICIPAL PLAN AMENDMENT No. 3, 2025**

**JANUARY, 2025**

## URBAN AND RURAL PLANNING ACT, 2000

### RESOLUTION TO APPROVE AMENDMENT No. 3, 2025

#### TO THE TOWN OF BOTWOOD MUNICIPAL PLAN

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 Botwood Municipal Plan 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 Tuesday 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 Municipal Plan as adopted.

SIGNED AND SEALED this 15 day of August, 2025.

Mayor:



Town Clerk:



(Council Seal)

Municipal Plan/Amendment

**REGISTERED**

Number 0550-0002-2025

Date December 5, 2025

Signature See Photo

## URBAN AND RURAL PLANNING ACT, 2000

### RESOLUTION TO ADOPT

### AMENDMENT No. 3, 2025

### TOWN OF BOTWOOD MUNICIPAL PLAN

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 Town of Botwood Municipal Plan.

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

Signed and sealed this 15 day of August, 2025.

Mayor:



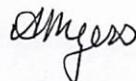
Town Clerk:



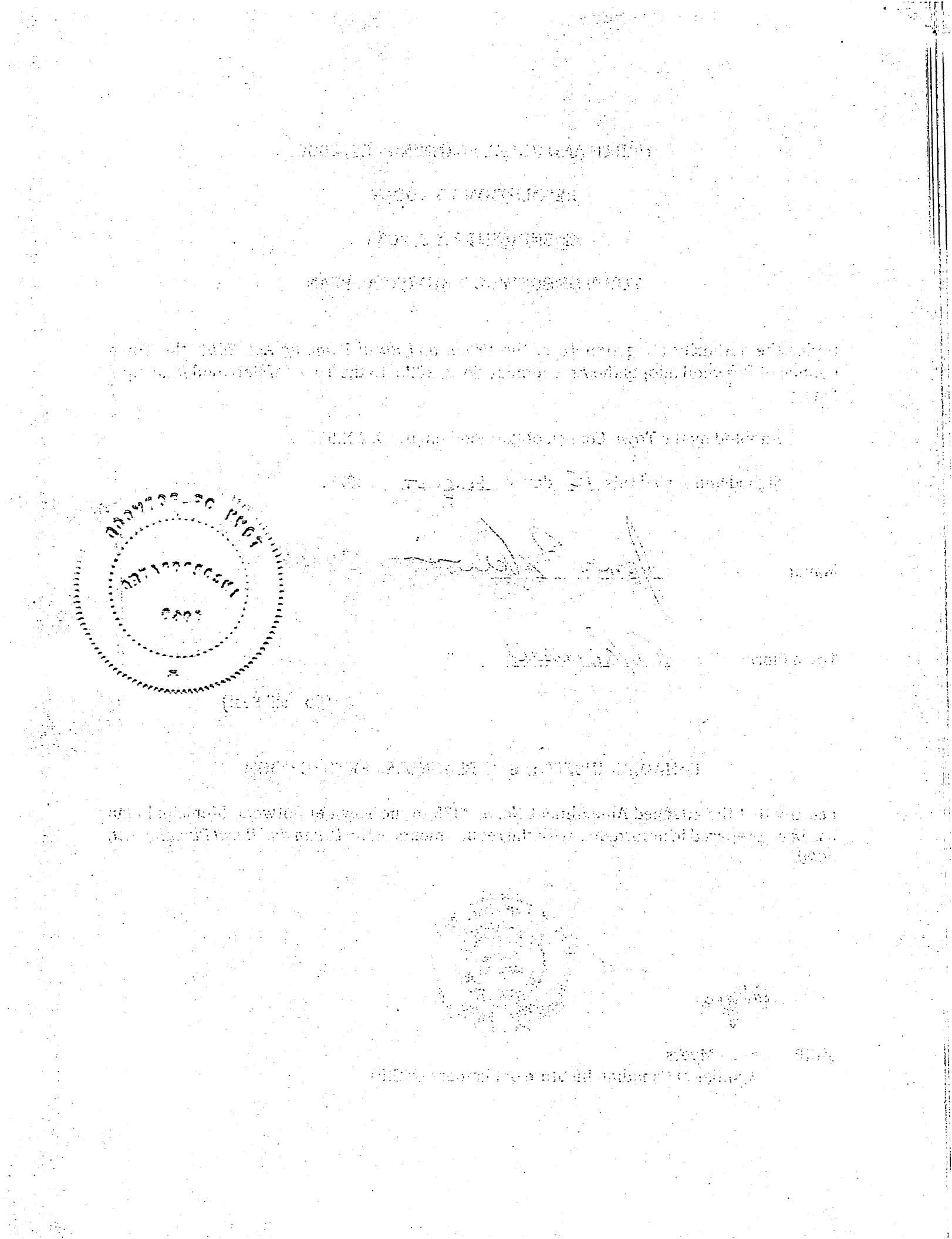
(Council Seal)

### CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 2025 to the Town of Botwood 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 BOTWOOD**  
**MUNICIPAL PLAN AMENDMENT No. 3, 2025**

**BACKGROUND**

The Town Council of Botwood wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2020-2030 Municipal Plan Future Land Use 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 proposed 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 redesignated from "Conservation" to "Residential" on the Future Land Use Map of the Municipal Plan, 2020-2030 to permit residential development.

A corresponding amendment will be prepared for the Development Regulations Land Use Zoning 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.

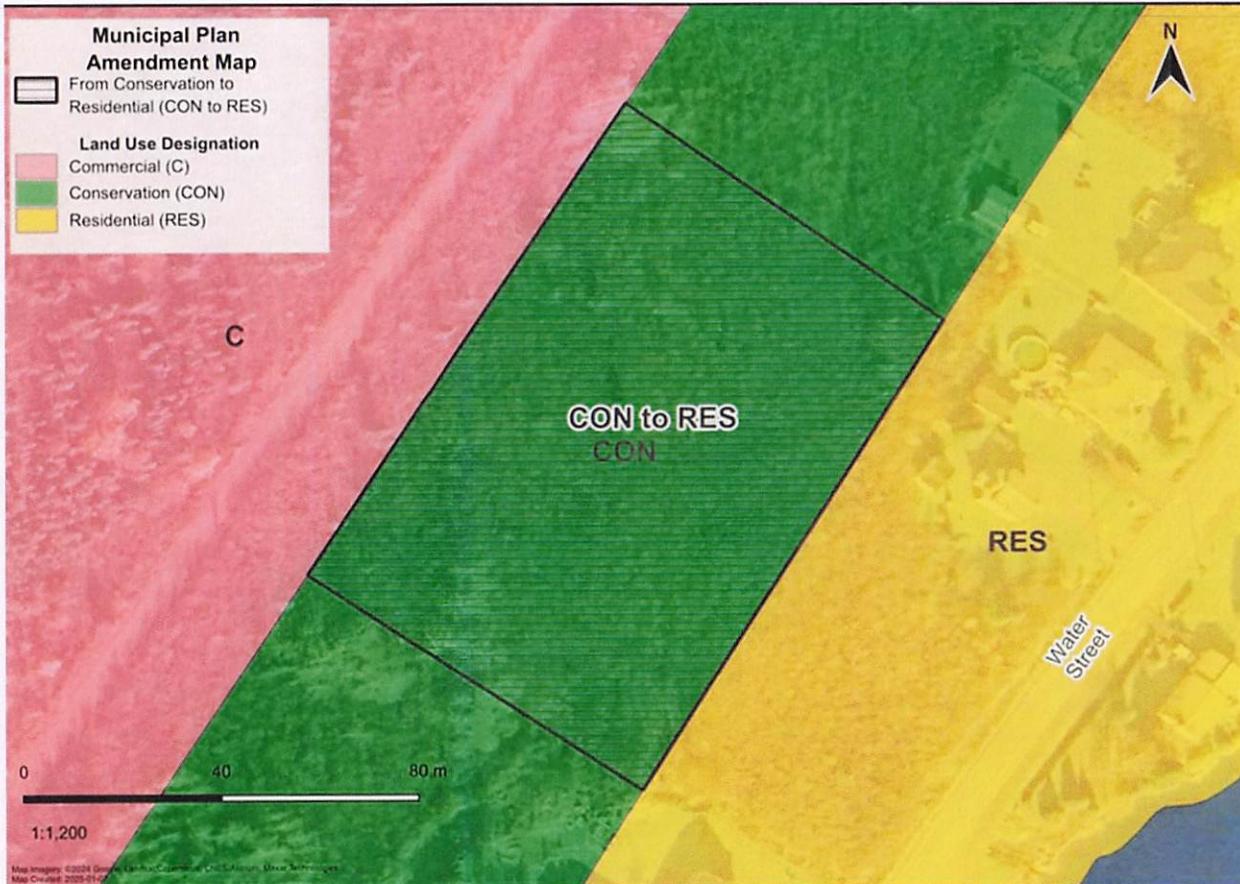
Given the critical need for housing in the community and the lack of accessible lands that can be provided with full municipal servicing, the rezoning of these back lands provides the Town a means to meet the housing needs of the residents in a fiscally responsible manner. The Town is confident that 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 responses received at their public meeting on March 12, 2025.

**MUNICIPAL PLAN AMENDMENT No.3, 2025.**

**MAP CHANGES TO MUNICIPAL PLAN, 2020-2030:**

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Amendment No. 3 2025 Map.



**Municipal Plan/Amendment  
REGISTERED**

Number 0550 - 000a - 2025

Date December 5, 2025

Signature See Photo

**Town of  
Botwood**  
Municipal Plan  
Amendment No. 3, 2025

From Conservation to Residential

Dated at Botwood  
This 15 day of August, 2025

*James F. Lawrence*  
Mayor

*Alawsell*  
Town Clerk

(Town seal)

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



Anna Myers, MCIP

