

**TOWN OF HEART'S CONTENT  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 1, 2025**

**Heart's Content Heritage Regulations**

**Prepared by  
John Baird, MCIP**



**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF HEART'S CONTENT**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Heart's Content adopts the Heart's Content Development Regulations Amendment No. 1, 2025.


Adopted by the Town Council of Heart's Content on the 31<sup>st</sup> day of July 2025.

Signed and sealed this 31<sup>st</sup> day of July 2025

Mayor:

  
Douglas Piercey

Clerk:

  
Colleen Murphy

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 1, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:

  
John Baird

(MCIP Seal)

Development Regulations / Amendment

**REGISTERED**

Number 2240-0001-2025

Date December 5, 2025

Signature 



**TOWN OF HEART'S CONTENT  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2025**

**BACKGROUND**

The Town of Heart's Content recently repealed and replaced the original Heart's Content Heritage Regulations. The Town's Development Regulations include two references that are specific to the former Heritage Regulations, therefore are no longer valid. Council proposes to amend the Development Regulations to eliminate these discrepancies and prevent a similar inconsistency from occurring with possible future changes to the Heritage Regulations.

**PUBLIC CONSULTATION**

Public notice of the proposed amendment was posted on January 27, 2025, on the Town's website and Facebook page. The notice asked for any comments or objections to be submitted in writing by Friday, February 7.

No submissions were received by the deadline.

**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2025**

The Heart's Content Development Regulations are amended as follows:

**1. PART 2 - DEFINITIONS**

**DELETE** the following definition:

*"HERITAGE REGULATIONS mean the "Town of Heart's Content Heritage Regulations", which were approved and adopted pursuant to the Municipalities Act by the Heart's Content Town Council on the 14<sup>th</sup> day of October 2019."*

And **REPLACE** with the following:

*"HERITAGE REGULATIONS mean the "Town of Heart's Content Heritage Regulations" which were approved and adopted by the Heart's Content Town Council pursuant to the Towns and Local Service Districts Act."*

**2. PART 9.5 – HERITAGE DISTRICT (HD) ZONE**

**DELETE** the following sentence in the introductory paragraph of Part 9.5:

*"It was designated as the Heart's Content Registered Heritage District in 2013 by the Heritage Foundation of Newfoundland and Labrador and is subject to the "Town of Heart's Content Heritage Regulations" which were adopted by Council in 2019 pursuant to the Municipalities Act."*

And **REPLACE** with the following:

*"It was designated as the Heart's Content Registered Heritage District in 2013 by the Heritage Foundation of Newfoundland and Labrador and is subject to the "Town of Heart's Content Heritage Regulations" as may be amended from time to time."*