

Development Regulations Amendment No. 1, 2024  
to  
The Town of Meadows Development Regulations 2023 -2033



December 2024

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**TOWN OF MEADOWS Development Regulations, 2023**

**Amendment Number 01, 2024**

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of MEADOWS adopts the Town of MEADOWS Development Regulations Amendment Number 01, 2024.

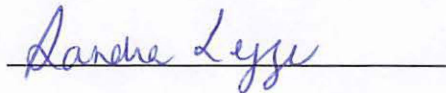
Adopted by the Town Council of MEADOWS on the 5<sup>th</sup> day of February, 2025.

Signed and sealed this 5<sup>th</sup> day of February, 2025.

Mayor:



Clerk:



**Canadian Institute of Planners Certification**

I certify that the attached Town of MEADOWS Development Regulations Amendment Number 04, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: Darren Randell



<b>Development Regulations/Amendment</b>	
<b><u>REGISTERED</u></b>	
Number	<u>3175 - 0001 - 2025</u>
Date	<u>March 7, 2025</u>
Signature	<u>Dai Eway</u>

LOCAL AND STATE PLANNING ACT, 1967

RESOLUTION TO AMEND

TOWN OF MEDFORD'S DEVELOPMENT REGULATIONS

Amendment Number 10

WHEREAS the Board of Selectmen of the Town of Medford, Massachusetts, has determined that it is in the public interest to amend the Town's Development Regulations to provide for the development of certain lands in the Town of Medford, Massachusetts, and

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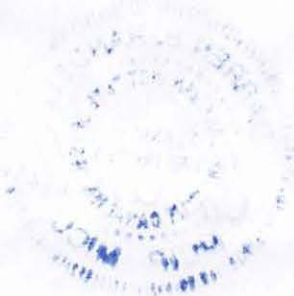
REGISTERED

Development Regulations Amendment

Number

Date

Signature





## TOWN OF MEADOWS

### DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2024

#### 1. Introduction

This report outlines the background and rationale for the proposed amendment to the *Town of Meadows Development Regulations, 2023-2033*, specifically the expansion of the Community Development (CD) land use zone. The *Town of Meadows Development Regulations, 2023-2033*, came into legal effect on January 12, 2024. This report has been prepared to explain the proposed change, and to serve as background information for the public and Council. The proposed amendment is a mapping amendment only. No Development Regulations standards or Municipal Plan policies are affected.

#### 2. Background

Since approving the Town of Meadows Development Regulations, 2023-2033 (the Regulations) in December, 2023, Council, through discussions with various land owners, appreciate that the established boundaries for the Community Development (CD) land use zone may not be supportive to enabling future development in the Town. At the onset of developing the Town of Meadows Municipal Plan 2023-2033 (the Plan), Council envisioned maintaining the Town's existing land use fabric, being long established through the provincial Community Infilling Limits, as administered by the NL Department of Fisheries, Food, and Agriculture. During the period the Plan and Regulations was submitted to the provincial Department of Municipal and Provincial Affairs, Land Use Planning Division, certain landowners questioned the Town as to why their property was excluded from the Community Development (CD) zone, as they intended to develop the properties in the future. Recognizing that the Plan and Regulations development process had surpassed the Council approval stage of s. 23 of the Urban and Rural Planning act, 2000, Council chose to continue with registration of the Plan and Regulations.

The ongoing impacts of the COVID-19 pandemic have created financial strain on individuals and communities, particularly in relation to the cost of living, rising building material prices, and increasing pressures on housing affordability. These factors, along with a dynamic and evolving real estate market, have led to significant interest in rural towns as potential locations for both single-lot residential development and larger-scale multi-unit residential projects. In particular, the Town of Meadows has experienced an increase in inquiries from local and external investors, some which have already made investments in the Town and are seeking additional opportunities for development. These trends highlight a growing demand for new residential and mixed-use developments, which may not be fully supported by the current boundaries of the CD zone.

Council wishes to maintain and continue with a mixed-use land use framework which the community is familiar and comfortable until such time as proposed development warrants greater change. In this regard, Council proposes to expand the Community Development land use zone which offers a satisfactory range of community uses for the Town.



### 3. Assessment

Section B2.1.3 (2) of the *Town of Meadows Municipal Plan 2023-2033*, enables the Regulation's Community Development (CD) use zone under the Plan's Development (D) land use designation.

***B2.1.3 (2) - As of the initial Gazette date of the Plan and Regulations, the following use zones are seated under the 'Development (D)' future land use class: 'Community Development (CD)', 'Rural (R)', and 'Residential (RES)'. This future land use class does not preclude the creation of new use zones that contain the uses listed under the 'Development (D)' table above...***

Section B.2.13 (5) enables the extension of the Community Development (CD) zone through a development regulations amendment process.

***B.2.13 (5) - Facilitate a mix of compatible developments of appropriate use and scale along the majority of public streets within the Municipal Planning Area. This shall be implemented through the application of a mixed-use, 'Community Development (CD)' use zone, which covers existing developed areas largely defined by the provincial community infilling limits. However, this proposal does not restrict the CD use zone to these infilling limits and Council may in the future consider the extension of the CD use zone through the Regulations amendment process (e.g. rezoning).***

Section B.2.13 (8) allows Council to establish new, tailored use zones in response to specific development proposals to ensure compatibility with adjacent uses.

***Section B.2.1.3 (8) - Through the Regulations amendment application process, consider requests to rezone lands within the 'Development (D)' future land use class where the specific proposal is consistent with the policies and proposals of this Plan and meets all of the applicable requirements of the Regulations. Council may also consider the creation of new, tailored use zones within the D future land use class to accommodate specific development proposals and to help protect adjacent properties from the future development of incompatible uses.***

Council's decision to consider the rezoning is inline with the intent and direction of the *Town of Meadows Municipal Plan, 2023-2033*.

### 4. Consultation

There is no newspaper circulating in the Town of Meadows, as such, Council regularly uses social media for public announcement of events and general information. As part of Council's considering the development inquiry, the amendment information was posted on the Town's Facebook page to advise the public on the request and to collect information on concerns or objections which the affected public may have. The Public Notice was posted on December 20<sup>th</sup>, 2024, and established a deadline of 4:00 pm January 3<sup>rd</sup>, 2025 to receive comments. No comments were received in response to the Public Notice.

**This consultation satisfies *the Town of Meadows Development Regulations, 2023-2033*, and *the Urban and Rural Planning Act, 2000*, requirements for public consultation.**

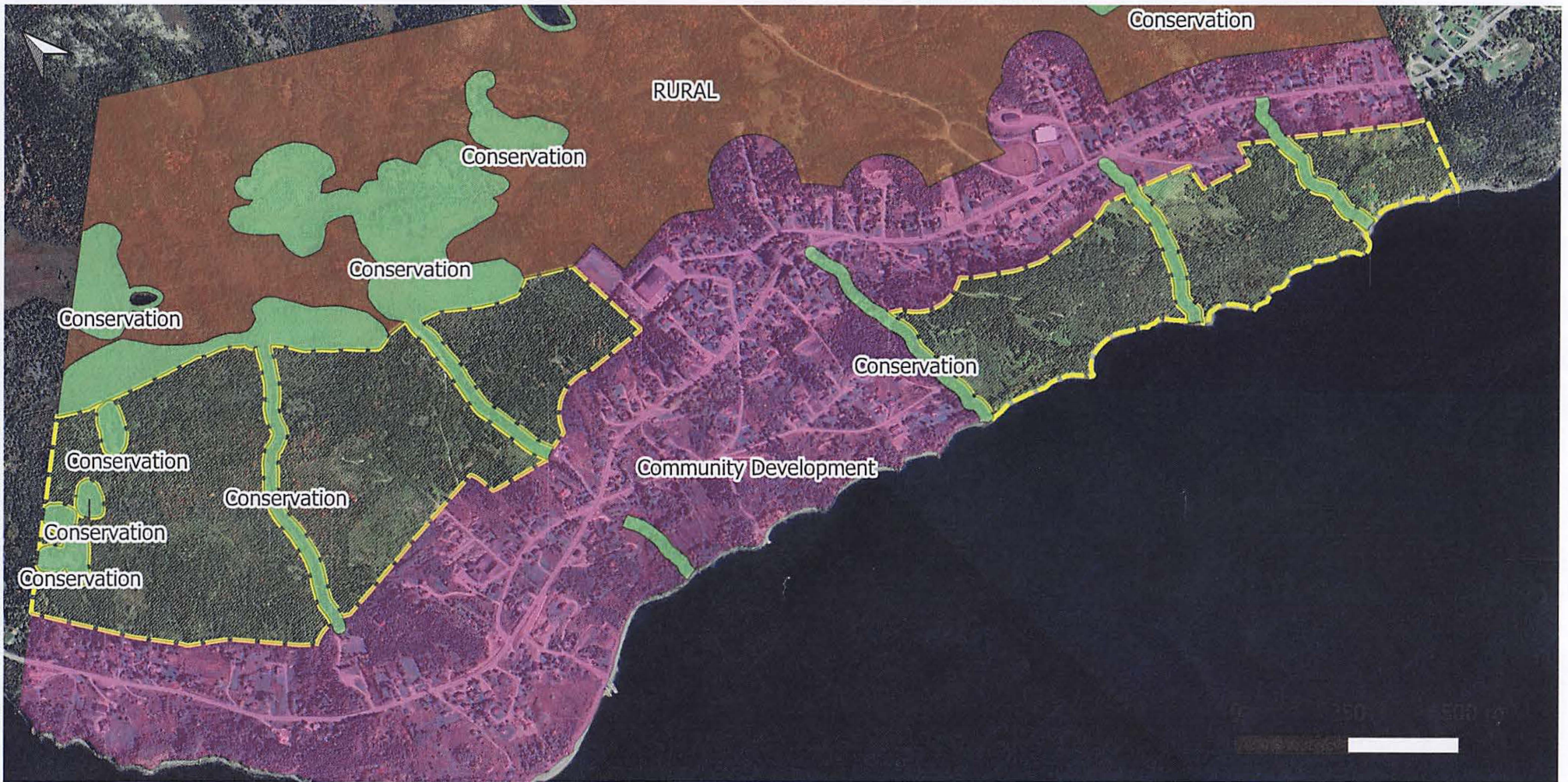
## **5. Amendment**

**The proposed amendment is a mapping amendment only. No Development Regulations standards or Municipal Plan policies are affected.**

- **See Appendix 1 - (DRA 01-2024 LUZ Map Amendment)**

## **APPENDIX 1**





## The Town of Meadows Development Regulations Amendment No. 01-2024

### LEGEND

- Community Development (CD)
- Conservation (C)
- Rural (R)
- DRA\_01-2024 - From Rural (R) to Community Development (CD)

Signed and sealed at the Town of Meadows, NL, this 05 day  
of February, 2025.

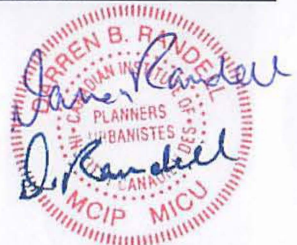
Mayor:

*Timothy*

Clerk:

*Andrea Legge*

<b>Development Regulations/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>3175-0001-2025</u>
Date	<u>March 3, 2025</u>
Signature	<i>Shirley</i>



I certify that this Development Regulations Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.



