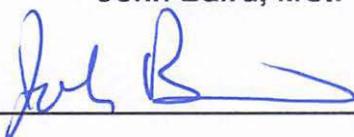


**TOWN OF TERRA NOVA  
MUNICIPAL PLAN  
AMENDMENT No. 1, 2024**

**From Mixed Use to Rural  
for Quarry Expansion  
Terra Nova Road (Route 301)**

**Prepared by  
John Baird, MCIP**



URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO APPROVE  
TOWN OF TERRA NOVA  
MUNICIPAL PLAN AMENDMENT No. 1, 2024

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

- a) Adopted the Terra Nova Municipal Plan Amendment No. 1, 2024 on the 16<sup>th</sup> day of October 2024.
- b) Gave notice of the adoption of Terra Nova Municipal Plan Amendment No. 1, 2024 by advertisement posted on the 17<sup>th</sup> day of October 2024 on the Town's website and on bulletin boards at the Dep Store, Eddie Eastman Hall, and outside the Town Hall.
- c) Set the 14<sup>th</sup> day of November 2024 at 2:00 p.m. at the Eddie Eastman Hall for the holding of a public hearing to consider objections and submissions.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Terra Nova approves the Terra Nova Municipal Plan as amended.

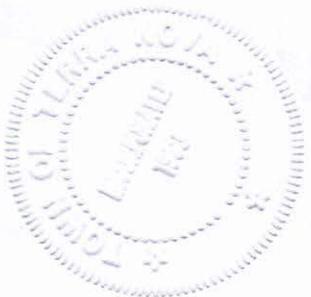
SIGNED AND SEALED this 15 day of November 2024

Mayor: A. Granberg  
Andrea Granberg

(Council Seal)

Clerk: A. Tucker  
Angela Tucker

Municipal Plan / Amendment	
<b>REGISTERED</b>	
Number	<u>5035 -0002 -2024</u>
Date	<u>3 DEC 2024</u>
Signature	<u>A. Granberg</u>



URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF TERRA NOVA  
MUNICIPAL PLAN AMENDMENT No. 1, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Terra Nova adopts the Terra Nova Municipal Plan Amendment No. 1, 2024.

Adopted by the Town Council of Terra Nova on the 16<sup>th</sup> day of October 2024.

Signed and sealed this 15 day of November 2024

Mayor: A. Granberg  
Andrea Granberg

Clerk: A. Tucker  
Angela Tucker

(Council Seal)



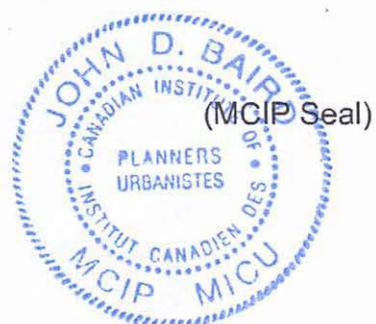
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached MUNICIPAL PLAN Amendment No. 1, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

J. Baird  
John Baird

(MCIP Seal)



**TOWN OF TERRA NOVA**  
**MUNICIPAL PLAN AMENDMENT No. 1, 2024**

**BACKGROUND**

The Town of Terra Nova has received a request to amend its Municipal Plan to allow the expansion of a sand quarry adjacent to Terra Nova Road (aka Route 301). The proposed amendment will change the Future Land Use designation of a strip of land measuring approximately 130 metres by 1,400 metres (18 hectares) from Mixed Use to Rural.

**PUBLIC CONSULTATION**

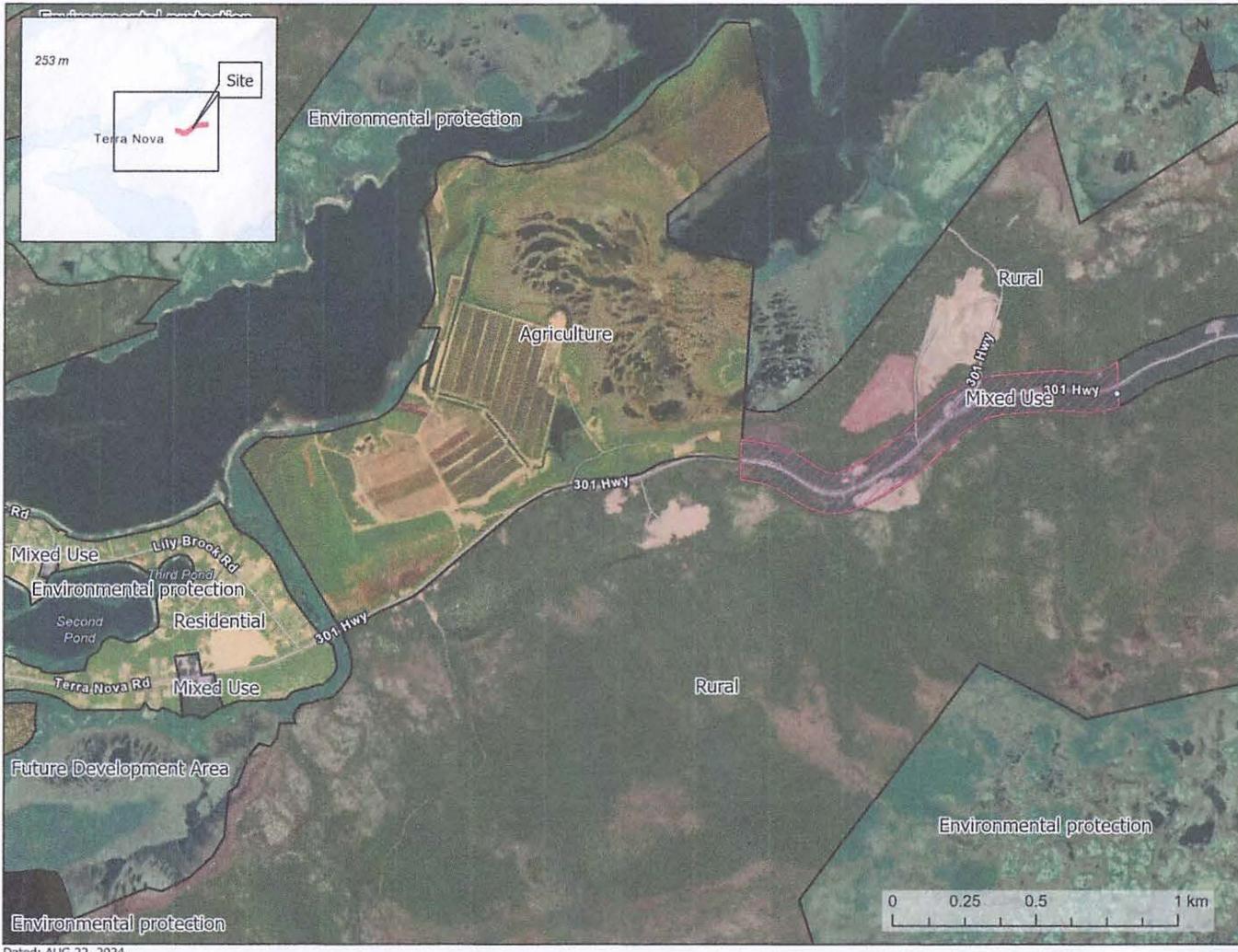
Public notice of the proposed amendment was posted on August 23, 2024 as follows:

- Town's website - [townofterranova.ca](http://townofterranova.ca)
- Town's Facebook page
- Bulletin boards at the Dep Store, Eddie Eastman Hall, and Calloway Park.

The notice provided up to Wednesday, September 4, for submission of written comments. No submissions were received.

**MUNICIPAL PLAN AMENDMENT No. 1, 2024**

The Terra Nova Future Land Use Map is amended as shown on the following page.



Dated: AUG 22, 2024

Town of Terra Nova

Municipal Plan 2021-2030  
Future Land Use Map  
Amendment No. 1, 2024

From: Mixed Use (MU)  
To: Rural (RU)

Dated at Terra Nova, Newfoundland and Labrador

This 15 Day of November, 2024

*Andrea Granberg*

*Angela Tucker*

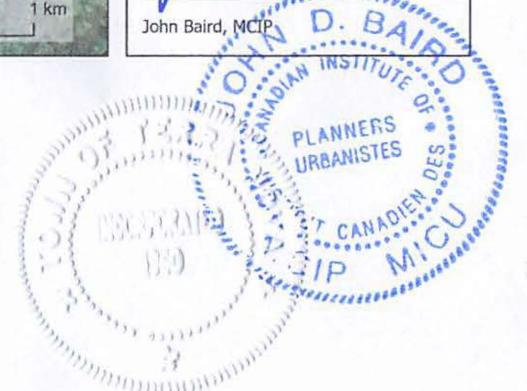
Town Clerk, Angela Tucker

(Count Seal)

I certify that this Municipal Plan amendment for the Town of Terra Nova has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

*John Baird*

John Baird, MCIP



Municipal Plan / Amendment  
REGISTERED

Number 5035-0002-2024

Date 3 DEC 2024

Signature *Andrea Granberg*