



**TOWN OF WITLESS BAY  
DEVELOPMENT REGULATIONS 2013-2023**

**AMENDMENT No. 8, 2024**

**(45 SOUTHERN SHORE HIGHWAY REZONING  
AMENDMENT)**

**OCTOBER 2024**

Urban and Rural Planning Act, 2000  
Resolution to Approve  
Town of Witless Bay Development Regulations 2013-2023  
Amendment No. 8, 2024

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Witless Bay;

- a) Adopted the Town of Witless Bay Development Regulations Amendment No. 8, 2024 on the 14<sup>th</sup> day of January 2025.
- b) Gave notice of the adoption of the Town of Witless Bay Development Regulations Amendment No. 8, 2024 by advertisement in the Shoreline newspaper on February 20<sup>th</sup>, 2025. The advertisement was also posted on the Town's Facebook site from February 7<sup>th</sup>, 2025, to February 28<sup>th</sup>, 2025.
- c) Set the 4<sup>th</sup> day of March 2025 for the holding of a public hearing at the Puffin Centre, Witless Bay to consider submissions and objections.
- d) No submissions were received in response to the public notice by the deadline date of February 28, 2025. The public hearing was cancelled.

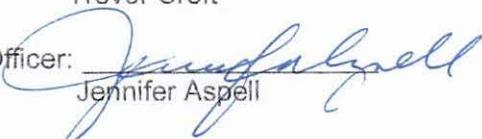
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, at its meeting of March 11, 2025, the Town Council of Witless Bay approved the Town of Witless Bay Development Regulations Amendment No. 8, 2024 as adopted.

Signed and sealed this 2<sup>nd</sup> day of APRIL, 2025.

Mayor:

  
Trevor Croft

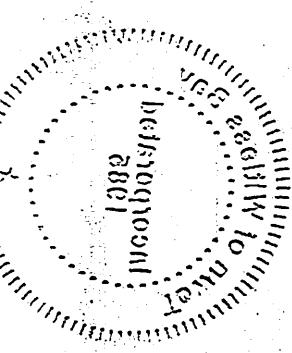
Chief Administrative Officer:

  
Jennifer Aspell

Development Regulations/Amendment

REGISTERED

Number 5455-0021-2025  
Date May 13, 2025  
Signature Jen Aspell



Urban and Rural Planning Act, 2000  
Resolution to Adopt  
Town of Witless Bay Development Regulations 2013-2023  
Amendment No. 8, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Witless Bay hereby adopts Amendment No. 8, 2024 to the Town of Witless Bay Development Regulations.

Adopted by the Town Council of Witless Bay on the 14<sup>th</sup> day of January, 2025.

Signed and sealed this 2<sup>nd</sup> day of APRIL, 2024

Mayor:

  
Trevor Croft

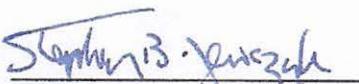
(Council Seal)

Chief Administrative Officer:

  
Jennifer Aspell

Canadian Institute of Planners Certification

I certify that Amendment No. 8, 2024 to the Witless Bay Development Regulations 2013 - 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

  
Stephen B. Jewczyk, FCIP  
Urban and Regional Planner



**Town of Witless Bay Development Regulations 2013-2023**  
**Amendment No. 8, 2024**

**PURPOSE**

The Witless Bay Development Regulations came into legal effect on June 24, 2016. The Development Regulations outlines development standards the use and related conditions of land in the use zones and divides the Town into use zones which are illustrated on the Land Use Zoning Map.

The Town Council of Witless Bay is in receipt of a rezoning request from Raven Aviation and Marine Ltd. to rezone the front portion of private property at 45 Southern Shore Highway from '**Residential (RES)**' to '**Commercial Highway (CH)**'.

The purpose for the rezoning of this property is to allow the future development for highway commercial uses.

After due consideration, the Town Council now wishes to consider amending the Witless Bay Development Regulations 2013-2023 from '**Residential (RES)**' to '**Commercial Highway (CH)**' .

This rezoning supports and is concurrent with Town of Witless Bay Municipal Plan Amendment No 5, 2024 to which it relates and is required to fully implement the amendment. No text amendment to the Witless Bay Development Regulations forms a part of this amendment.

**THE SUBJECT PROPERTY**

The amendment area under consideration is situated immediate north of a watercourse which crosses the Southern shore Highway. The amendment area has a frontage of approximately 100 m (328 feet) and area of approximately 9000 m<sup>2</sup> (2.22 acres).

The property is forested with the land sloping east and south towards the ocean.

**PROVINCIAL GOVERNMENT & PUBLIC UTILITIES COMMENTARY**

The Town received commentary from the Departments of Municipal and Provincial Affairs, Transportation and Infrastructure and Environment and Climate Change and Newfoundland Power. This commentary is outlined in the concurrent Witless Bay Municipal Plan Amendment No. 5, 2024 document to which this rezoning is required to implement.

## **PUBLIC CONSULTATION**

In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, Council undertook the following public notification and consultation initiatives so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council:

1. Published a notice in the Shoreline on February 16, 2024, advertising the proposed amendment seeking written comments or representations from the public; and,
2. Placed the proposed rezoning amendment on its website and on display at the Town Council Office and on its website from February 14, 2024, to February 28, 2024, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment.
3. The deadline for receipt of written responses was February 28, 2024.

The development regulations amendment was available for review at the Town Hall during regular business hours and was available on the Town's website. The notices allowed the public to view and provide any comments or concerns in writing to the Council concerning the proposed amendment.

The Town Council determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

The Town received one written response from the Witless Bay Cemetery Committee as part of the larger public consultation process. The commentary received from the Committee was not applicable to this rezoning amendment.

## **DEVELOPMENT REGULATIONS AMENDMENT NO. 8, 2024**

The Town of Witless Bay Development Regulations 2013-2023 shall be amended as follows:

1. Rezone property situated at 45 Southern Shore Highway from 'Residential (RES)' to 'Commercial Highway (CH)' as illustrated on the attached portion of the Town of Witless Bay Land Use Zoning Map which forms part of this amendment.

There are no changes to the text of the Witless Bay Development Regulations 2013-2023.

Development Regulations/Amendment

**REGISTERED**

Number 5455-0021-2025

Date June 13, 2025

Signature John Cawley

