



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

**AMENDMENT No. 9, 2025**

**(DWELLING FRONTAGE AMENDMENT)**

**SEPTEMBER 2025**

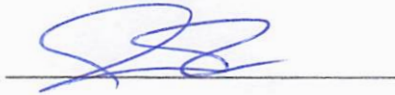
**Urban and Rural Planning Act, 2000**  
**Resolution to Adopt**  
**Town of Witless Bay Development Regulations 2013-2023**  
**Amendment No. 9, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Witless Bay hereby adopts Amendment No. 9, 2025 to the Town of Witless Bay Development Regulations.

Adopted by the Town Council of Witless Bay on the 15<sup>th</sup> day of October 2025.

Signed and sealed this 16<sup>th</sup> day of October, 2025.

Mayor:



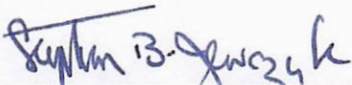
(Council Seal)

Chief Administrative Officer:

  
Jennifer Aspell

**Canadian Institute of Planners Certification**

I certify that Amendment No. 9, 2025 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



Development Regulations/Amendment

**REGISTERED**

Number 5455-0022-2025

Date January 6, 2026

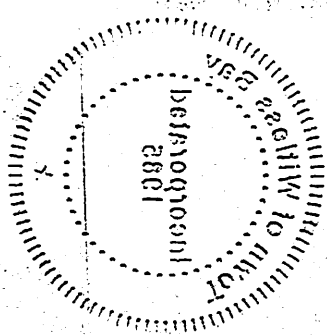
Signature San P. [Signature]

THE SECRETARY OF THE ARMY  
WASHINGTON, D. C. 20315  
OFFICE OF THE SECRETARY  
ATTENTION: CHIEF OF STAFF

TO: THE SECRETARY OF THE ARMY  
FROM: THE SECRETARY OF THE ARMY  
SUBJECT: [Illegible]

DATE: [Illegible]

BY: [Illegible]



1. [Illegible]

2. [Illegible]

3. [Illegible]

**Town of Witless Bay Development Regulations 2013-2023  
Amendment No. 9, 2025**

**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 wishes to amend the text of the Development Regulations relating to Dwelling Frontage which would remove the following condition in the '**Residential (Res)**', '**Residential Rural (RR)**' and '**Mixed Development (MD)**' use zones:

*Dwelling Frontage*

*The front wall of a dwelling shall be parallel to the street on which it is fronting and has a civic number.*

The removal of this condition in these use zones will allow Council with the flexibility to consider locational and topographic factors in determining the orientation of dwellings in the **Res**, **RR**, and **MD** use zones.

**St. John's Urban Region Regional Plan 1976**

The proposed amendment to the Witless Bay Development Regulations does not conflict with the policies of the St. John's Urban Region Regional Plan. Therefore, an amendment to the St. John's Urban Region Regional Plan is not required.

**The Town of Witless Bay Municipal Plan 2013-2023**

Section 3.1.1 of the General Land use Policies of the Municipal Plan states that "Development within the Planning Area will be managed in accordance with the regulations of Council, in adherence with the policies, acts and regulations of the Province".

The proposed amendment revises the existing development regulations relating to the dwelling frontage or orientation of dwellings. The orientation of dwellings is managed in accordance with the regulations of Council.

The amendment is consistent with the intent, goals, and objectives of the Municipal Plan.

## **Public Consultation**

In accordance with Sections 14 and 110.1 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. Posted a notice on at the Witless Bay Town Hall and the Post Office at the Irish Loop Coffee House from September 11, 2025, to September 26, 2025, advertising the proposed amendment seeking written comments or representations from the public;
2. Placed the proposed text amendment on its website from September 11, 2025, to September 26, 2025, for residents to view and to provide any comments or representations in writing to the Council concerning the proposed amendment; and,
3. Made town staff available to answer questions and provide clarification to the public between September 11, 2025, and September 26, 2025.

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.

No written comments were received by the Town during the public consultation period.

## **DEVELOPMENT REGULATIONS AMENDMENT NO. 9, 2025**

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

### **In Schedule C-Use Zone Tables**

- a) In the '**Residential (Res)**' use zone, in the Conditions section, remove Condition 3 titled 'Dwelling Frontage' and renumber the remaining conditions.
- b) In the '**Residential Rural (RR)**' use zone, in the Conditions section, remove Condition 4 titled Dwelling Frontage and renumber the remaining conditions.
- c) In the '**Mixed Development (MD)**' use zone, in the Conditions section, remove Condition 3 titled Dwelling Frontage and renumber the remaining conditions.

No changes are proposed to the Land Use Zoning Map.