

TOWN OF BONAVISTA

**MUNICIPAL PLAN
2014-2024**

MUNICIPAL PLAN AMENDMENT No. 2, 2024

(Residential-Multi-Unit)

MAY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 2, 2024

TO THE TOWN OF BONAVIDA MUNICIPAL PLAN, 2014-2024

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

- a) adopted the Amendment No. 2, 2024 to the Town of Bonavista Municipal Plan on the 17th day of July, 2024.
- b) gave notice of the adoption of the Amendment No. 2, 2024 to the Town of Bonavista Municipal Plan by publication in the Telegram newspaper on July 24 and 31, 2024;
- c) set the 8th day of August, 2024, at the Garrick Theatre for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista approves the Amendment No. 2, 2024 to the Town of Bonavista Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 12 day of Aug, 2024.

Mayor:

Chief Administrative Officer:

Municipal Plan/Amendment

REGISTERED

Number 0525-0003-2024

Date 20 SEPT 2024

Signature Stephan Lodge



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 2, 2024

TOWN OF BONAVISTA MUNICIPAL PLAN, 2014-2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista adopts the Amendment No. 2, 2024 to the Town of Bonavista Municipal Plan.

Adopted by the Town Council of Bonavista on the 17th day of July, 2024.

Signed and sealed this 12 day of August 2024.

Mayor:



Chief Administrative Officer:

Stephane Lodge



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 2, 2024 to the Town of Bonavista Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Myers



MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)

**TOWN OF BONAVISTA
INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT
AMENDMENT No.2, 2024**

BACKGROUND

The Town Council of Bonavista wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2014-2024 Municipal Plan's Future Land Use Map.

The Town of Bonavista has received a request to allow the development of a variety of multi-unit dwellings in area of Beaver Pond Road; the firsts phase of development may consist of townhouses/row dwellings with future development phases in the planning stages. The current residential zone does not allow for row dwellings. To accommodate the need for higher density housing, the Town of Bonavista wishes to establish a Residential Multi-unit zone for the purpose of providing much needed housing that is affordable to a wider range of residents. The area proposed for development will be re-designated from "General Commercial" to "Residential" and from "Rural" to "Residential" on the Future Land Use Map. The site is close to the Wetland Stewardship Management Unit for Beaver Pond and consultations were undertaken with the Wildlife Division. The Wildlife Division indicated that on this side of Beaver Pond (western side) a 15-metre buffer would be sufficient. The correspondence can be found in Appendix A.

The necessary associated amendments to the residential policies in Section 2.2 of the Municipal Plan enable the establishment of this designation.

Council is also considering an amendment to the 2014-2024 Development Regulations Land Use Zoning map.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. As there is no local newspaper in the area, the Town posted the Notice of Public Consultation on the Town webpage on May 29,

2024 and on the Town Facebook page on May 29, 2024 . The notice was posted on the Town Bulletin Board for the duration of the public consultation period. The deadline for submissions was June 14, 2024.

No submissions were received by the Town Clerk.

MUNICIPAL PLAN AMENDMENT No. 2, 2024

TEXT CHANGES TO MUNICIPAL PLAN, 2014-2024:

In Chapter 2, the following text changes to the Municipal Plan, 2014 are proposed:

2.2 LAND USE DESIGNATIONS

FROM:

The land resources of the Bonavista Planning Area shall be managed in accordance with the proposed land uses shown on Maps 1 and 2 and the policies of this Municipal Plan. Maps 1 and 2 divide the Planning Area into the land use designations outlined below.

Residential
Residential Reserve
Seasonal Residential
General Commercial
Marine Industrial
Commercial/Light Industrial
Public Use
Mixed Use
Mixed Use-Heritage
Mixed Use-Industrial/Residential
Historic Site
Open Space
Watershed
Rural Community
Rural

Each of these is further explained below.

TO:

The land resources of the Bonavista Planning Area shall be managed in accordance with the proposed land uses shown on Maps 1 and 2 and the policies of this Municipal Plan. Maps 1 and 2 divide the Planning Area into the land use designations outlined below.

Residential
Residential Multi-Unit
Residential Reserve
Seasonal Residential
General Commercial
Marine Industrial
Commercial/Light Industrial
Public Use
Mixed Use
Mixed Use-Heritage
Mixed Use-Industrial/Residential
Historic Site
Open Space
Watershed
Rural Community
Rural

Each of these is further explained below.

ADD NEW TEXT TO

SECTION 2.2.1 RESIDENTIAL, General Intent and Uses:

In order to provide affordable housing to meet a wider range of housing needs, the Town shall establish a Residential-Multi-unit designation on the Future Land Use Map that will enable the Residential Multi-Unit zone on the Land Use Zoning Map in the Development Regulation. The Residential Multi-Use zone will set out higher density housing options with compatible associated uses, as follows;

- **Permitted uses:** Single Dwelling; Double Dwelling; Row Dwelling; Recreation Open Space; Conservation
- **Discretionary uses:** Apartment building; Bed and Breakfast; Boarding house residential; Place of Worship; Educational; Convenience store; Home occupations uses such as: personal service, Child care, Medical and Professional; Antenna

MAP CHANGES TO MUNICIPAL PLAN, 2014-2024:

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Plan Amendment No. 2, 2024 Map.



Municipal Plan/Amendment

REGISTERED

Number 0525-0003-2024

Date 20 SEPT 2024

Signature [Signature]

Town of Bonavista

Municipal Plan Amendment

No. 2, 2024

From "General Commercial" to "Residential"

From "Rural" to "Residential"

Dated at Bonavista
This 12 day of Aug, 2024

[Signature]
Mayor

Stephane Lodge
Chief Administrative Officer



I CERTIFY THAT THIS DEVELOPMENT
REGULATIONS AMENDMENT HAS BEEN PREPARED
IN ACCORDANCE WITH THE REQUIREMENTS OF
THE URBAN AND RURAL PLANNING ACT, 2000.

