

TOWN OF BOTWOOD



DEVELOPMENT REGULATIONS, 2020-2030

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

(Land Use Zoning Map)

MARCH, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 1, 2024

**AMENDMENT TO THE TOWN OF BOTWOOD
DEVELOPMENT REGULATIONS, 2020-2030**

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

- a) adopted the Amendment No. 1, 2024 to the Town of Development Regulations on June 20, 2024.
- b) gave notice of the adoption of the Amendment No. 1, 2024 to the Town of Botwood Development Regulations by notices published in the NL Wire newspaper on July 17 and July 24, 2024.
- c) set the date of August 1, 2024 for the Public Hearing and indicated requirement for the submission of objections/submissions to the Commissioner responsible for the public hearing to consider objections and submissions to be made in writing two days prior to the hearing.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Botwood approves the Amendment No. 1, 2024 to the Town of Botwood Development Regulations as adopted.

SIGNED AND SEALED this 14th day of August 2024.

Mayor:

James F. Sevin

Town Clerk:

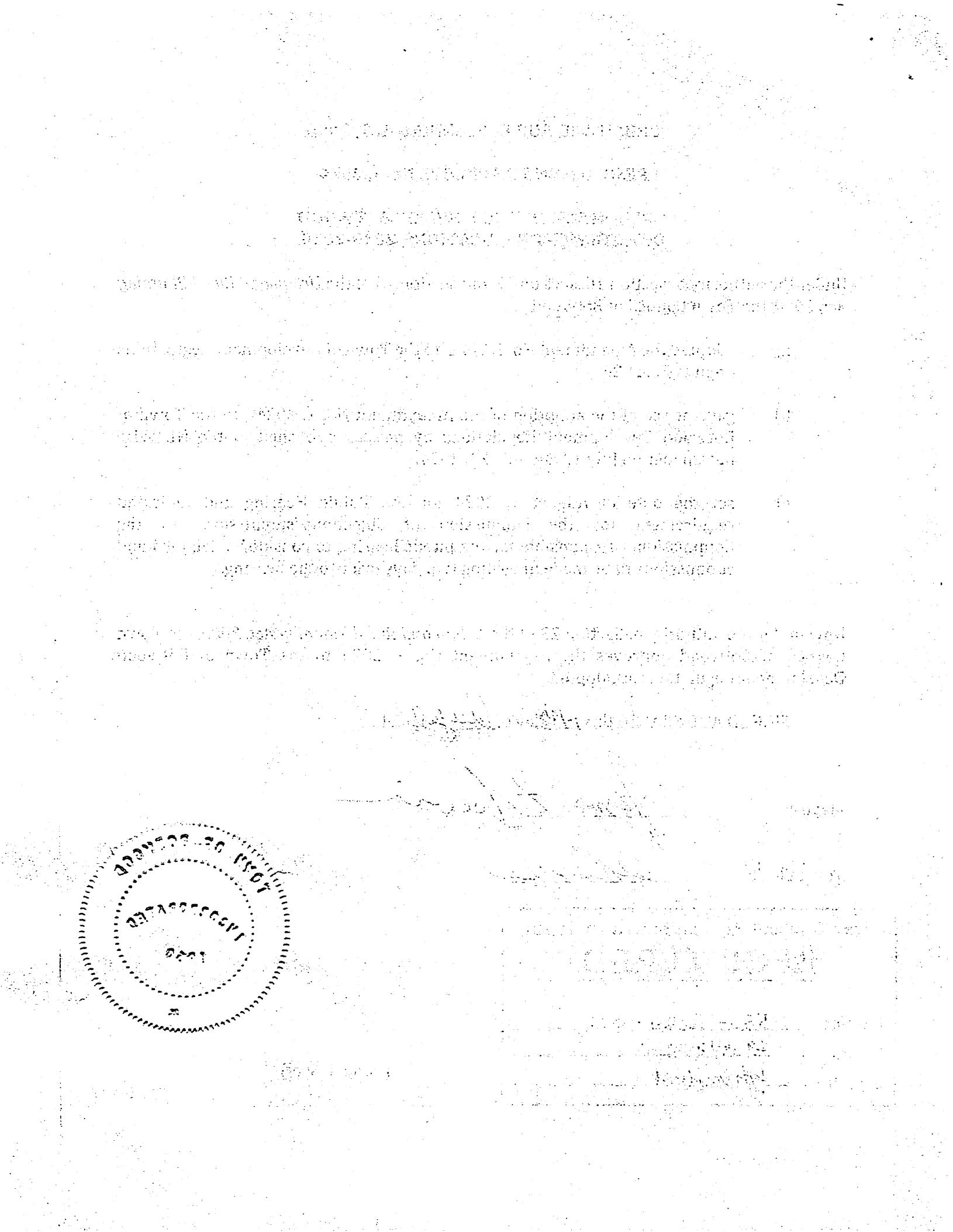
Alouise Bell

**Development Regulations/Amendment
REGISTERED**

Number 550-2024-001
Date 29 AUG 2024
Signature J. F. Sevin

(Council Seal)





URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 1, 2024 TOWN OF BOTWOOD DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act ,2000*, the Town Council of Botwood adopts the Amendment No. 1, 2024 to the Botwood Development Regulations, 2020-2030.

Adopted by the Town Council of Botwood on June 20, 2024.

Signed and sealed this 14th day of August, 2024.

Mayor:



Town Clerk:



(Council Seal)

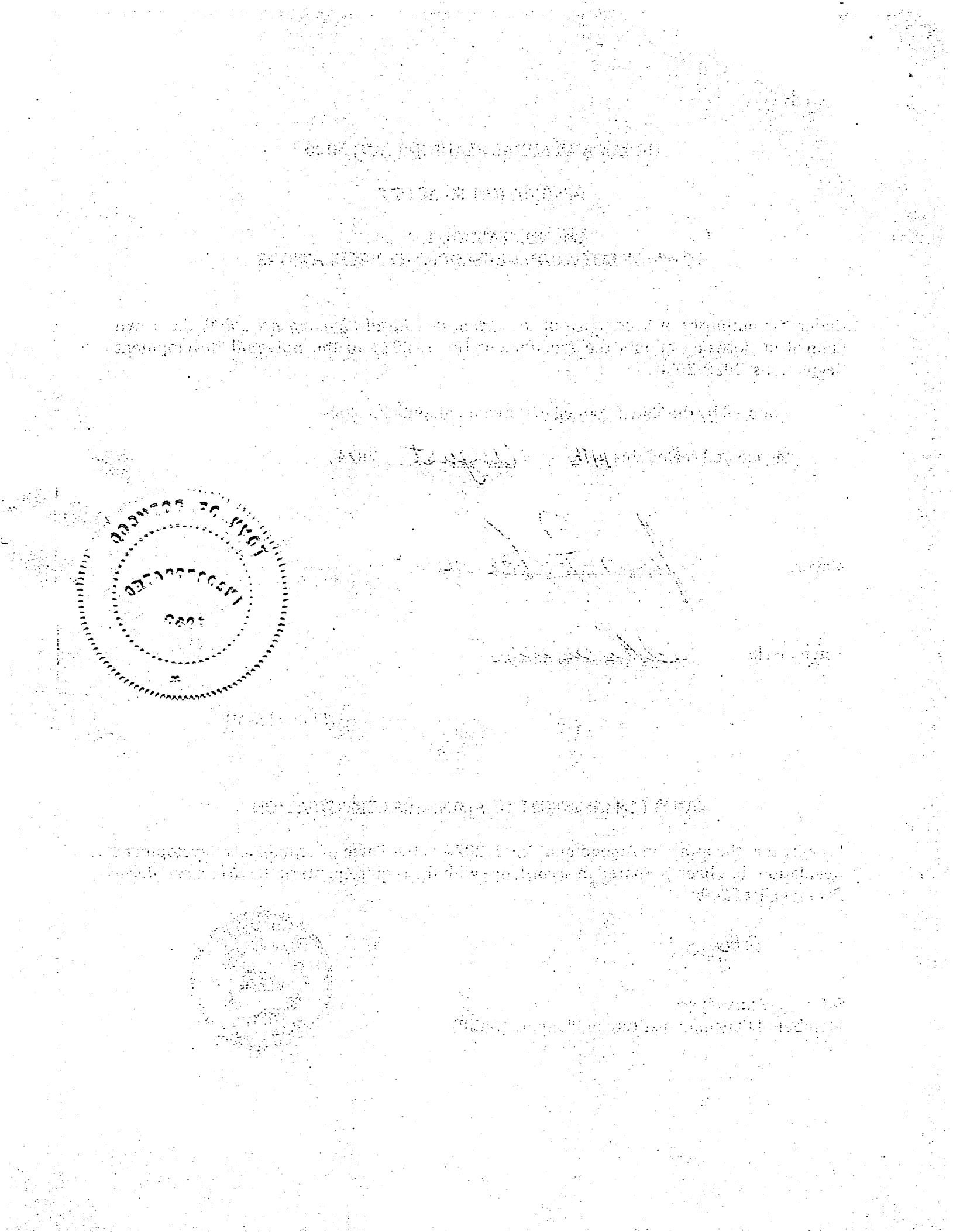
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 1, 2024 to the Town of Grand Falls Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



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





TOWN OF BOTWOOD DEVELOPMENT REGULATIONS AMENDMENT No.1, 2024

BACKGROUND

The Town Council of Botwood wishes to amend its Development Regulations. The proposed amendment seeks to change the 2020-2030 Development Regulations Land Use Zoning Map. In general terms, an area of land on Harbourview Place will be redesignated from "Comprehensive Development Area-Residential" to "Residential Medium Density" on the Future Land Use Map of the Municipal Plan, 2020-2030 to permit the extension of Harbourview Place for the construction of a quadplex.

The Town of Botwood wishes to accommodate this much needed affordable housing option at this site for the community. The quadplex is part of a larger proposed development plan for the property outlined on the map (red boundary). The land to be re-zoned is required for the backyard only. The reason the backyard is extended is because the Town wishes to protect a potential future access road through the project property. In order to do so, the proposed structure was moved back to accommodate the Town's request. The other option was to end the street at this point (which is already a dead-end street) and allow the quadplex to be built facing a cul-de-sac at the end of Harbourview; however, the Town wished to take a long-term view of future access to backlands and wished to keep the option of a road extension in the future. The Town considered using the interpretation under 3.1.1 of the Development Regulations to accommodate the development; however, as this is a Newfoundland and Labrador Housing funded project, the amendment were undertaken.

A corresponding amendment will be prepared for the Municipal Plan Future Land Use map to enable this development.

PUBLIC CONSULTATION

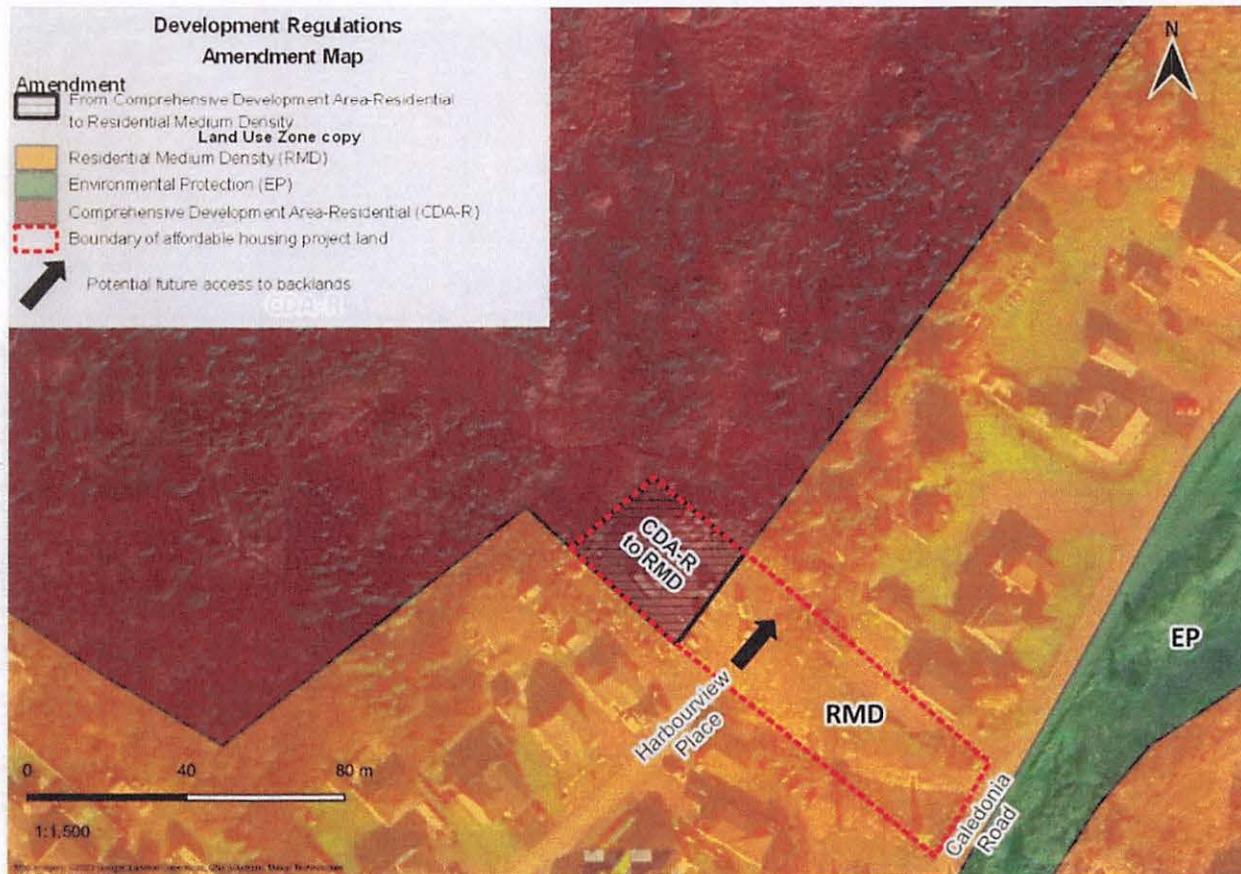
During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published on the Town Facebook page on April 12, 2024 and in the NL Wire on April 17, 2024.

The Town received one enquiry from a resident who was looking for more information regarding the amendments. The individual was satisfied with the information provided.

DEVELOPMENT REGULATONS AMENDMENT No. 1, 2024.

MAP CHANGES TO DEVELOPMENT REGULATIONS, 2020-2030:

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 10, 2024 map.



**Development Regulations/Amendment
REGISTERED**

Number 550-2024-001

Date 29 AUG 2024

Signature hblanchard

**Map B
Town of
Botwood**

Development Regulations
Amendment No. 1, 2024

From Comprehensive Development Area-Residential
to Residential Medium Density

Dated at Botwood.
This 14th day of August, 2024


Mayor


Town Clerk

(Town Seal)

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



