

TOWN OF GILLAMS



DEVELOPMENT REGULATION AMENDMENT No. 1, 2024

(Land Use Zoning Map)

MARCH, 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 1, 2024

TO THE TOWN OF GILLAMS DEVELOPMENT REGULATIONS, 2017-2027

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

- a) adopted the Amendment No. 1, 2024 to the Town of Gillams Development Regulations on the 2nd day of July, 2024.
- b) gave notice of the adoption of the Amendment No. 1, 2024 to the Town of Gillams Development Regulations by publishing a notice in the NL Wire on July 10 and 17, 2024;
- c) set the 25th day of July, 2024, at 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 Gillams approves the Amendment No. 1, 2024 to the Town of Gillams Development Regulations as adopted.

SIGNED AND SEALED this 30 day of July, 2024.

Mayor:

Joy Burd

Town Clerk:

Shelley Jilhi



Development Regulations/Amendment

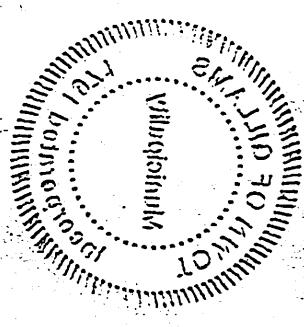
REGISTERED

Number 1825-2024-002

Date 14 AUG 2024

Signature J. Anchored

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

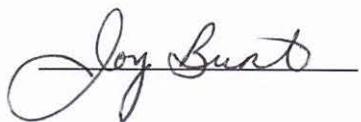
AMENDMENT No. 1, 2024 TOWN OF GILLAMS DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act ,2000*, the Town Council of Gillams adopts the Amendment No. 1, 2024 to the Gillams Development Regulations, 2017-2027.

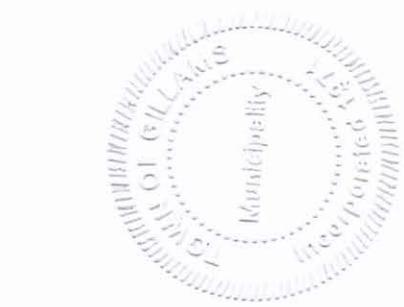
Adopted by the Town Council of Gillams on the 2nd day of July, 2024.

Signed and sealed this 30 day of July, 2024.

Mayor:



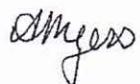
Town Clerk:



(Council Seal)

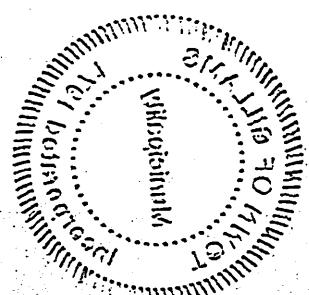
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 1, 2024 to the Town of Gillams 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 GILLAMS DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

BACKGROUND

The Town Council of Gillams wishes to amend its Development Regulations. The proposed amendment seeks to change the 2017-2027 Development Regulations Land Use Zoning Map.

The Town of Gillams has received an application for residential development of a single detached dwelling in the Comprehensive Development Area zone. The site is located on Farm Road which is a publicly maintained road. The site is to be used for single detached dwelling located at the southwest corner of the Comprehensive Development Area (CDA) and bounded on the west by the access road into the existing quarry (refer to map below).

Town of Gillams:

Municipal Plan Amendment No. 1 2024 and Development Regulations Amendment No. 1, 2024

LEGEND

-  Potential future access to Comprehensive Development Area-Residential
-  Existing access to Quarry
-  Location of proposed residential lot
-  Comprehensive Development Area



According to the CDA zone requirements, development of CDA lands would require the preparation of a comprehensive development concept plan for the CDA zoned lands.

However, the Town considered this application at this location as they felt that it did not compromise the future development of the CDA lands for the following reasons:

- The lot fronts onto a publicly maintained road and backlot development would need access from an interior road designed as per the CDA zone concept plan requirements;
- The future access road for the CDA would not be situated at the location of the lot due to the proximity of the existing access to the Quarry;
- There is sufficient undeveloped land available to the west for the future access road from Farm Road to enable the development of the CDA zone;

The Town of Gillams believes that the development of this site meets the requirements of the Municipal Plan and Development Regulations with regard to the intent of the zone and the development standards requirements. The Town of Gillams is committed to protecting and maximizing the orderly development of the limited future residential area identified in the Comprehensive Development Area. A Development Scheme was prepared (see attached supplemental document) as per the requirements of Municipal Plan Policy CDA-4 and as per the requirements of Section 29 of the *Urban and Rural Planning Act, 2000*.

Services to the site must either meet Town requirements for municipal services or the requirements of the Department of Digital Government and Service NL for onsite services.

An additional consideration that was addressed involved the proximity of a quarry operation. The Town sent a referral to the Mineral Lands Division, Mines Branch, Department of Industry, Energy, and Technology and received the approval for this development on the understanding that the proposed rezoning and residential occupancy of the lots would not provide cause to prevent continued operation of the gravel pit currently operated under a quarry permit issued by this Department. The Town was advised to expect the continued operation of the gravel pit currently and to expect that

there could be a proposal to expand the gravel pit in future as it is located within an area mapped by the Geological Survey of Newfoundland and Labrador as being underlain by sand and gravel deposits and may represent an important local or regional source of such materials.

See attached Town of Gillams Development Regulation Amendment No. 1, 2024 Map. An associated amendment (No. 1, 2024) to the 2017-2027 Municipal Plan Future Land Use map will also be considered by Council.

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the NL Wire on March 27, 2024. Notices were Posted in the following locations: local business in town, fire hall, community hall bulletin board, and on our community mailbox.

No submissions were received.

DEVELOPMENT REGULATONS AMENDMENT No. 1, 2024.

MAP CHANGES TO DEVELOPMENT REGULATIONS, 2017-2027

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 1, 2024 map.

Development Regulations
Amendment Map

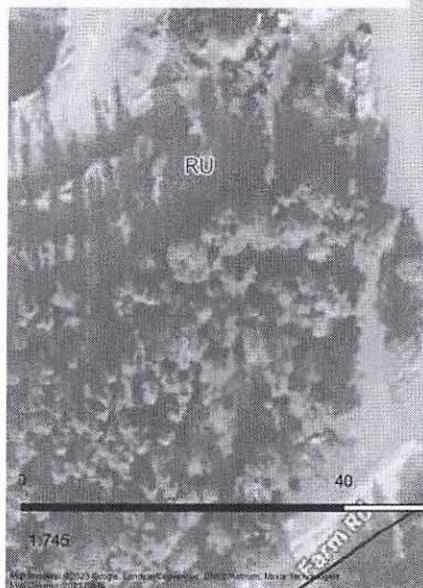
From Comprehensive Development Area to Residential

Land Use Designation

Comprehensive Development Area (CDA)

Residential (RES)

Rural (RU)



Development Regulations/Amendment

REGISTERED

Number 1825-2024-002

Date 14 AUG 2024

Signature H. Gordon

Town of Gillams

Development Regulations Amendment

No. 1, 2024

From: Comprehensive Development Area zone to Residential zone

Dated at Gillams
This 30 day of July, 2024

Joy Burt
Mayor

(Town seal)

Sheley Feltin
Town Clerk

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

