TOWN OF GILLAMS

MUNICIPAL PLAN
2017-2027

ESTABLISHED CIRCA 1790 TOWN OF GILLAMS INCORPORATED 1971

MUNICIPAL PLAN AMENDMENT No. 1, 2024

MARCH 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 1, 2024

TO THE TOWN OF GILLAMS MUNICIPAL PLAN, 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 Municipal Plan on the 2nd day of July, 2024.

b) gave notice of the adoption of the Amendment No. 1, 2024 to the Town of Gillams Municipal Plan 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 Municipal Plan as adopted.

SIGNED AND SEALED this 30 day of July, 2024.

Mayor: Joy Burt

Town Clerk: Shelley Fillier

(Council Seal)

Municipal Plan/Amendment
REGISTERED

Number 1825 - 2024 - 002
Date 14 AUG 2024
Signature


TOWN OF GILLAM
Municipality
Incorporated 1971

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 1, 2024

TOWN OF GILLAMS MUNICIPAL PLAN, 2017-2027

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 Town of Gillams Municipal Plan.

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

Signed and sealed this 30 day of July, 2024.

Mayor: Joy Burt

Town Clerk: Shelley Tilley

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

ANNA MYERS CANADIAN INSTITUTE OF PLANNERS INSTITUT CANADIEN DES URBANISTES MCIP MICU

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

TOWN OF GILLAMS
MUNICIPAL PLAN AMENDMENT
AMENDMENT No. 1, 2024

BACKGROUND

The Town Council of Gillams wishes to amend its Municipal Plan (hereinafter called 'Municipal Plan' or ICSMP) The proposed amendment seeks to change the 2017-2027 Municipal Plan's Future Land Use 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.*

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.

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

Council is also considering an amendment to the 2017-2027 Development Regulations Land Use Zoning map that will allow for residential development at this site.

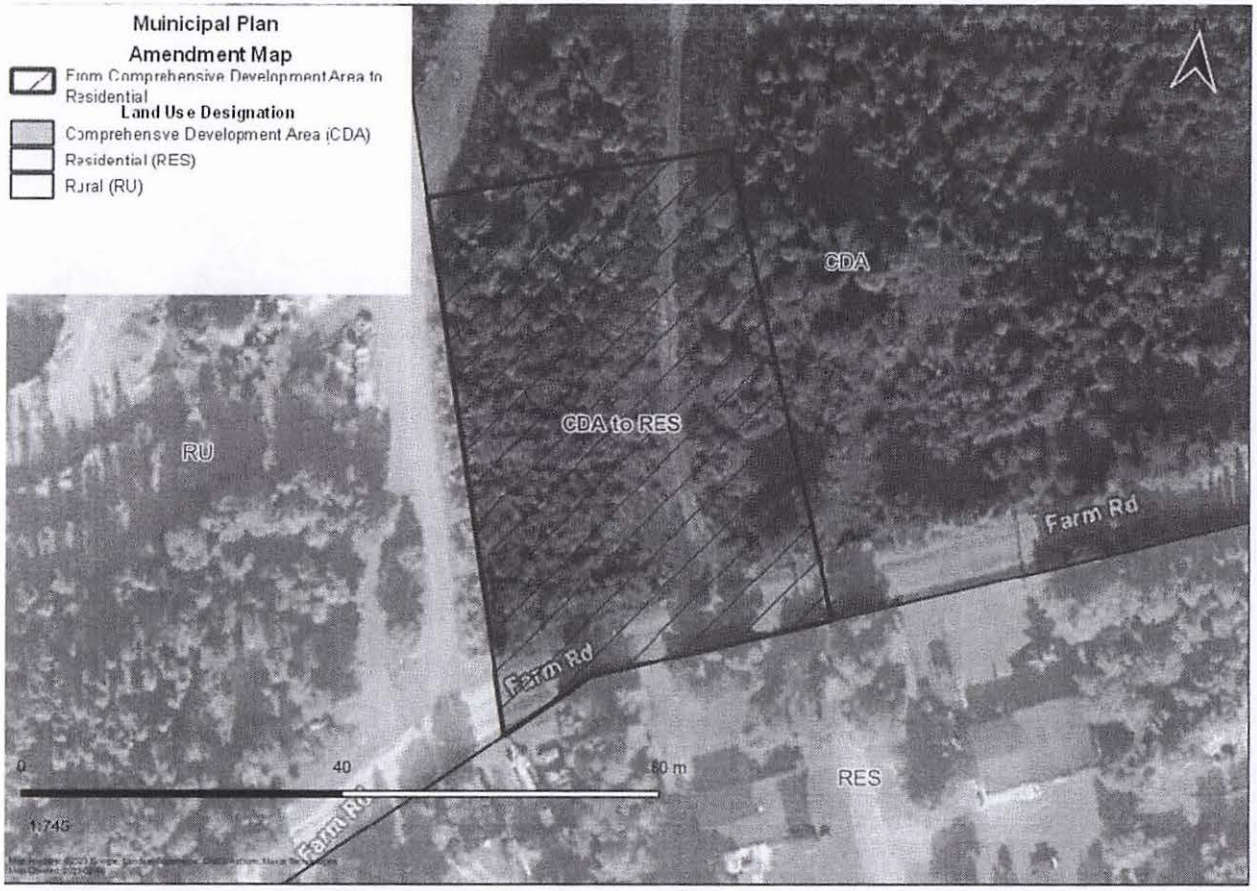
PUBLIC CONSULTATION

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.

MAP CHANGES TO MUNICIPAL PLAN, 2017-2027

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Plan Amendment No. 1, 2024 Map.



Municipal Plan/Amendment

REGISTERED

Number 1825-2024-002

Date 14 AUG 2024

Signature

Town of Gillams

Municipal Plan

Amendment No. 1, 2024

From: Comprehensive Development Area to Residential

Dated at Gillams

This 30 day of July, 2024

Mayor

Town Clerk

(town seal)

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

ANNA MYERS CANADIAN INSTITUTE OF PLANNERS INSTITUT CANADIEN DES URBANISTES MCIP MICU

Anna Myers, MCIP