

**TOWN OF TERRA NOVA  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 1, 2024**

**From Mixed Use to Rural  
To Expand Mineral Workings Site  
Terra Nova Road (Route 301)**

**Prepared by  
John Baird, MCIP**

*John Baird*



URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO APPROVE  
TOWN OF TERRA NOVA  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

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

- a) Adopted the Terra Nova Development Regulations Amendment No. 1, 2024 on the 16<sup>th</sup> day of October 2024.
- b) Gave notice of the adoption of Terra Nova Development Regulations Amendment No. 1, 2024 by advertisement posted on the 17<sup>th</sup> day of October 2024 on the Town's website and bulletin boards at the Dep Store, Eddie Eastman Hall, and outside the Town Hall.
- c) Set the 14<sup>th</sup> day of November 2024 at 2:00 p.m. for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Terra Nova approves the Terra Nova Development Regulations as amended.

SIGNED AND SEALED this 15 day of November 2024

Mayor: A. Granberg  
Andrea Granberg

(Council Seal)

Clerk: A. Tucker  
Angela Tucker



Development Regulations / Amendment REGISTERED	
Number	5035 - 0002 - 2024
Date	3 DEC 2024
Signature	<u>A. Granberg</u>

URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF TERRA NOVA  
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Terra Nova adopts the Terra Nova Development Regulations Amendment No. 1, 2024.

Adopted by the Town Council of Terra Nova on the 16<sup>th</sup> day of October 2024.

Signed and sealed this 15 day of November 2024

Mayor: Andrea Granberg  
Andrea Granberg

(Council Seal)

Clerk: Angela Tucker  
Angela Tucker

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

MCIP: John Baird  
John Baird

(MCIP Seal)



**TOWN OF TERRA NOVA**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

**BACKGROUND**

Amendment No. 1, 2024 to the Terra Nova Development Regulations is enacted to comply with Amendment No. 1, 2024 to the Terra Nova Municipal Plan.

The amendment rezones approximately 18 hectares of land adjacent to Terra Nova Road (Route 301) from Mixed Use to Rural.

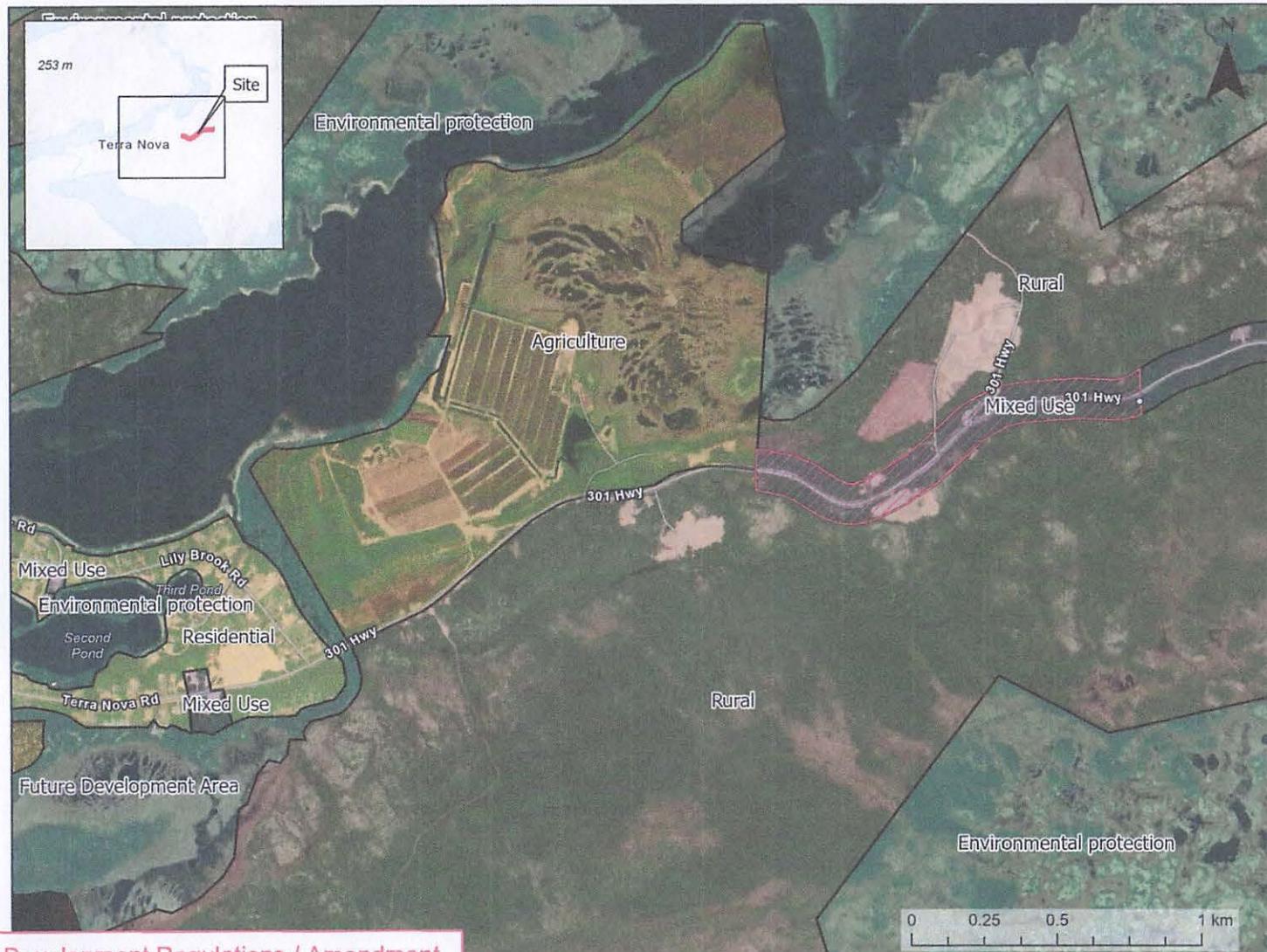
**PUBLIC CONSULTATION**

Public notice of the proposed amendment was posted on August 23, 2024 as follows:

- Town's website - [townofterranova.ca](http://townofterranova.ca)
- Town's Facebook page
- Bulletin boards at the Dep Store, Eddie Eastman Hall, and Calloway Park.

**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

The Terra Nova Land Use Zoning Map is amended as shown on the attached map.



Development Regulations / Amendment  
**REGISTERED**  
Number 5035-0002-2024  
Date 3 DEC 2024  
Signature John Baird

Town of Terra Nova

Development Regulations  
Amendment No. 1, 2024  
Land Use Zoning Map

 From: Mixed Use (MU)  
To: Rural (RU)

Dated at Terra Nova, Newfoundland and Labrador

This 15, Day of November  
2024

John Baird  
Mayor, Andrea Granberg

Angela Tucker  
Town Clerk, Angela Tucker

(Count Seal)

I certify that this Development Regulations  
amendment for the Town of Terra Nova has been  
prepared in accordance with the requirements of  
the Urban and Rural Planning Act 2000:

John Baird  
John Baird, MCIP

D. BAIRD

