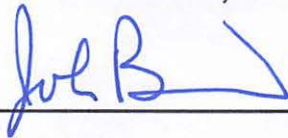


**TOWN OF TERRA NOVA
DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2024**

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

**Prepared by
John Baird, MCIP**




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

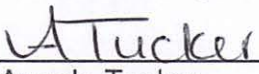
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Terra Nova

- a) Adopted the Terra Nova Development Regulations Amendment No. 1, 2024 on the 16th day of October 2024.
- b) Gave notice of the adoption of Terra Nova Development Regulations Amendment No. 1, 2024 by advertisement posted on the 17th 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 14th 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.

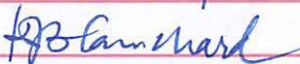
SIGNED AND SEALED this 15 day of November 2024

Mayor: 
Andrea Granberg

Clerk: 
Angela Tucker

(Council Seal)



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

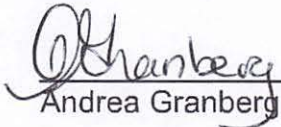
URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF TERRA NOVA
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

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.

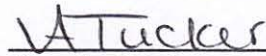
Adopted by the Town Council of Terra Nova on the 16th day of October 2024.

Signed and sealed this 15 day of November 2024

Mayor:


Andrea Granberg

Clerk:


Angela Tucker

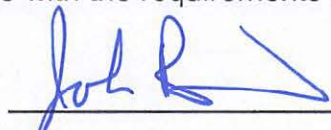
(Council Seal)



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

(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.

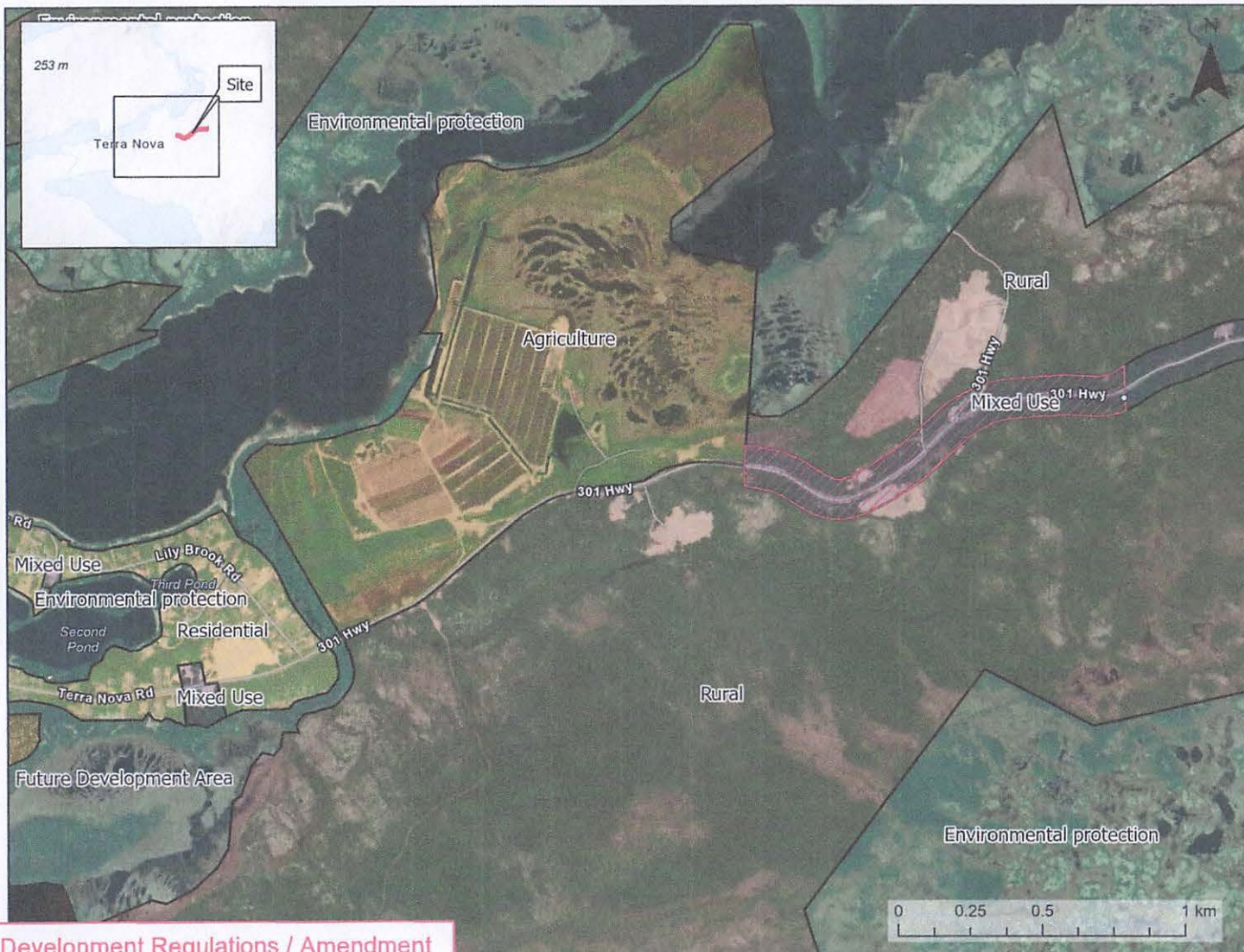
PUBLIC CONSULTATION

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

- Town's website - townofterrano.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.



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

Andrea Granberg

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

Development Regulations / Amendment

REGISTERED

Number 5035-0002-2024

Date 3 DEC 2024

Signature *[Signature]*

