

Town of
Bay Roberts
Municipal Plan Amendment
No. 3, 2016

Prepared for the

Town of
Bay Roberts

By

CBCL Limited
March 2016

Urban and Rural Planning Act
Resolution to Approve
Town of Bay Roberts
Municipal Plan Amendment
No. 3, 2016

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

- a) adopted the Bay Roberts Municipal Plan Amendment No. 2, 2014 on the 12th day of July, 2016.
- b) gave notice of the adoption of the Bay Roberts Municipal Plan Amendment by advertisement inserted in the *Compass* on the 19th day and the 26th day of July, 2016.
- c) set the 18th day of August, 2016 at 7 p.m. at the Town Hall, Cable Building, 321 Water Street, Bay Roberts, 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 Bay Roberts approves the Bay Roberts Municipal Plan Amendment No. 3, 2016 as adopted.

SIGNED AND SEALED this 1st day of September, 2016.

Mayor:



Clerk:



Municipal Plan/Amendment	
REGISTERED	
Number	<u>265-2016-007</u>
Date	<u>November 22, 2016</u>
Signature	<u>[Signature]</u>

**Urban and Rural Planning Act
Resolution to Adopt
Town of Bay Roberts
Municipal Plan Amendment
No. 3, 2016**

Under the authority of section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts adopts the Bay Roberts Municipal Plan Amendment No. 3, 2016.

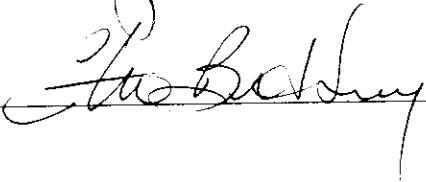
Adopted by the Town Council of Bay Roberts on the 12th day of July, 2016.

Signed and sealed this 13th day of July 2016.

Mayor



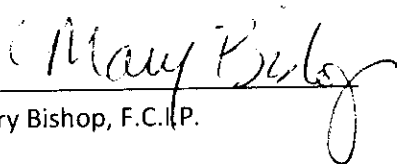
Town Clerk



Canadian Institute of Planners Certification

I hereby certify that the attached Development Regulations have been prepared in Accordance with the requirements of the *Urban and Rural Planning Act 2000*.

Mary Bishop, F.C.I.P.



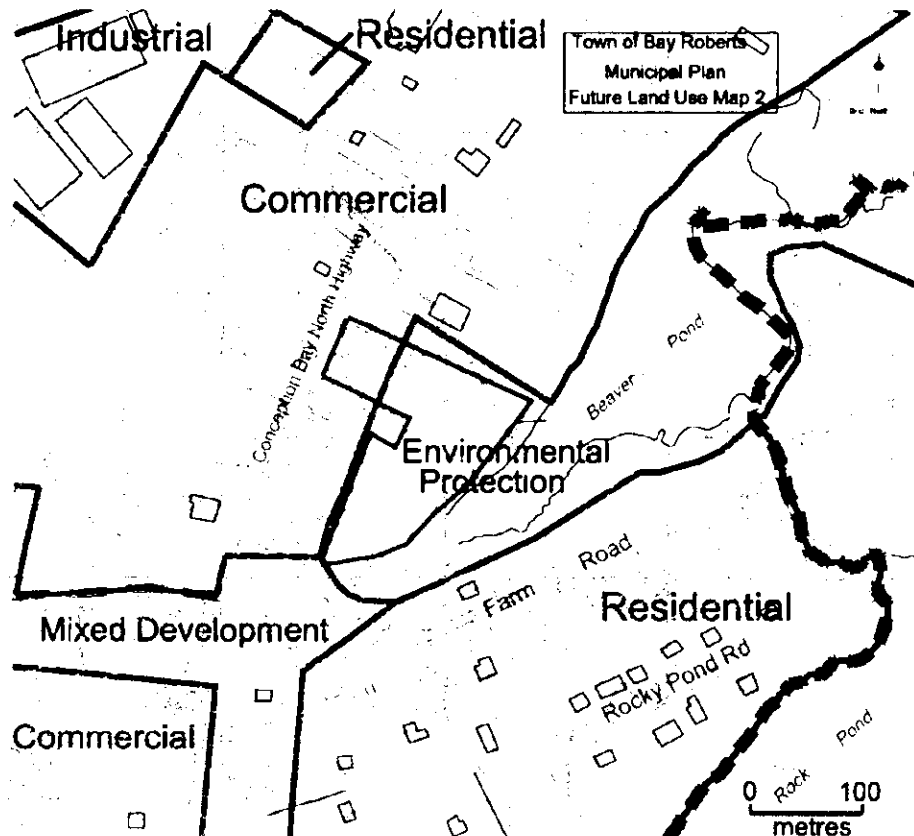
Town of Bay Roberts Municipal Plan Amendment No. 3, 2016

Introduction

The Town of Bay Roberts, incorporated in 1951, completed and approved a review of its 2003 Municipal Plan in 2011. The Town now wishes to amend the Municipal Plan and Development Regulations. This report has been prepared to explain the proposed changes, and to serve as a basis for consideration by the general public before they are approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

Background

The Town has received a request to amend the Municipal Plan and rezone property located between the Conception Bay Highway and Beaver Pond to permit an extension of the Commercial land use designation and future commercial development of the property. The property in question is shown on the map below. A portion of the property lies in the Commercial Land Use designation of the Plan and is zoned Commercial in the Development Regulations.



Bay Roberts Future land Use Map showing the property that is the subject of the amendment.

In considering the request, Council notes that adjoining lands are zoned for commercial use. They now propose to extend the Commercial Land Use Designation to include the subject property. The Environmental Protection designation will remain along the shoreline between an old track and the waters edge. Development of the property would be required to meet the policies of the Plan and the Development with respect to environmental protection around waterbodies which require buildings to be setback from the shoreline and measures to be taken during any construction to prevent runoff and disturbance to environmental buffers. Any proposed development would also be subject to the applicable provincial and federal environmental regulations pertaining to pollution prevention and protection of fish habitat.

Consultation

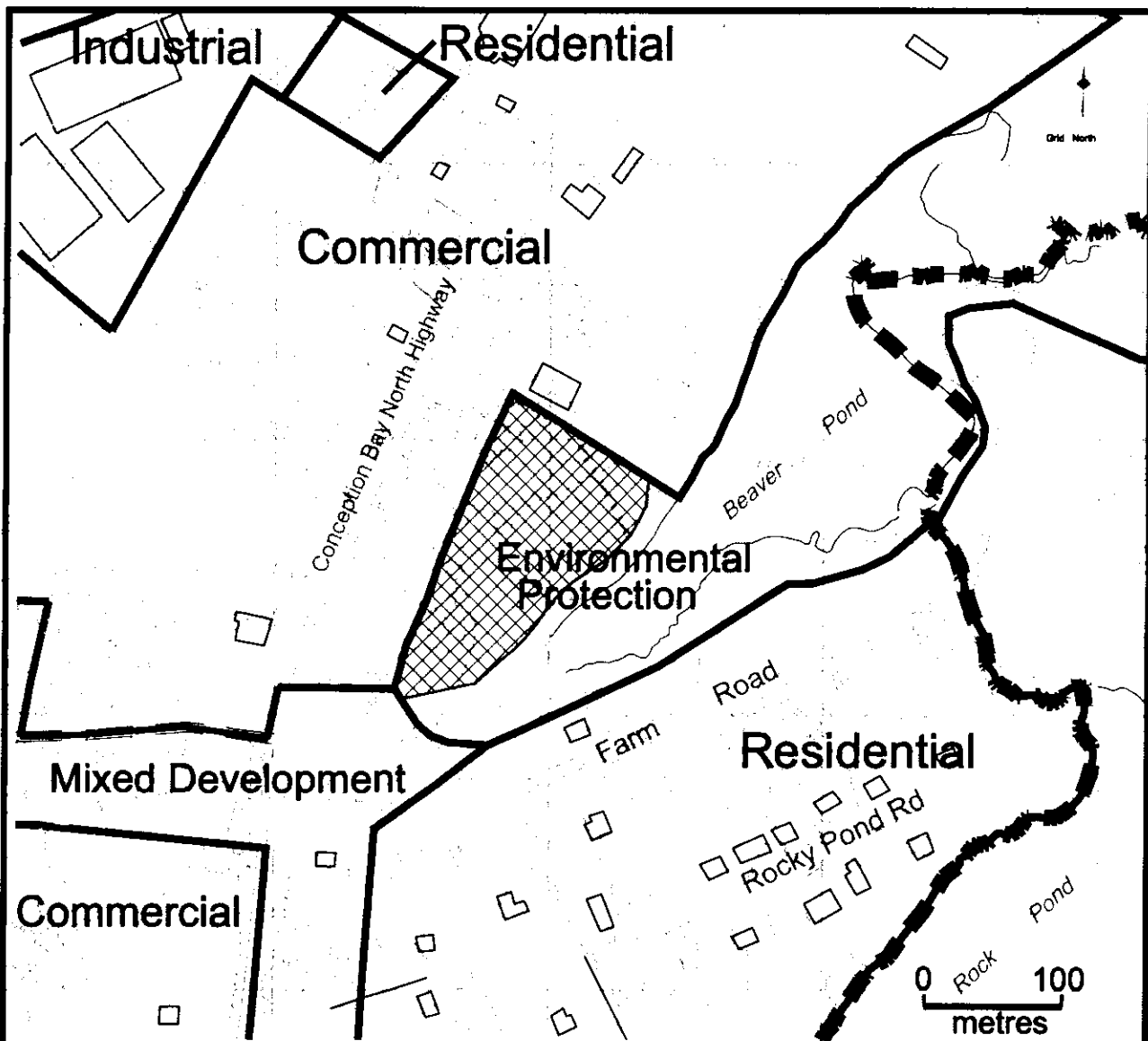
The Town consulted with the Department of Environment and Conservation who indicate that the area is outside of identified floodplains. They further note that development of the property would be require approvals under various provincial legislation under the Water Resources Act for any development that would propose work in a body of water, including wetlands, and for any non-domestic wells

An opportunity for public input on the proposed amendment was provided by advertisement in the Compass , on March 22, 2016.

Amendment No. 3, 2016

The Bay Roberts Municipal Plan shall be amended as follows:

1. Extending the Commercial Land Use designation between the Conception Bay Highway and Beaver Pond. The lands to be re-designated are shown on the attached Town of Bay Roberts Future Land Use Map 2, Amendment No. 3, 2016.



Town of Bay Roberts
Municipal Plan
Amendment No.3, 2016
Future Land Use Map 2

This 1ST day of SEPTEMBER, 2016


Phillip Wood, Mayor


Christine Bradbury, Town Clerk

I certify that this Municipal Plan Amendment No.3, 2016
has been prepared in accordance with the requirements of the
Urban and Rural Planning Act, 2000.



From: Environmental Protection
To: Commercial


Mary D. Bishop, FCIP

265-2016-007
November 22, 2016
