

**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**

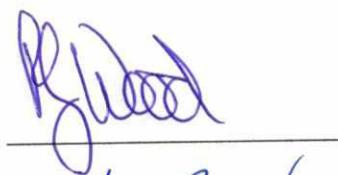
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Roberts

- 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 19<sup>th</sup> day and the 26<sup>th</sup> 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 1<sup>st</sup> day of September, 2016.

Mayor:



Clerk:



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

**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 12<sup>th</sup> day of July, 2016.

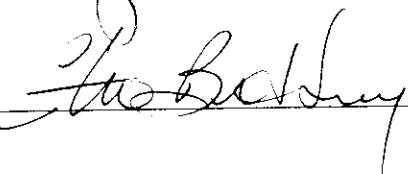
Signed and sealed this 13<sup>th</sup> day of July 2016.

Mayor



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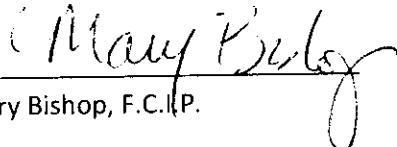
Town Clerk



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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*.



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Mary Bishop, F.C.I.P.

# Town of Bay Roberts

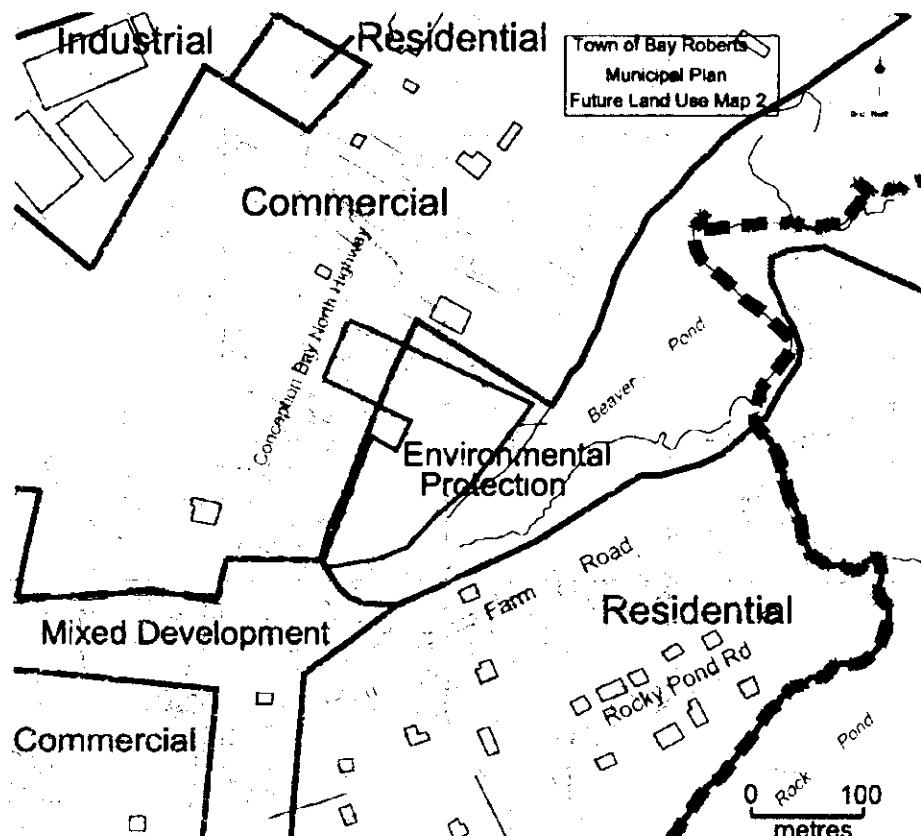
## Municipal Plan Amendment No. 3, 2016

### 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**

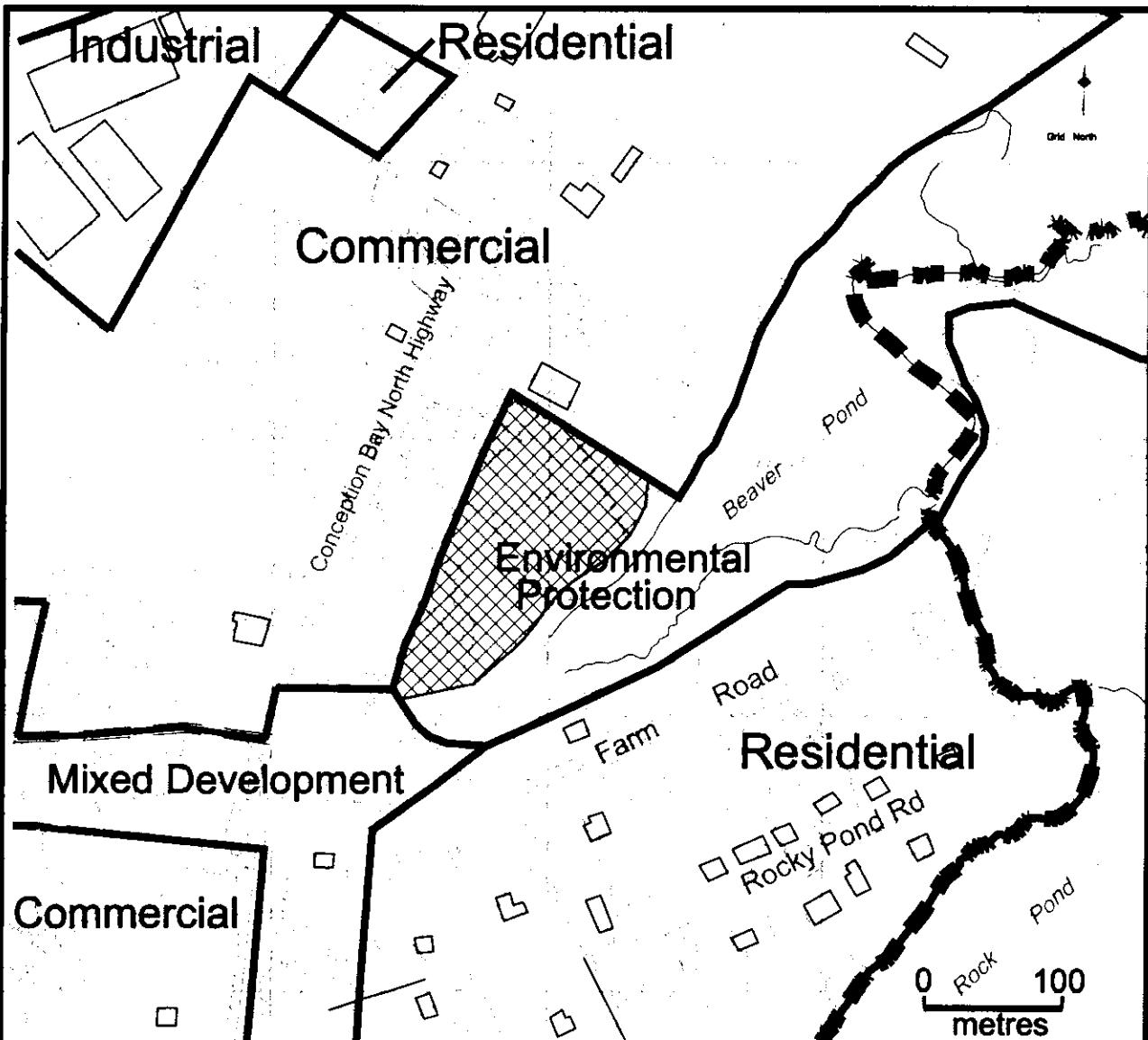
The Town consulted with the Department of Environment and Conservation who indicate that the area is outside of identified floodplains. They further note that development of the property would be require approvals under various provincial legislation under the Water Resources Act for any development 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.



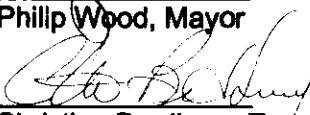
Town of Bay Roberts  
Municipal Plan  
Amendment No.3, 2016  
Future Land Use Map 2



From: Environmental Protection  
To: Commercial

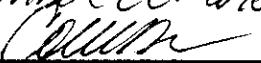
This 1ST day of SEPTEMBER, 2016

  
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.

  
Mary D. Bishop, FCIP

265-2016-007  
November 22, 2016  


Date: July 3-2015