

**TOWN OF PORT HOPE SIMPSON
DEVELOPMENT REGULATIONS 1995 - 2005**

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012

“Recreation” to “Residential”

JANUARY, 2012

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF PORT HOPE SIMPSON
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012**

Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Hope Simpson.

- a) Adopted the Port Hope Simpson Development Regulations Amendment No. 2, 2012 on the 26th day of March, 2012.
- b) Gave notice of the adoption of the Town of Port Hope Simpson Development Regulations Amendment No. 2, 2012 by advertisement inserted on the 18th day and the 25th day of June, 2012 in *The Northern Pen* newspaper.
- c) Set the 5th day of July at 7:30 p.m. at the Town Hall, Port Hope Simpson for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Hope Simpson approves the Town of Port Hope Simpson Development Regulations Amendment No. 2, 2012 as adopted (or as amended).

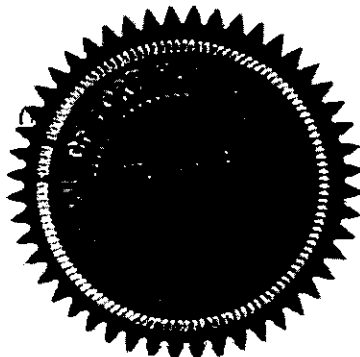
SIGNED AND SEALED this 20 day of August, 2012

Mayor:

Margaret Burden

Clerk:

Jaya Clarke



Development Regulations Amendment	
REGISTERED	
Number	860 - 2012 - 002
Date	October 4, 2012
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF PORT HOPE SIMPSON
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012**

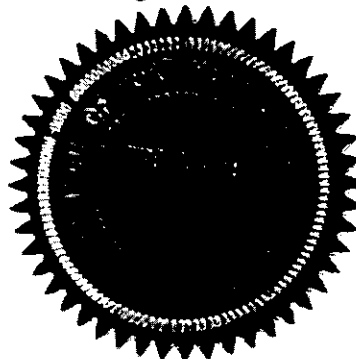
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Port Hope Simpson adopts the Town of Port Hope Simpson Development Regulations Amendment No. 2, 2012.

Adopted by the Town Council of Port Hope Simpson on the 26th day of March, 2012.

Signed and sealed this 20 day of August, 2012.

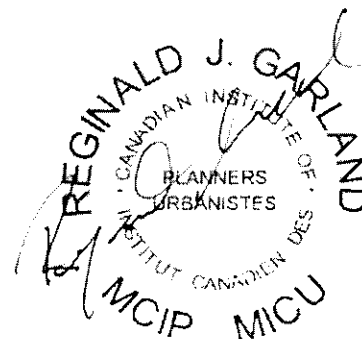
Mayor: Margaret Boud

Clerk: Joyce Clarke



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Port Hope Simpson Development Regulations Amendment No. 2, 2012 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF PORT HOPE SIMPSON

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012

BACKGROUND

The Town of Port Hope Simpson proposes to amend its Development Regulations. Port Hope Simpson, like a number of Towns along the northeast coast, has experienced an out migration of its residents. Recently, with the opening of the Trans Labrador Highway, demand for residential lots has been on the rise. Presently, there is no available land for residential development. The Town is considering a small residential subdivision on land of the former ice rink. The land, which is owned by the Town and is presently vacant, is no longer used as an outdoor ice surface. Only the foundation of the ice surface remains. The land, which can be fully serviced, has potential for five (5) residential lots.

The present Land Use Zone Map has the area zoned as Recreation. The proposed amendment will re-zone an area of land from Recreation to Residential.

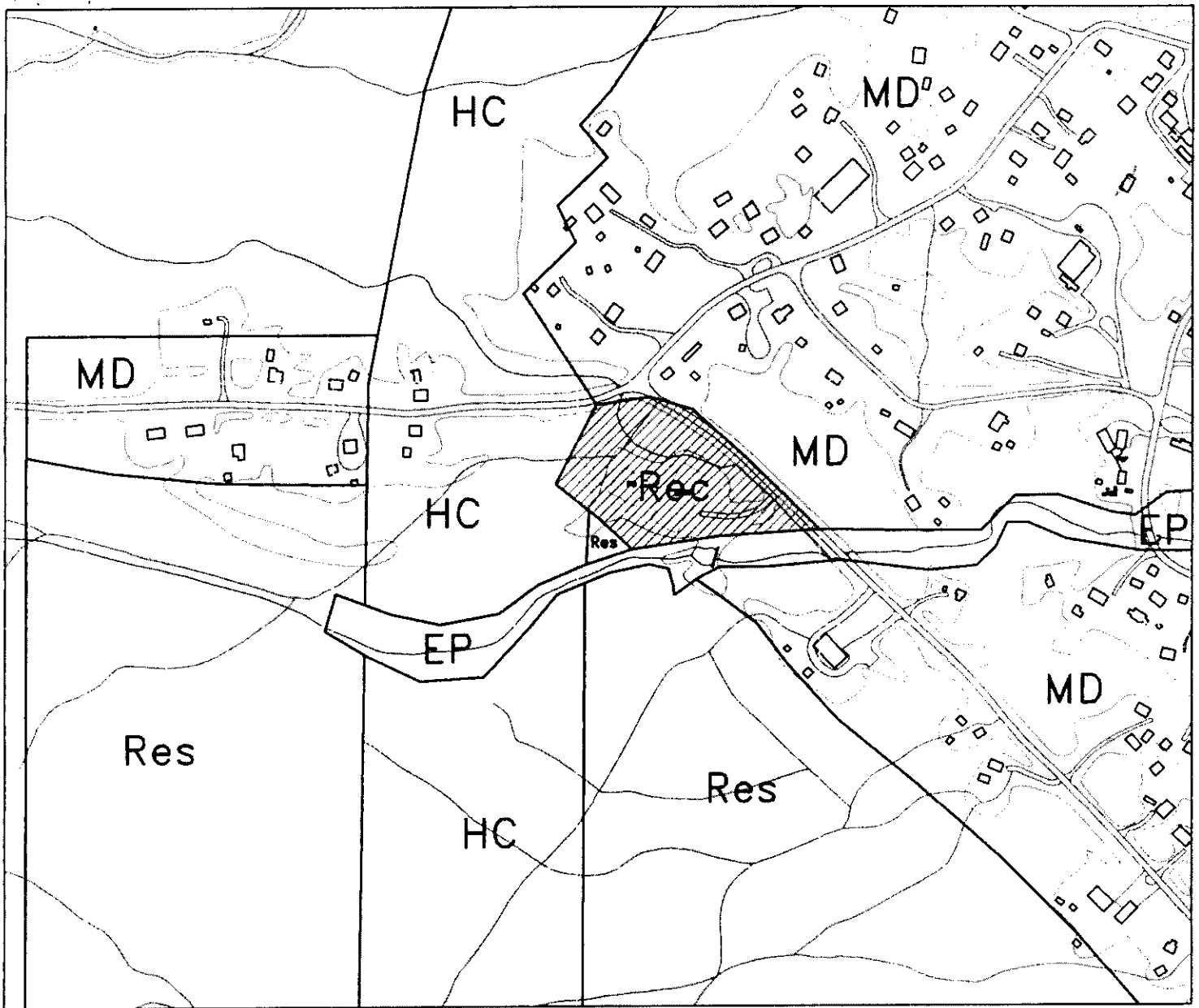
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Port Hope Simpson published a notice in *The Northern Pen* newspaper on January 30, 2012, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from January 30, to February 3, 2012, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received during the time period.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012

The Town of Port Hope Simpson Development Regulations is amended by:

- A) *Changing* an area of land from "**Recreation**" to "**Residential**" as shown on the attached copy of the Town of Port Hope Simpson Land Use Zoning Map.



TOWN OF PORT HOPE SIMPSON
MUNICIPAL PLAN 1995-2005

LAND USE ZONE MAP

DEVELOPMENT REGULATIONS
AMENDMENT No. 2, 2012

Development Regulations/American Dated at Port Hope Simpson

REGISTERED

Number 3960 - 2012 - 002

Date October 4, 2012

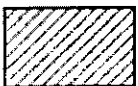
Signature [Signature]

Seal

This 20 Day of August 2012

[Signature] Mayor

[Signature] Clerk



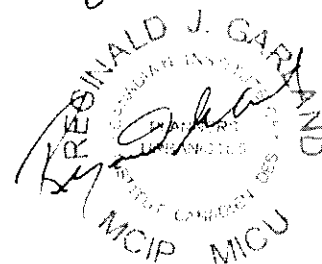
Area to be changed from: "Recreation" to
 "Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Port Hope Simpson Development Regulations Amendment No. 2, 2012 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.