

TOWN OF RIGOLET

MUNICIPAL PLAN

1994-2004

AMENDMENT NO. 1

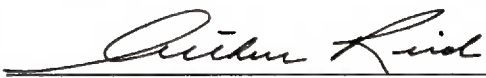
JULY, 1998

URBAN AND RURAL PLANNING ACT
TOWN OF RIGOLET
MUNICIPAL PLAN AMENDMENT NO. 1, 1998

NOTICE OF APPROVAL

I, Arthur D. Reid, Minister of Municipal and Provincial Affairs, under and by virtue of the powers conferred by the Urban and Rural Planning Act, hereby approve the Town of Rigolet Municipal Plan Amendment No. 1, 1998, adopted by the Town of Rigolet on the 15th day of July, 1998.

Dated at St. John's this _____ day of _____, 1998.



ARTHUR D. REID, M.H.A.
Carbonear-Harbour Grace District
Minister of Municipal and Provincial Affairs

URBAN AND RURAL PLANNING ACT
COUNCIL RESOLUTION TO ADOPT MUNICIPAL PLAN
AMENDMENT NO. 1, 1998

Resolved, pursuant to section 15 of the Urban and Rural Planning Act, that the Municipal Council of the Town of Rigolet adopt the Municipal Plan Amendment No.1, 1998, which is attached hereto and is impressed with the Seal of the Council, signed by the Mayor, and certified by the Clerk.

Resolved further, pursuant to section 17 of the Urban and Rural Planning Act, that the Municipal Council of the Town of Rigolet apply to the Minister of Municipal and Provincial Affairs for the setting of the time and place of a Public Hearing to consider objections or representations to the Municipal Plan Amendment No. 1, 1998.

PROPOSED BY: Judy Wolfrey

SECONDED BY: Edmund R. Shiwak

Certified as a correct copy of a Resolution passed at a meeting of the Council held at the Town of Rigolet on the 15 day of July, 1998.

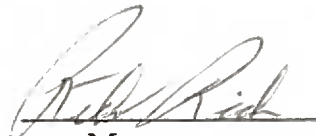
Paula Hansen
Clerk

Rich Rich
Mayor

SEAL AND SIGNATURE

Signed and sealed pursuant to section 15(3) of the Urban and Rural Planning Act this
15 day of July, 1998.

(SEAL)


Mayor

CLERK'S CERTIFICATE

Certified that the attached Rigolet Municipal Plan Amendment No. 1, 1998, is a
correct copy of the Rigolet Municipal Plan Amendment No. 1, 1998, adopted by the Council of the
Town of Rigolet on the 15 day of July, 1998.


Clerk

BACKGROUND TO AMENDMENT NO. 1

Council proposes this amendment to establish a residential land use designation in the Municipal Plan with policies to direct residential development within the residential designation. These policies will allow the development of low and medium density housing. Council may permit other uses within the residential designation that are complimentary to residential use such as day care centre, playgrounds, seniors and group homes. The intent of Council is to establish an area exclusively for residential development in the community.

Council also proposes to redesignate an area of undeveloped land located southwest of the existing built community. The area is presently designation Mixed Development. The proposed amendment is to redesignate an area of land from Mixed Development to Residential. The amendment is to accommodate the exclusive development of a residential subdivision in this area.

AMENDMENT NO. 1

The Rigolet Municipal Plan is amended by changing the following:

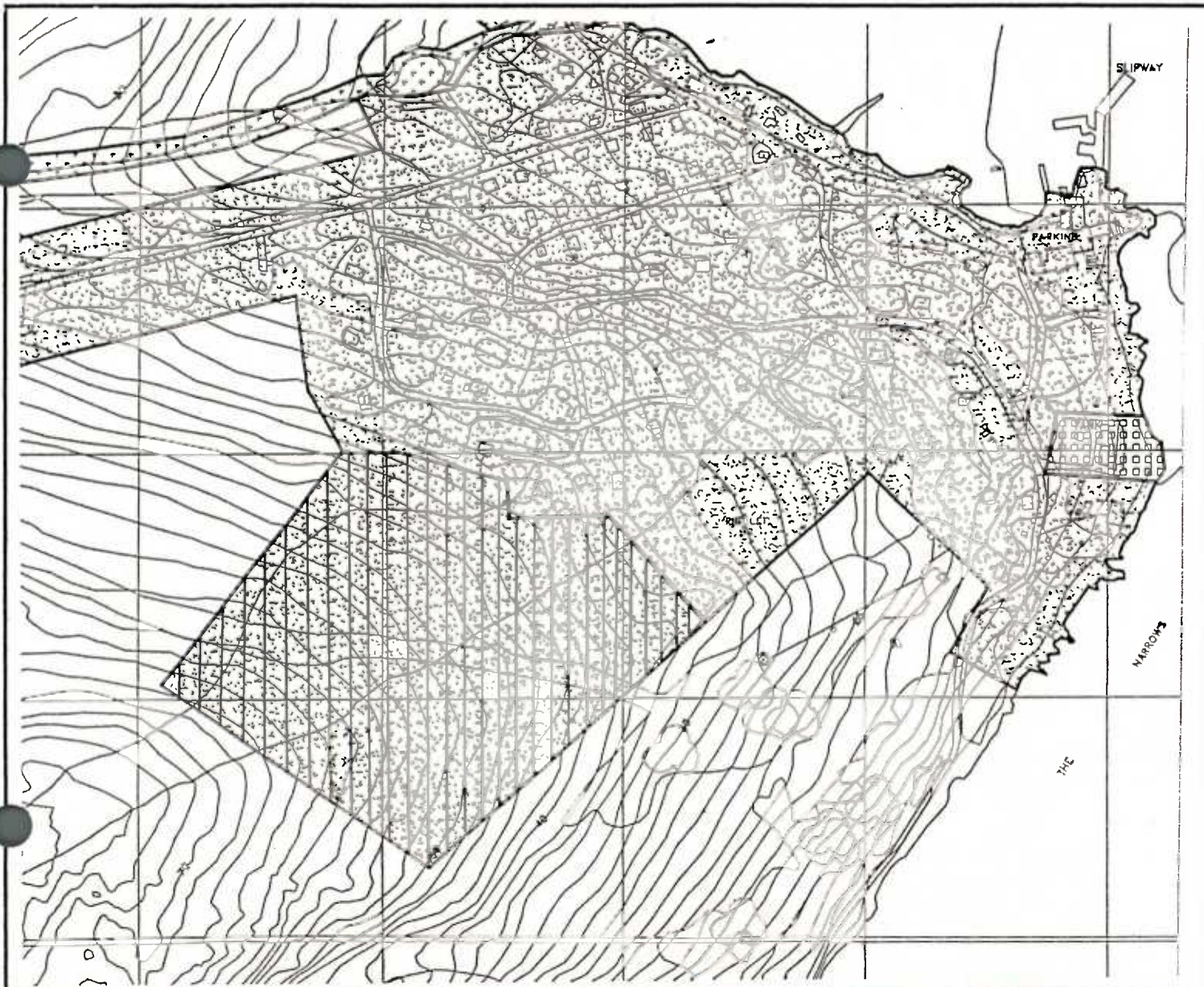
- A) By **adding** a Residential land use designation and the following policies to the Town of Rigolet Municipal Plan.

- 5) **Residential**

Residential development in Rigolet has been along the coastline and lands close to the harbour. In the older residential areas of the community the land use is mixed with commercial, community, and light industrial uses interspersed with residential development. New residential development has occurred along the access road to the airstrip and towards the southwest end of the built community. An area of land has been identified for future residential subdivision development to the southwest of the community. This area should provide sufficient land for future residential

development within the community for the next ten years. The following policies will guide the growth and development of the Residential area.

- 1) The Residential area is established as indicated on Future Land Use Map B.
 - 2) Land designated Residential shall be developed primarily for single residential dwellings. Other uses that are compatible may be permitted provided the amenity of the area is protected and the primary use of the property remains residential.
 - 3) Residential uses shall be low density. Higher density uses may be permitted provided that at least one municipal service is available. The scale of the higher density development shall not affect the amenity of the existing low density residential uses. Special housing for seniors and group homes may also be permitted.
 - 4) Recreational open space uses such as playgrounds may be permitted. The amenity and privacy of nearby dwellings will be protected.
- B) By **changing** an area of land on the Town of Rigolet Municipal Plan Future Land Use Map B from "**Mixed Development**" to "**Residential**" as shown on the attached copy of the map.



TOWN OF RIGOLET
MUNICIPAL PLAN 1994-2004

AMENDMENT No. 1, 1998

Future Land Use
Map B



Area to be changed
From "Mixed Development"
To "Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

TOWN:

Dated at: Rigolet

This 15 Day of July 19 98

Paul Rich Mayor
Pamela Hume Clerk

Seal

MINISTER:

Dated at St. John's,

This ____ Day of ____ 19 ____

Arthur D. Reid

Arthur D. Reid
Minister of Municipal and
Provincial Affairs