

January 30, 2025

Ms. Stephanie Lodge  
Town Clerk/CAO  
Town of Bonavista  
P.O. Box 279  
Bonavista, NL A0C 1B0

Dear Ms. Lodge:

**BONAVISTA  
MUNICIPAL PLAN AMENDMENT NO. 3, 2024  
DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2024**

I am pleased to inform you **Bonavista Municipal Plan Amendment No. 3, 2024 and Development Regulations Amendment No. 3, 2024**, as adopted by Council August 12, 2024, have now been registered.

Pursuant to Section 24(2) of the Urban and Rural Planning Act, 2000 (URPA), Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. These amendments will come into legal effect on the date this notice appears in the Gazette. The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (kingsprinter@gov.nl.ca), by fax (729-1900) or by mail (King's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Council must also publish a notice of registration in accordance with URPA, Section 110.1 Publication. This relevant excerpt was subject to a recent legislative change, intended to modernize the requirements for publishing notices and address changes in availability to print newspaper circulation. For reference, the Publication excerpt is attached; URPA can be viewed here: <https://www.assembly.nl.ca/legislation/sr/statutes/u08.htm>.

Attached are Council's registered copies of the **Bonavista Municipal Plan Amendment No. 3, 2024 and Development Regulations Amendment No. 3, 2024**. As these are legal documents, they should be reserved in a safe place.

Yours truly,



Kim Blanchard, MCIP  
Manager of Land Use Planning

cc: Anna Myers, MCIP, Tract Consulting Inc.

## **Publication**

**110.1** Any notice required to be given by a council, regional authority or authorized administrator under this Act, the regulations or a by-law shall, unless otherwise stated in this Act, be posted in at least 2 conspicuous places in the area affected and also given by one or more of the following means:

- (a) publishing the notice in a newspaper published or having general circulation in the area affected;
  - (b) broadcasting the notice on a radio or television station that broadcasts in the area affected;
  - (c) mailing the notice, including direct mail and leafleting;
  - (d) publishing the notice on the council's, regional authority's, or authorized administrator's website;
  - (e) publishing the notice on social media accounts of the council, regional authority, or authorized administrator; and
  - (f) any other means that is reasonably expected to notify a person in the area affected.
-

**TOWN OF BONA VISTA**

**MUNICIPAL PLAN  
2014-2024**

**MUNICIPAL PLAN AMENDMENT No. 3, 2024**

**(Residential-Multi-Unit-Dwyer Street)**

**OCTOBER 2024**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 3, 2024**

**TO THE TOWN OF BONAVIDA MUNICIPAL PLAN, 2014-2024**

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

- a) adopted the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan on the 12th day of August 2024.
- b) gave notice of the adoption of the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan by publishing notices in the December 13 and December 20, 2024 editions of the Telegram newspaper, posting notices on social media including the Town Facebook page and website and posting the notice on the Town Hall bulletin board.
- c) set the 3rd day of January 2025, at 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 Bonavista approves the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan as adopted.

SIGNED AND SEALED this 16 day of JAN, 2025.

Mayor:

Chief Administrative Officer:


Municipal Plan/Amendment

**REGISTERED**

Number 0525-0004-2025

Date 30 JAN 2025

Signature [Handwritten Signature]



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 3, 2024**

**TOWN OF BONAVIDA MUNICIPAL PLAN, 2014-2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista adopts the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan.

Adopted by the Town Council of Bonavista on the 12<sup>th</sup> day of August, 2024.

Signed and sealed this 16 day of JAN, 2025.

Mayor:



Chief Administrative Officer:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)

**TOWN OF BONAVISTA**  
**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT**  
**AMENDMENT NO. 3, 2024**

**BACKGROUND**

The Town Council of Bonavista wishes to amend its Municipal Plan. The proposed amendment seeks to change the 2014-2024 Municipal Plan's Future Land Use Map.

The Town of Bonavista has received a request to allow the development of multi-unit dwellings off Dwyer Street. The proposed development consists of a cul-de-sac which backs onto the parking area of the Bonavista Health Care Centre.

These residential units are intended to be suitable for seniors housing. This is an ideal location due to its proximity to medical facilities and shopping is within walking distance. The land is not needed for any further public use or expansion of the health care centre.

The land was recently purchased from the Roman Catholic Episcopal Corporation of Grand Falls for the purpose of residential development.

The 1.279 hectare site is proposed to be re-designated from "Public Use" to "Residential" to accommodate this proposal.

Council is also considering an amendment to the 2014-2024 Development Regulations Land Use Zoning map.

## **PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. As there is no local newspaper in the area, the Town posted the Notice of Public Consultation on the Town webpage on October 18, 2024 and on the Town Facebook page on October 18, 2024 . The notice was posted on the Town Bulletin Board for the duration of the public consultation period. The deadline for submissions was October 25, 2024.

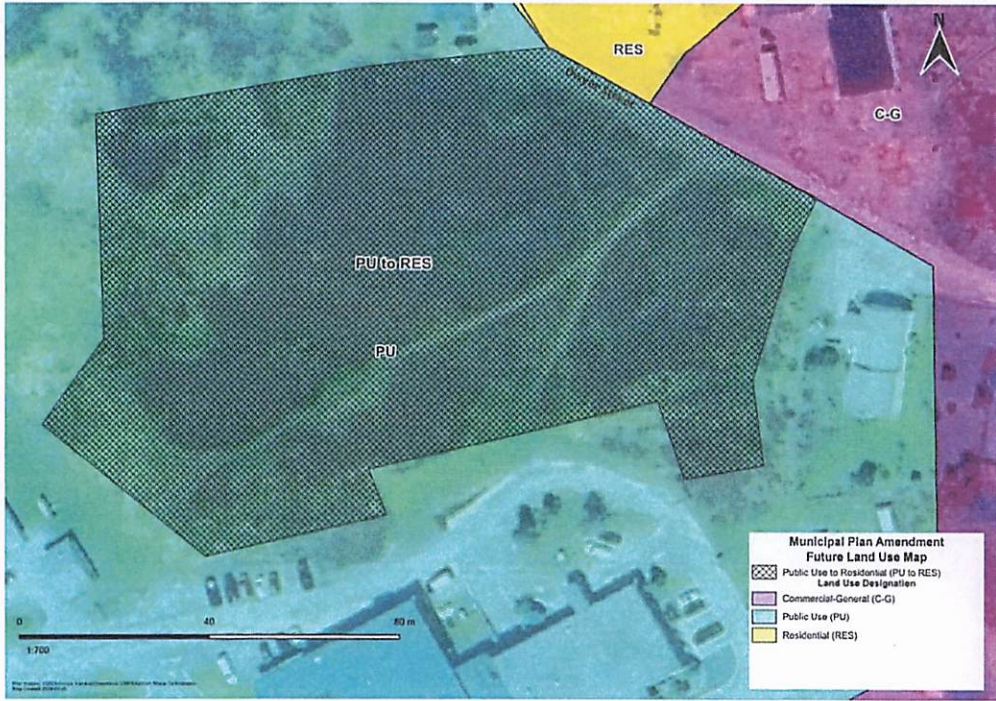
No submissions were received by the Town Clerk.

## **MUNICIPAL PLAN AMENDMENT No. 2, 2024**

### **MAP CHANGES TO MUNICIPAL PLAN, 2014-2024:**

The Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Plan Amendment No. 2, 2024 Map.





**Town of Bonavista**

**Municipal Plan Amendment**

**No. 3, 2024**



From " Public Use" to " Residential"

Dated at Bonavista  
This 16 day of JAN, 2025

*[Signature]*  
\_\_\_\_\_  
Mayor

*[Signature]*  
\_\_\_\_\_  
Chief Administrative Officer

**Municipal Plan/Amendment**  
**REGISTERED**

Number 0525-0004-2025  
Date 30 JAN 2025  
Signature *[Signature]*



I CERTIFY THAT THIS DEVELOPMENT  
REGULATIONS AMENDMENT HAS BEEN PREPARED  
IN ACCORDANCE WITH THE REQUIREMENTS OF  
THE URBAN AND RURAL PLANNING ACT, 2000.



**TOWN OF BONA VISTA**

**DEVELOPMENT REGULATION AMENDMENT No. 3, 2024**

**(Residential-Multi-Unit – Dwyer Street)**

**OCTOBER, 2024**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 3, 2024**

**TO THE TOWN OF BONAVIDA  
DEVELOPMENT REGULATIONS, 2014-2024**

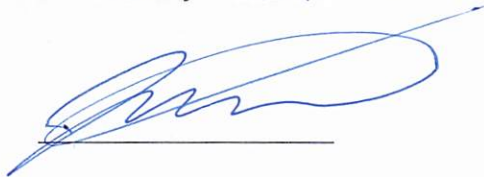
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista:

- a) adopted the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan on the 12th day of August 2024.
- b) gave notice of the adoption of the Amendment No. 3, 2024 to the Town of Bonavista Municipal Plan by publishing notices in the December 13 and December 20, 2024 editions of the Telegram newspaper, posting notices on social media including the Town Facebook page and website
- c) set the 3rd day of January 2025, at 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 Bonavista approves the Amendment No. 3, 2024 to the Town of Bonavista Development Regulations as adopted.

SIGNED AND SEALED this 16 day of JAN, 2025 .

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>0525-0004-2025</u>
Date	<u>30 JAN 2025</u>
Signature	<u>[Handwritten Signature]</u>



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 3, 2024  
TOWN OF BONAVIDA DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista adopts the Amendment No. 3, 2024 to the Bonavista Development Regulations, 2014-2024.

Adopted by the Town Council of Bonavista on the 12th day of August 2024.

Signed and sealed this 16 day of JAN, 2025.

Mayor:

Chief Administrative Officer:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 3, 2024 to the Town of Bonavista Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)



**TOWN OF BONAVISTA  
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2024**

**BACKGROUND**

The Town Council of Bonavista wishes to amend its Development Regulations. The proposed amendment seeks to change the 2014-2024 Development Regulations Land Use Zoning Map.

The Town of Bonavista has received a request to allow the development of multi-unit dwellings off Dwyer Street. The proposed development consists of a cul-de-sac which backs onto the parking area of the Bonavista Health Care Centre.

These residential units are intended to be suitable for seniors housing. This is an ideal location due to its proximity to medical facilities and shopping is within walking distance.

The land is not needed for any further public use or expansion of the health care centre.

The site is proposed to be re-zoned from "Public Use" to "Residential Multi Unit" to accommodate this proposal.

Council is also considering an amendment to the 2014-2024 Municipal Plan Future Land Use map

## **PUBLIC CONSULTATION**

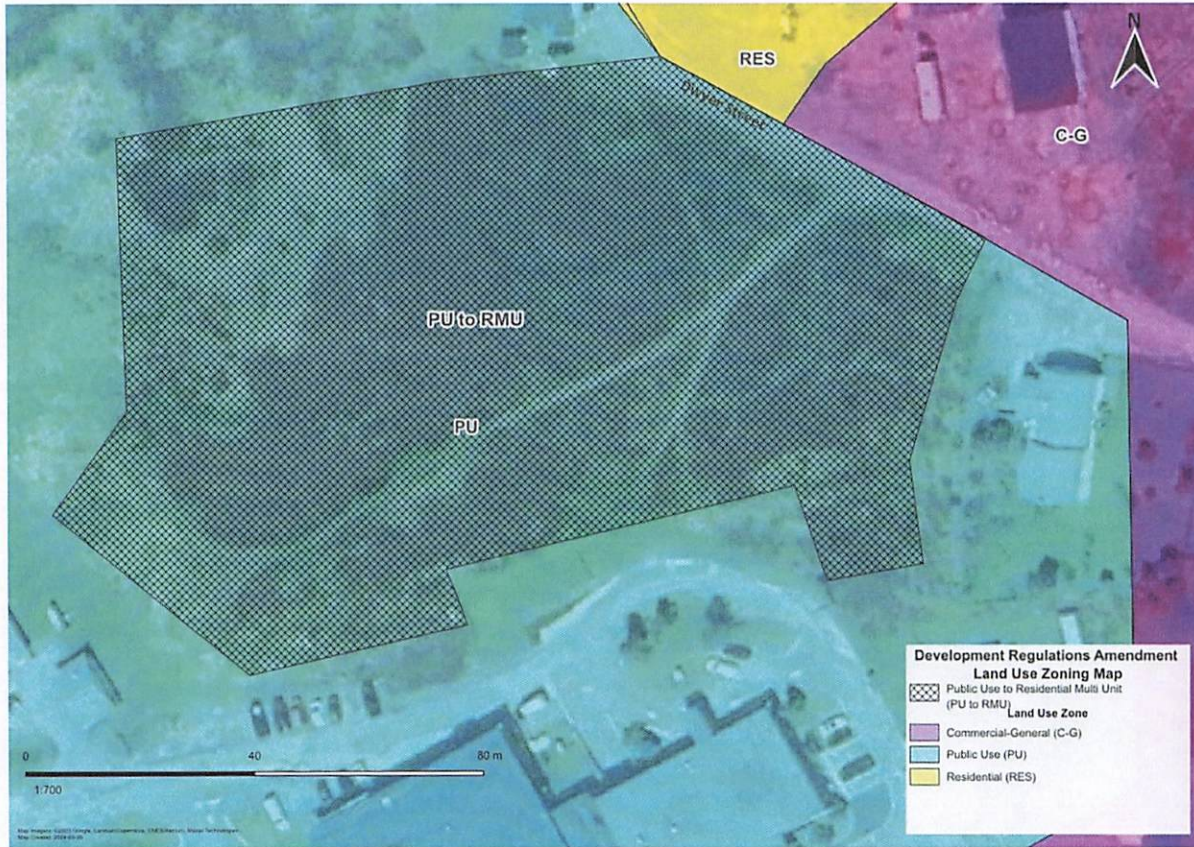
During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. As there is no local newspaper in the area, the Town posted the Notice of Public Consultation on the Town webpage on October 18, 2024 and on the Town Facebook page on October 18, 2024 . The notice was posted on the Town Bulletin Board for the duration of the public consultation period. The deadline for submissions was October 25, 2024.

No submissions were received by the Town Clerk.

**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2024.**

**MAP CHANGES TO DEVELOPMENT REGULATIONS, 2014-2024:**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2024 map.



# Town of Bonavista

## Development Regulations Amendment

No. 3, 2024



From " Public Use" to " Residential-Multi-Unit

Dated at Bonavita  
This 16 day of JAN, 2025

  
Mayor

  
Chief Administrative Officer



I CERTIFY THAT THIS DEVELOPMENT REGULATIONS AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE *URBAN AND RURAL PLANNING ACT, 2000.*



Development Regulations/Amendment

**REGISTERED**

Number 0525-0004-2025

Date 30 JAN 2025

Signature 