

September 24, 2024

Ms. Stephanie Lodge
Chief Administrative Officer
Town of Bonavista
95 Church Street
P.O. Box 279
Bonavista, NL A0C 1B0
echo@townofbonavista.com

Dear Ms. Lodge:

I am pleased to inform you the **Town of Bonavista Municipal Plan Amendment No. 2, 2024 and Development Regulations Amendment No. 2, 2024**, as adopted by Council on July 17th, 2024, have now been registered.


Council, pursuant to **Section 24(2)** of the **Urban and Rural Planning Act, 2000**, must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The registered documents will come into legal effect on the date the notice appears in the *Gazette*. Council must also place a notice of registration in the local newspaper, if available, and by posting a notice of registration on its website and social media pages and by posters placed in prominent locations throughout the community.

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).

Attached is Council's registered copy of the **Town of Bonavista Municipal Plan Amendment No. 2, 2024 and Development Regulations Amendment No. 2, 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

TOWN OF BONAVISTA

DEVELOPMENT REGULATION AMENDMENT No. 2, 2024

(Residential-Multi-Unit)

MAY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 2, 2024

TO THE TOWN OF BONAVIDA
DEVELOPMENT REGULATIONS, 2014-2024

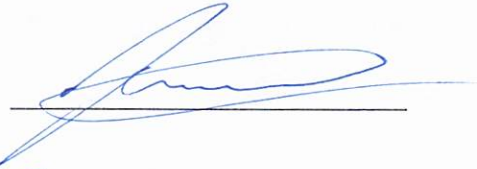
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista:

- c) adopted the Amendment No. 2, 2024 to the Town of Bonavista Development Regulations on the 17th day of July, 2024.
- b) gave notice of the adoption of the Amendment No. 2, 2024 to the Bonavista Development Regulations by notice in the Telegram newspaper on July 24, and 31, 2024;
- c) set the 8th day of August, 2024 at the Garrick Theatre 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. 2, 2024 to the Town of Bonavista Development Regulations as adopted (or as amended as follows).

SIGNED AND SEALED this 12 day of Aug, 2024.

Mayor:



Chief Administrative Officer:



Development Regulations/Amendment	
REGISTERED	
Number	<u>0525-0003-2024</u>
Date	<u>20 SEPT 2024</u>
Signature	<u>[Handwritten Signature]</u>



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 9, 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. 2, 2024 to the Bonavista Development Regulations, 2014-2024.

Adopted by the Town Council of Bonavista on the 17th day of July, 2024.

Signed and sealed this 12 day of Aug, 2024.

Mayor:



Chief Administrative Officer:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 2, 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. 2, 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 a variety of multi-unit dwellings in area of Beaver Pond Road; the first phase of development may consist of townhouses/row dwellings with future development phases in the planning stages. The current residential zone does not allow for row dwellings. To accommodate the need for higher density housing, the Town of Bonavista wishes to establish a Residential Multi-unit zone for the purpose of providing much needed housing that is affordable to a wider range of residents.

The area proposed for development will be re-zoned from "General Commercial-1" to "Residential-Multi-Unit" and from "Rural" to "Residential Multi-Unit" on the Land Use Zoning Map. The necessary associated amendments to create this zone is made to Schedule C of the Development Regulations. The site is close to the Wetland Stewardship Management Unit for Beaver Pond and consultations were undertaken with the Wildlife Division. The Wildlife Division indicated that on this side of Beaver Pond (western side) a 15-metre buffer would be sufficient. The correspondence can be found in Appendix A.

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 May 29, 2024 and on the Town Facebook page on May 29, 2024 . The notice was posted on the Town Bulletin Board for the duration of the public consultation period. The deadline for submissions was June 14, 2024.

No submissions were received by the Town Clerk.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2024.

TEXT CHANGES TO DEVELOPMENT REGULATIONS, 2014-2024:

The following sections indicate the changes to the text of the Development Regulations.

Schedule C: Use Zone Tables

FROM:

The following Use Zones are included:

Residential	RES
Residential Reserve	RR
Seasonal Residential	SR
General Commercial I	CIC I
General Commercial ¹²	GC2
Marine Industrial	MI
Commercial/Light Industrial	C/LI
Public Use	PU
Mixed Use	MU
Mixed Use-Heritage	MU-H
Mixed Use-Industrial/Residential	MU-I/R
Historic Site	HS
Open Space	OS
Watershed	WAT
Rural	RUR

TO:

The following Use Zones are included:

Residential	RES
Residential-Multi-Unit	RES-MU
Residential Reserve	RR
Seasonal Residential	SR
General Commercial I	CIC I
General Commercial ¹²	GC2
Marine Industrial	MI
Commercial/Light Industrial	C/LI
Public Use	PU
Mixed Use	MU
Mixed Use-Heritage	MU-H
Mixed Use-Industrial/Residential	MU-I/R
Historic Site	HS
Open Space	OS
Watershed	WAT
Rural	RUR

Schedule C: Use Zone Tables

ADD NEW USE ZONE TABLE:

USE ZONE TABLE

USE ZONE TABLE: RESIDENTIAL MULTI-UNIT ZONE	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> -Single Dwelling -Double Dwelling -Row Dwelling -Recreation Open Space -Conservation 	<ul style="list-style-type: none"> -Apartment building -Bed and Breakfast -Boarding house residential -Place of Worship -Educational -Convenience store -Home occupations uses such as: personal service, Child care, Medical and Professional -Antenna

DEVELOPMENT STANDARDS: MIXED HIGH-DENSITY RESIDENTIAL (m=metres)	
Minimum Standards:	
Front yard (building line) (m)	6 (Subject to condition 2)
Side yard (m) (See Condition 4)	4 (Subject to condition 3)
Flanking yard (m)	4
Rear yard (m)	8
Maximum Standards	
Height (m)	At discretion of Council

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. 2, 2024 map.



Development Regulations/Amendment
REGISTERED
 Number 0525-0003-2024
 Date 20 SEPT 2024
 Signature [Signature]

Town of Bonavista

Development Regulations Amendment

No. 2, 2024

From " General Commercial" to " Residential-Multi-Unit

From " Rural" to " Residential Multi-Unit"

Dated at Bonavita
 This 12 day of Aug, 2024

 Mayor

[Signature]
 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.



TOWN OF BONAVISTA

**MUNICIPAL PLAN
2014-2024**

MUNICIPAL PLAN AMENDMENT No. 2, 2024

(Residential-Multi-Unit)

MAY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE AMENDMENT No. 2, 2024

TO THE TOWN OF BONAVIDA MUNICIPAL PLAN, 2014-2024

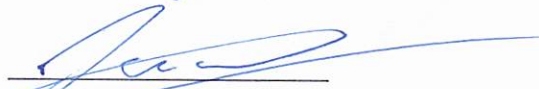
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bonavista:

- a) adopted the Amendment No. 2, 2024 to the Town of Bonavista Municipal Plan on the 17th day of July, 2024.
- b) gave notice of the adoption of the Amendment No. 2, 2024 to the Town of Bonavista Municipal Plan by publication in the Telegram newspaper on July 24 and 31, 2024;
- c) set the 8th day of August, 2024, at the Garrick Theatre 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. 2, 2024 to the Town of Bonavista Municipal Plan as adopted (or as amended as follows).

SIGNED AND SEALED this 12 day of Aug, 2024.

Mayor:



Chief Administrative Officer:



Municipal Plan/Amendment
REGISTERED

Number 0525-0003-2024

Date 20 SEPT 2024

Signature Stephanie Lodge



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

AMENDMENT No. 2, 2024

TOWN OF BONAVISTA 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. 2, 2024 to the Town of Bonavista Municipal Plan.

Adopted by the Town Council of Bonavista on the 17th day of July, 2024.

Signed and sealed this 12 day of August 2024.

Mayor:

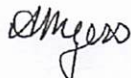


Chief Administrative Officer:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 2, 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.2, 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 a variety of multi-unit dwellings in area of Beaver Pond Road; the first phase of development may consist of townhouses/row dwellings with future development phases in the planning stages. The current residential zone does not allow for row dwellings. To accommodate the need for higher density housing, the Town of Bonavista wishes to establish a Residential Multi-unit zone for the purpose of providing much needed housing that is affordable to a wider range of residents. The area proposed for development will be re-designated from "General Commercial" to "Residential" and from "Rural" to "Residential" on the Future Land Use Map. The site is close to the Wetland Stewardship Management Unit for Beaver Pond and consultations were undertaken with the Wildlife Division. The Wildlife Division indicated that on this side of Beaver Pond (western side) a 15-metre buffer would be sufficient. The correspondence can be found in Appendix A.

The necessary associated amendments to the residential policies in Section 2.2 of the Municipal Plan enable the establishment of this designation.

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 May 29,

2024 and on the Town Facebook page on May 29, 2024 . The notice was posted on the Town Bulletin Board for the duration of the public consultation period. The deadline for submissions was June 14, 2024.

No submissions were received by the Town Clerk.

MUNICIPAL PLAN AMENDMENT No. 2, 2024

TEXT CHANGES TO MUNICIPAL PLAN, 2014-2024:

In Chapter 2, the following text changes to the Municipal Plan, 2014 are proposed:

2.2 LAND USE DESIGNATIONS

FROM:

The land resources of the Bonavista Planning Area shall be managed in accordance with the proposed land uses shown on Maps 1 and 2 and the policies of this Municipal Plan. Maps 1 and 2 divide the Planning Area into the land use designations outlined below.

Residential
Residential Reserve
Seasonal Residential
General Commercial
Marine Industrial
Commercial/Light Industrial
Public Use
Mixed Use
Mixed Use-Heritage
Mixed Use-Industrial/Residential
Historic Site
Open Space
Watershed
Rural Community
Rural

Each of these is further explained below.

TO:

The land resources of the Bonavista Planning Area shall be managed in accordance with the proposed land uses shown on Maps 1 and 2 and the policies of this Municipal Plan. Maps 1 and 2 divide the Planning Area into the land use designations outlined below.

Residential
Residential Multi-Unit
Residential Reserve
Seasonal Residential
General Commercial
Marine Industrial
Commercial/Light Industrial
Public Use
Mixed Use
Mixed Use-Heritage
Mixed Use-Industrial/Residential
Historic Site
Open Space
Watershed
Rural Community
Rural

Each of these is further explained below.

ADD NEW TEXT TO

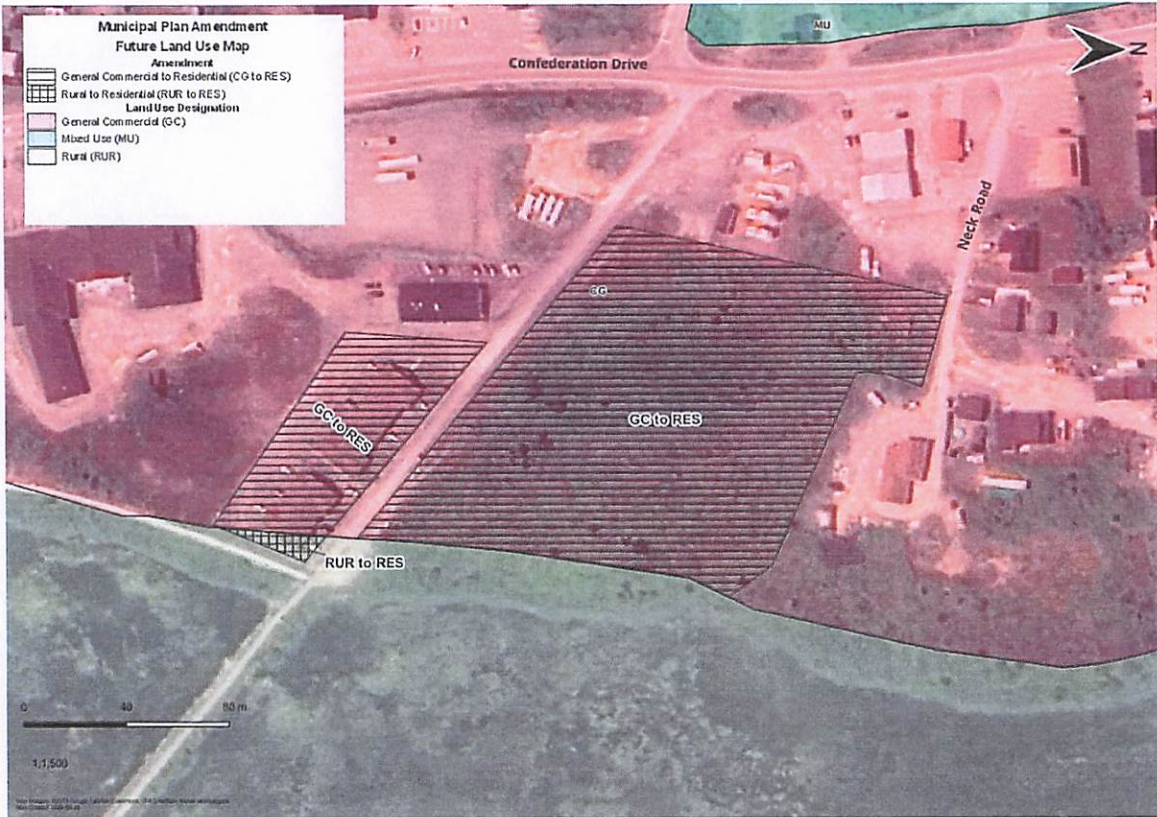
SECTION 2.2.1 RESIDENTIAL, General Intent and Uses:

In order to provide affordable housing to meet a wider range of housing needs, the Town shall establish a Residential-Multi-unit designation on the Future Land Use Map that will enable the Residential Multi-Unit zone on the Land Use Zoning Map in the Development Regulation. The Residential Multi-Use zone will set out higher density housing options with compatible associated uses, as follows;

- **Permitted uses:** Single Dwelling; Double Dwelling; Row Dwelling; Recreation Open Space; Conservation
- **Discretionary uses:** Apartment building; Bed and Breakfast; Boarding house residential; Place of Worship; Educational; Convenience store; Home occupations uses such as: personal service, Child care, Medical and Professional; Antenna

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. 2, 2024



From " General Commercial" to " Residential"



From " Rural" to " Residential"

Dated at Bonavista
This 12 day of Aug, 2024

[Signature]

Mayor

[Signature]

Chief Administrative Officer



Municipal Plan/Amendment
REGISTERED

Number 0525 - 0003 - 2024
Date 20 SEPT 2024
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.

