

COR/2021/04608

December 8, 2021

Ms. Stephanie Lodge, CAO
P.o. Box 279
95 Church Street
Bonavista, NL A0C 1B0

Dear Ms. Lodge:

**BONAVISTA
MUNICIPAL PLAN AMENDMENT NO. 1, 2021
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2021**

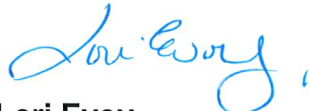
I am pleased to inform you that the **Town of Bonavista Municipal Plan Amendment No. 1, 2021 and Development Regulations Amendment No. 1, 2021**, as adopted by Council on the **5th day of July, 2021**, have now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendments come into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper if available or post a notice on your website or social media.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6.

Council's registered copies of the Amendments are enclosed. As they are legal documents, they should be reserved in a safe place.

Yours truly,



Lori Evoy
Director of Local Governance and Land Use Planning

cc: John Baird, MCIP – Baird Planning Consultants

TOWN OF BONAVIDA
MUNICIPAL PLAN AMENDMENT No. 1, 2021

BACKGROUND

The Town of Bonavista proposes to amend its Municipal Plan to include “seasonal residential” as a Discretionary Use Class in the Rural designation. This will give Council discretionary authority to consider applications for seasonal residences in the Rural designation after giving public notice and considering input received. Applications for seasonal residences on Cape Bonavista will not be considered.

PUBLIC CONSULTATION

Public notice (see attached) of the proposed amendment was posted on March 19, 2021, providing a period for comments to March 31, 2021.

The notice was posted at:

- Town Office
- Canada Post bulletin board
- Community channel
- Town of Bonavista Facebook page – see attached image
- Town of Bonavista website – see attached images

Seven submissions were received in response to the notice (see attached). The following is a summary of the comments.

Verlin Penney

- Additional cabin development will result in increased traffic congestion in the cabin areas.
- Will cabin owners be subject to taxes on their land?
- More development will change the peacefulness in cabin areas.

Ken and Ann Babey

- Will discretionary authority include all currently zoned rural property whether owned or not owned?
- Does discretionary authority mean Council can grant permits for seasonal residences without further public consultation?
- Will any part of the Cape or the Dungeons area be affected?
- Bonavista’s heritage, environment, and rugged beauty should be preserved.

Bob and Gail Brown

- Will Town own the land, or will it still be Crown land?
- How would you apply for land - through Crown Lands or the Town?
- Will we be taxed on land granted through Crown Lands?
- Who will be responsible for clean-ups of garbage and car wrecks?
- What is the reason for the rezoning?

Glenn S. Templeman
Commissioner For Oaths
Bonavista, NL

October 18, 2021
Town of Bonavista
Bonavista, NL
AOC 1B0

Dear Mayor and or council

Re: Proposed Municipal Plan Amendment No. 1 and Development Regulations Amendment No.1

Amendment No.1 to the Bonavista Municipal Plan and amendment No.1 to the Bonavista Development Regulations were adopted by a motion of the Bonavista Council on July 5, 2021.

On July 6, 2021 the Bonavista Town Council posted a public notice of the adoption and request for comments on the Town's website, Facebook page and public bulletin board.

Due to Covid 19 restrictions a physical public hearing could not and did not take place. In lieu of no public hearing, the public notice indicated the commissioner would consider all written submissions received on or by August 6 deadline.

As council received a letter from Rev Shaun O'Connor to which I have read. Given much thought and consideration I bring forward the seven limitations to retain Bonavista's distinctive characteristics and am in approval of them

I recommend and propose that the amendments be made but not limited to.

Respectfully Submitted on 18 day of October 2021



Glenn S Templeman
Commissioner for Oaths

GLENN TEMPLEMAN
A Commissioner for Oaths
In and for the Province of Newfoundland and Labrador.
My commission expires on December 31, 2023

**TOWN OF BONAVISTA
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2021

REGISTERED

Number 525-2021-008

Date Dec. 8, 2021

Signature [Handwritten Signature]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BONAVIDA DEVELOPMENT REGULATIONS
AMENDMENT NO. 1, 2021**

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 Bonavista Development Regulations Amendment No. 1 on the 5th day of July 2021,
- b) Gave notice of the adoption of the Bonavista Development Regulations Amendment No. 1, 2021 by advertisement posted on July 6, 2021, as follows:
 - On the Town's Facebook page
 - On the Town website
 - On the community bulletin board outside the Bonavista public building
- c) Set the 6th day of August 2021 at 3:00 p.m. at the Town Hall, Bonavista for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bonavista approves the Bonavista Development Regulations Amendment No. 1, 2021 as adopted.

SIGNED AND SEALED this 8 day of November 2021

Mayor:

[Handwritten Signature]
John Norman

(Council Seal)

Clerk:

[Handwritten Signature]
Stephanie Lodge

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BONAVIDA DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2021**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bonavista adopts the Bonavista Development Regulations Amendment No. 1, 2021.

Adopted by the Town Council of Bonavista on the 5th day of July 2021.

Signed and sealed this 8 day of November 2021.

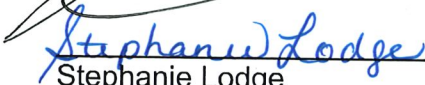
Mayor:



John Norman

(Council Seal)

Clerk:



Stephanie Lodge

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

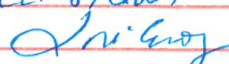
MCIP:



John Baird

(MCIP Seal)



Development Regulations/Amendment	
REGISTERED	
Number	<u>525-2021-008</u>
Date	<u>Dec. 8, 2021</u>
Signature	<u></u>

TOWN OF BONAVISTA

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2021

BACKGROUND

Amendment No. 1 to the Bonavista Development Regulations is enacted to comply with Amendment No. 1 to the Bonavista Municipal Plan. The amendment adds "seasonal residential" as a Discretionary Use in the Rural zone.

PUBLIC CONSULTATION

Please refer to the Public Consultation report in Municipal Plan Amendment No. 1.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2021

Amendment No. 1 to the Bonavista Development Regulations includes the following change:

1. In Schedule C – Rural Use Zone Table (page 64)

ADD:

"Seasonal Residential" as a Discretionary Use Class.

Development Regulations/Amendment

REGISTERED

Number 525-2021-008

Date Dec 8, 2021

Signature [Signature]

**TOWN OF BONAVISTA
MUNICIPAL PLAN**

MUNICIPAL PLAN AMENDMENT No. 1, 2021

Municipal Plan/Amendment

REGISTERED

Number 525-2021-006

Date Dec. 8, 2021

Signature [Handwritten Signature]

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BONA VISTA MUNICIPAL PLAN
AMENDMENT No. 1, 2021**

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 Bonavista Municipal Plan Amendment No. 1, 2021 on the 5th day of July 2021.
- b) Gave notice of the adoption of the Bonavista Municipal Plan Amendment No. 1, 2021 by advertisement posted on July 6, 2021, as follows:
 - On the Town's Facebook page
 - On the Town website
 - On the community bulletin board outside the Bonavista public building
- c) Set the 6th day of August 2021 at 3:00 p.m. at the Town Office, Bonavista for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bonavista approves the Bonavista Municipal Plan Amendment No. 1, 2021 as adopted.

SIGNED AND SEALED this 8 day of November 2021

Mayor:

[Handwritten Signature]
John Norman

(Council Seal)

Clerk:

[Handwritten Signature]
Stephanie Lodge


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BONAVIDA
MUNICIPAL PLAN AMENDMENT No. 1, 2021**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bonavista adopts the Bonavista Municipal Plan Amendment No. 1, 2021.

Adopted by the Town Council of Bonavista on the 5th day of July 2021.

Signed and sealed this 8 day of November 2021.


Mayor: 
John Norman

Clerk: 
Stephanie Lodge

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 1, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: 



(MCIP Seal)

Municipal Plan/Amendment REGISTERED
Number <u>525-2021-006</u>
Date _____
Signature _____

TOWN OF BONAVISTA
MUNICIPAL PLAN AMENDMENT No. 1, 2021

BACKGROUND

The Town of Bonavista proposes to amend its Municipal Plan to include “seasonal residential” as a Discretionary Use Class in the Rural designation. This will give Council discretionary authority to consider applications for seasonal residences in the Rural designation after giving public notice and considering input received. Applications for seasonal residences on Cape Bonavista will not be considered.

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Bob and Gail Brown

- Will Town own the land, or will it still be Crown land?
- How would you apply for land - through Crown Lands or the Town?
- Will we be taxed on land granted through Crown Lands?
- Who will be responsible for clean-ups of garbage and car wrecks?
- What is the reason for the rezoning?

Kim Marsh

- How will rezoning affect existing properties?
- Will this change the peacefulness and serenity of the area?
- Will this change the way of life in the area?
- The change will change the area not in a good way.
- Access road will be more congested as area is built up.
- Many would love to have property in the area, but this should be done cautiously.
- Request that the deadline for comments be extended.

Brian Paul

- Will taxes have to be paid on property already granted in the area?
- What is the purpose of the amendment?
- Will this affect wood cutting, fishing, and hunting in the area?
- Would you apply through the Town to purchase or lease land?

Christopher Paul

- There should be personal notices to existing property owners to discuss the matter further.
- How will this affect existing properties?
- I don't want to see the area over developed and populated.
- Does seasonal residential mean we can only be there seasonally and not as permanent residents?
- The deadline for comments should be extended to give property owners a chance to voice concerns and await answers.

MUNICIPAL PLAN AMENDMENT No. 1, 2021

Amendment No. 1 to the Bonavista Municipal Plan includes the following change.

Section 2.2.15 – Rural

In the first paragraph under Section 2.2.15 – Rural,

DELETE the following sentence:

In areas other than Cape Bonavista, discretionary uses may include mineral workings, cemetery, outdoor assembly, transportation, telecommunications, antenna, and solid waste disposal.

and

REPLACE with the following sentence:

In areas other than Cape Bonavista, discretionary uses may include mineral workings, cemetery, outdoor assembly, transportation, telecommunications, antenna, solid waste disposal, and seasonal residential.