

**TOWN OF SPANIARD'S BAY
MUNICIPAL PLAN 2021 - 2031**



DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026

Residential Infill (RI)

To

Residential Medium Density (RMD)

MARCH, 2026

PLAN-TECH



ENVIRONMENT

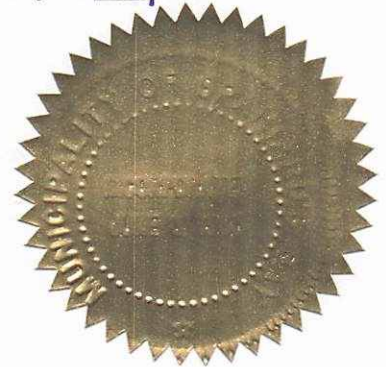
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF SPANIARD'S BAY
DEVELOPMENT REGULATIONS AMNDMENT No. 3, 2026

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Spaniard's Bay adopts the Town of Spaniard's Bay Development Regulations Amendment No. 3, 2026.

Adopted by the Town Council of Spaniard's Bay on the 19 day of May, 2026.

Signed and sealed this 21 day of May, 2026.

Mayor: [Signature] (Council Seal)
Clerk: Wassathiggin Butel



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Spaniard's Bay Development Regulations Amendment No. 3, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>4860-0009-2026</u>
Date	<u>July 28, 2026</u>
Signature	<u>[Signature]</u>



TOWN OF SPANIARD'S BAY

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026

BACKGROUND

The Town of Spaniard's Bay proposes to amend its Development Regulations. As referenced in Municipal Plan Amendment No. 1, 2025, and Development Regulations Amendment No. 2, 2025, presently under s.15 review by the Land Use Planning Division, Spaniard's Bay is seeing a rise in the cost of housing. Further, housing affordability has become unstable, especially for lower income households. The Town is experiencing a shortage of housing, particularly for seniors. While there is land on the peripheral of Town, it is expensive to develop, particularly for new infrastructure like roads and water and sewer and leads which also promotes urban sprawl.

ANALYSIS – DEVELOPMENT REGULATIONS

Proposal for a 34-unit seniors complex housed in 5 main buildings located at 776–796 Conception Bay Highway. The proposal, which will be serviced with Town water and sewer, is classed as an Apartment under the Classification of Land and Buildings, Residential Uses, Schedule B. Schedule A defines Apartment Building as *“a building containing three or more dwelling units but does not include a row dwelling or a single dwelling with a subsidiary apartment”*. The Town of Spaniard's Bay has determined that the proposal qualifies as an apartment building.

Civic No. 776–796 Conception Bay Highway is zoned Residential Infill (RI) and is fully serviced. Further, the surrounding area outlined by cross-hatch on the attached Zone Map is also fully serviced. The Residential Infill (RI) Land Use Zone Table, Schedule C does not list apartment as a permitted or discretionary use. There are no lot standards listed for serviced development. The minimum lot size for unserviced development is 1860 m².

The Residential Medium Density (RMD) lists apartment as a discretionary use. Further, it lists standards for lot size for serviced development. The purpose of this amendment is to re-zone land at 776–796 Conception Bay Highway, including additional land as identified by cross-hatch on the attached copy of the Land Use Zone Map, from Residential Infill (RI) to Medium Density (RMD).

PUBLIC CONSULTATION

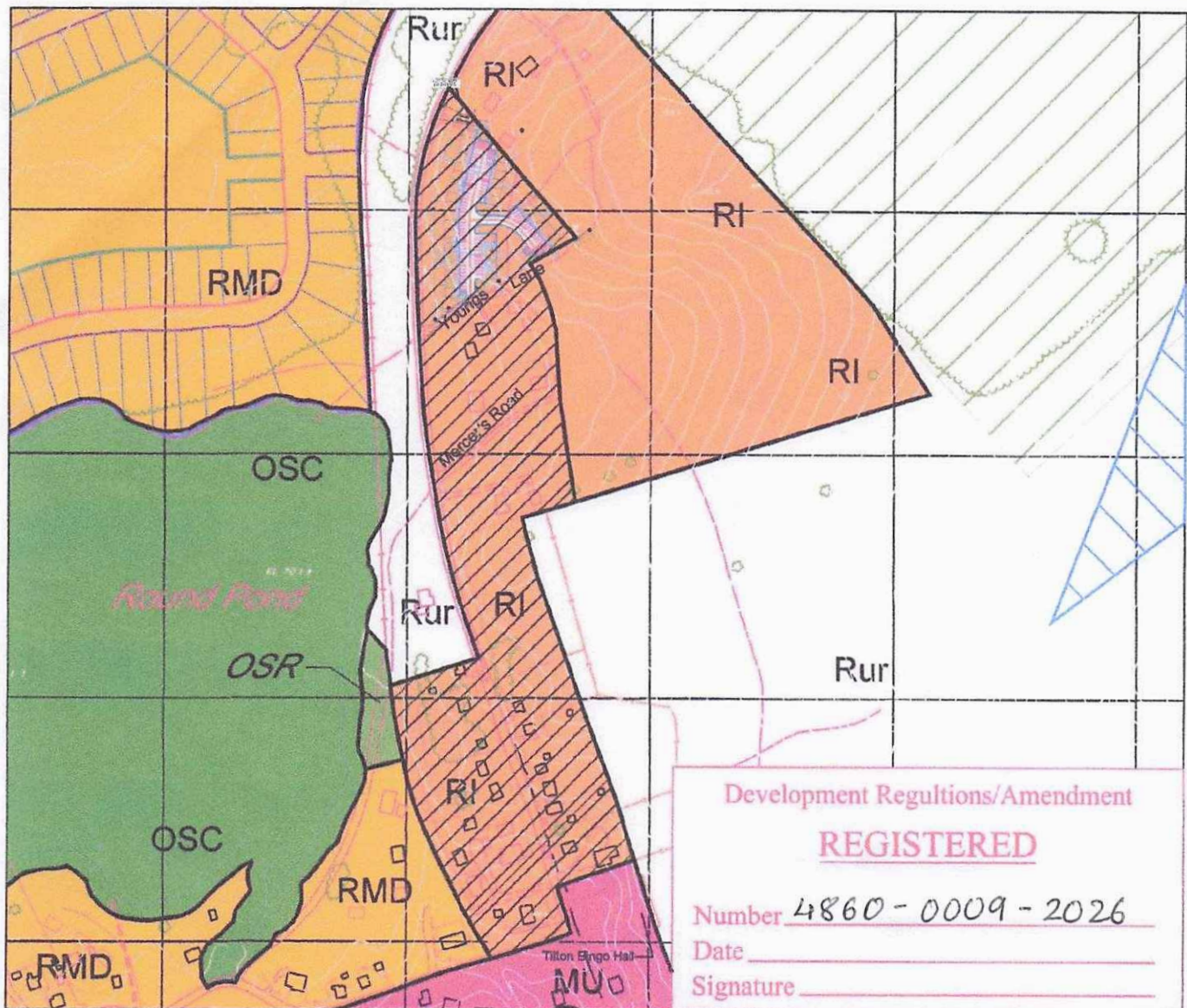
During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Spaniard's Bay published a notice in *The Shoreline* newspaper on April 6, 2026, advertising the proposed amendment seeking comments or representations from the public. Notices were also posted on the Town's Facebook page and at the entrance to Baccalieu Trail Pharmacy and on the

bulletin board in the entrance of the Municipal Centre stating that the amendment would be on display at the Town Council Office from April 6 to April 17, 2026. No verbal and written comments were received during the public consultation period.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2026

The Town of Spaniard's Bay Development Regulations is amended by:

- A) **Changing** an area of land from "**Residential Infill (RI)**" to "**Residential Medium Density (RMD)**" as shown on the attached copy of the Town of Spaniard's Bay Land Use Zone Map, as shown below:



**TOWN OF SPANIARD'S BAY
MUNICIPAL PLAN 2021-2031**

LAND USE ZONE MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 3, 2026**



Area to be changed from: "Residential Infill (RI)" to "Residential Medium Density (RMD)"

PLAN-TECH



ENVIRONMENT

Scale: 1" = 100'



Dated at Spaniard's Bay

This 21 Day of May 2026

[Signature] Mayor
[Signature] Clerk

Seal



I certify that the attached Town of Spaniard's Bay Development Regulations Amendment No. 3, 2026, has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.