

**TOWN OF BONAVISTA  
MUNICIPAL PLAN**

**MUNICIPAL PLAN AMENDMENT No. 1, 2021**



**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 5<sup>th</sup> 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

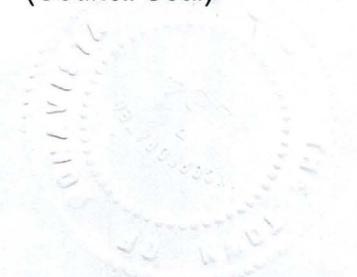
Mayor:

[Handwritten Signature]  
John Norman

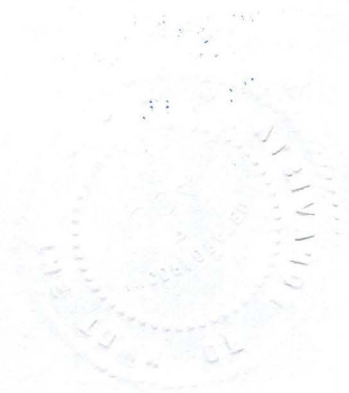
Clerk:

[Handwritten Signature]  
Stephanie Lodge

(Council Seal)



REGISTERED  
Number 1234  
Date  
Place



**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.

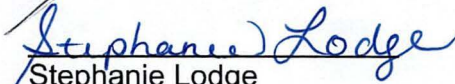
Adopted by the Town Council of Bonavista on the 5<sup>th</sup> day of July 2021.

Signed and sealed this 8 day of November 2021.

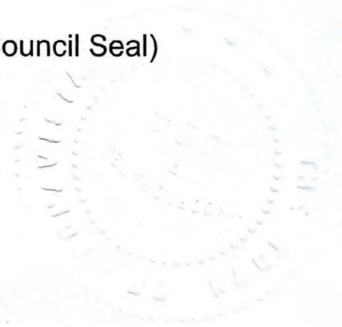
Mayor:

  
\_\_\_\_\_  
John Norman

Clerk:

  
\_\_\_\_\_  
Stephanie Lodge

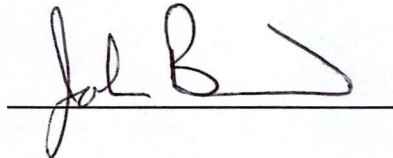
(Council Seal)



**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:

  
\_\_\_\_\_



<b>Municipal Plan/Amendment REGISTERED</b>	
Number	<u>525-2021-006</u>
Date	<u>Nov. 8, 2021</u>
Signature	<u>Lois Eay</u>



**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.

**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?





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.*

