

**TOWN OF HARBOUR GRACE
MUNICIPAL PLAN 2010**



MUNICIPAL PLAN AMENDMENT No. 5, 2023

"INDUSTRIAL" To "TOWN"

Water Street West

July, 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

TOWN OF HARBOUR GRACE MUNICIPAL PLAN AMENDMENT No. 5, 2023

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace.

- a) Adopted the Harbour Grace Municipal Plan Amendment No. 5, 2023, on the 18th day of September, 2023.
- b) Gave notice of the adoption of the Town of Harbour Grace Municipal Plan Amendment No. 5, 2023 by advertisement inserted on the 22nd day and the 29th day of September, 2023, in Shoreline newspaper.
- c) Set the 11th day of October, 2023, at 7:30 p.m. at the Town Hall, Water Street, Harbour Grace, for the holding of a public hearing to consider objections and submissions.

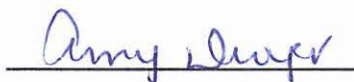
Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace approved the Town of Harbour Grace Municipal Plan Amendment No. 5, 2023, as adopted.

SIGNED AND SEALED this 19th day of October, 2023

Mayor:



Clerk:



(Council Seal)

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE
MUNICIPAL PLAN AMENDMENT No. 5, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace adopts the Town of Harbour Grace Municipal Plan Amendment No. 5, 2023.


Adopted by the Town Council of Harbour Grace on the 18th day of September, 2023.

Signed and sealed this 19th day of October 2023.

Mayor:

 (Council Seal)

Clerk:





CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Harbour Grace Municipal Plan Amendment No. 5, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment REGISTERED	
Number	<u>2/25-2023-016</u>
Date	<u>2 Nov 2023</u>
Signature	



**TOWN OF HARBOUR GRACE
MUNICIPAL PLAN AMENDMENT No. 5, 2023**

BACKGROUND

The Town of Harbour Grace proposes to amend its Municipal Plan. The Town is aware of a proposal for an 11-lot residential subdivision to be located on the south side of Water Street west. The developer was proposing to develop a single lot at a time. The developer applied for and was given approval for a single-family dwelling on Lot 6 which is near completion. Recently the Town received an application for Lot 5. During application processing it was discovered that both lots were in the Industrial designation. (See Figure 1)

ANALYSIS:

The land has a past history as a subdivision was originally proposed around 2004 for 10 lots. In 2018, the subdivision was re-designed for 11 lots. Access would be in the form of a cul-de-sac running perpendicular to Water Street. There is no record of either subdivision design ever receiving approval from the Town. As stated earlier, the present owner applied for and was given approval for a single-family dwelling on Lot 6. An application was submitted for Lot 5 when it was determined that both lots are in the Industrial Designation.

Residential dwellings are neither a permitted or discretionary use in the Industrial Designation. The purpose of this amendment is to re-designate lots that are in the **Industrial** designation to the adjoining **Town** designation. Residential development is a permitted use in the **Town** designation.

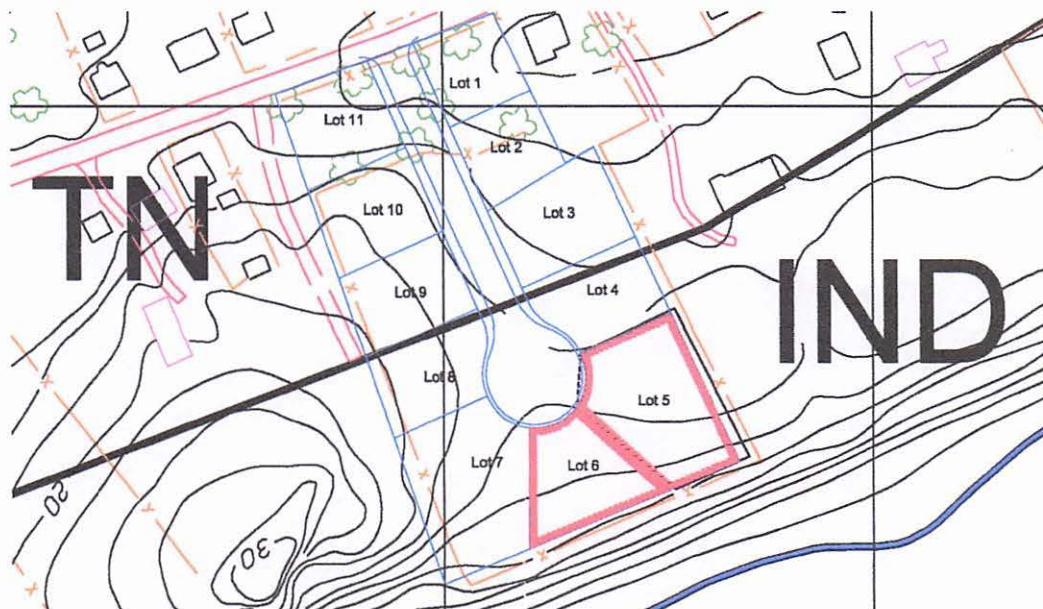


Figure 1

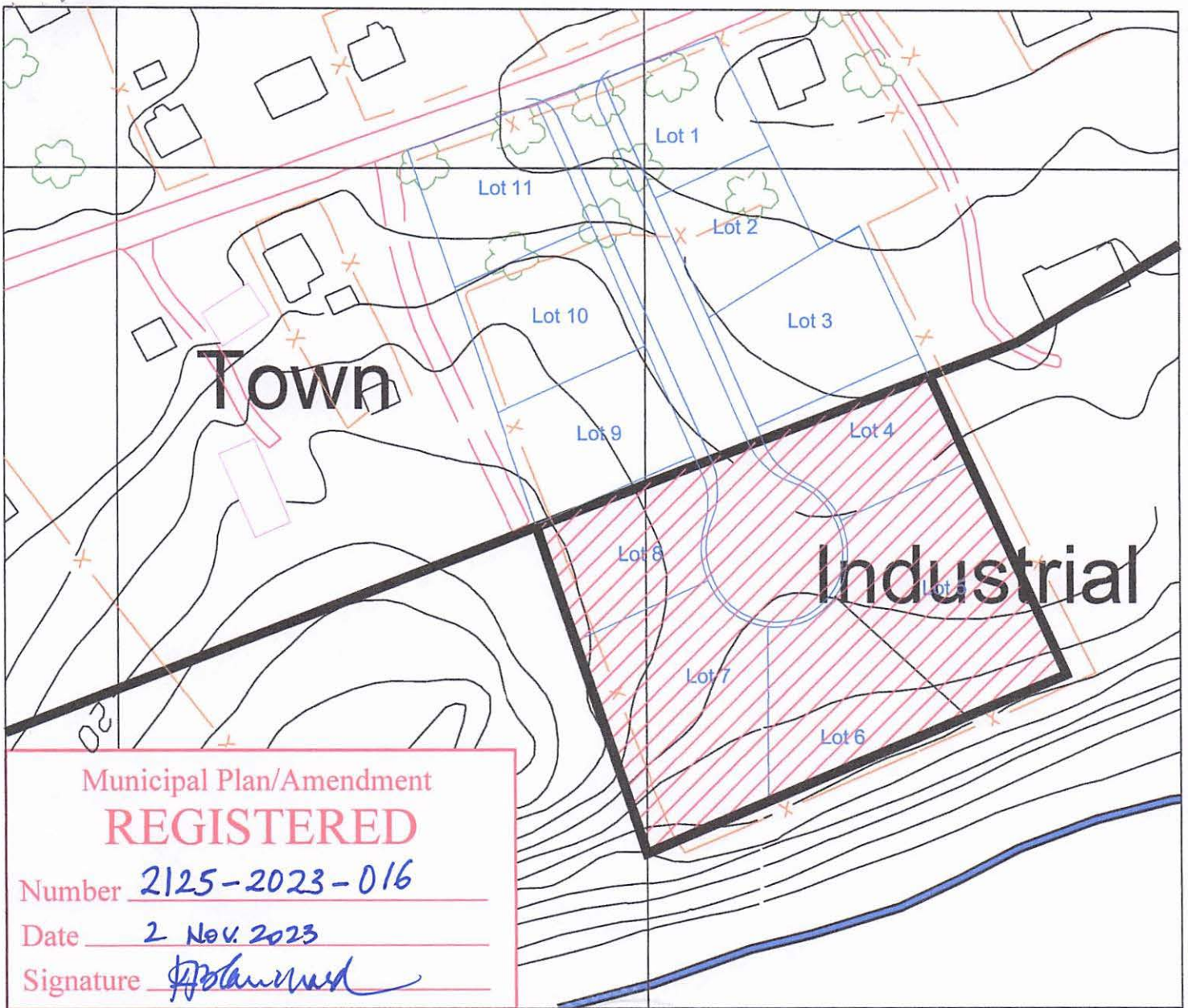
PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Harbour Grace published a notice in *The Shoreline* newspaper on July 28, 2023, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Office and posted on the Towns website, Facebook page and Twitter Account and at the Town office for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No letters or objections were received by the Town during the public consultation period.

AMENDMENT No. 5, 2023

The Town of Harbour Grace Municipal Plan is amended by:

- A) *Changing*** an area of land from "**Industrial**" to "**Town**" as shown on the attached copy of the Town of Harbour Grace Future Land Use Map.



TOWN OF HARBOUR GRACE
MUNICIPAL PLAN 2010

Dated at Harbour Grace

FUTURE LAND USE MAP

This 19 Day of October 2023

MUNICIPAL PLAN
AMENDMENT No. 5, 2023

[Handwritten Signature] Mayor

[Handwritten Signature] Clerk



Area to be changed from: "Industrial" to "Town"

Seal

PLAN-TECH



Scale: 1:1250



ENVIRONMENT



I certify that the attached Town of Harbour Grace Municipal Plan Amendment No. 5, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.