

**TOWN OF HARBOUR GRACE
MUNICIPAL PLAN 2010**



MUNICIPAL PLAN AMENDMENT No. 4, 2022

Add New Plan Policy 15 "OPEN SPACE RECREATION PARK"

"ENVIRONMENTAL PROTECTION"

To

"OPEN SPACE RECREATION PARK"

Bannerman Lake Road and Lady Lake Road

APRIL, 2022

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF HARBOUR GRACE MUNICIPAL PLAN AMENDMENT No. 4, 2022


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. 4, 2022, on the 21st day of June, 2022.
- b) Gave notice of the adoption of the Town of Harbour Grace Municipal Plan Amendment No. 4, 2022 by advertisement inserted on the 22nd day and the 29th day of July, 2022, in Shoreline newspaper.
- c) Set the 9th day of August, 2022, at 7:00 p.m. at the Firemen's Social Building, Bannerman Street, Harbour Grace, for the holding of a public hearing to consider objections and submissions.

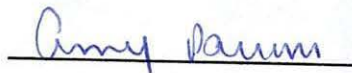
Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Harbour Grace approved the Town of Harbour Grace Municipal Plan Amendment No. 4, 2022, as adopted.

SIGNED AND SEALED this 29th day of August, 2022

Mayor:



Clerk:



(Council Seal)

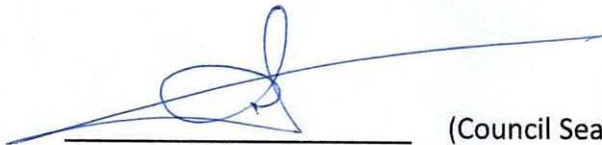
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE
MUNICIPAL PLAN AMENDMENT No. 4, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Torbay adopts the Town of Harbour Grace Municipal Plan Amendment No. 4, 2022.

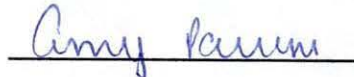
Adopted by the Town Council of Harbour Grace on the 21st day of June, 2022.

Signed and sealed this 29th day of August, 2022.

Mayor:


_____ (Council Seal)

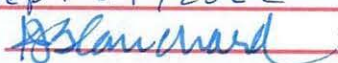
Clerk:





CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Harbour Grace Municipal Plan Amendment No. 4, 2022, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	<u>2125-2022-015</u>
Date	<u>Sept 27/2022</u>
Signature	<u></u>



MUNICIPAL PLAN AMENDMENT No. 4, 2022

BACKGROUND

The Town of Harbour Grace proposes to amend its Municipal Plan. The Town has received a comprehensive proposal for a recreational camping park with six tourist cabins on 15.79 ha. of land located on the northeast side of Bannerman Lake Road and Lady Lake Road. Approximately 2.28 ha. are located in the Protected Public Water Supply designation. No development is proposed for land within this designation.

The Business and Concept Plan provided by the applicant indicates that the park, when fully developed, will have over 60 camping sites with all sites having electrical service. The park will have six tourist cabins, an administration building and also provide a sanitation dumping station on site.

The Harbour Grace Municipal Plan has no policy to address private recreational parks and campgrounds. This Amendment proposes to add a new policy and Land Use Designation, Open Space Recreation Park.

The area for development is presently designated as **Environmental Protection** on the Harbour Grace Future Land Use Map. The proposed Amendment will re-designate land for the proposed park development from **Environmental Protection** to **Open Space Recreation Park**.

ANALYSIS:

Promoting itself as a tourist destination, Harbour Grace has many attractions to offer such as the Harbour Grace Regatta, a Marina, historic buildings, a rich aviation history, Amelia Earhart Statue just to name a few. Harbour Grace has an existing trailer park, the Amelia Earhart Campground located off Glover Road at the west end of Town. This campground is located in a Commercial designation and appears to be contrary to that designation.

To control indiscriminate camping, the Town is encouraging the development of a new campground, Verge's Getaway and Retreat located off Bannerman Lake Road and Lady Lake Road which offers camping sites and tourist cabin rentals. The existing Amelia Earhart Campground has few amenities to offer but is operates at capacity during the summer months.

The Harbour Grace Municipal Plan has no policy to address private recreational parks and campgrounds. This Amendment proposes to add a new land use policy (15) and Land Use Designation, Open Space Recreation Park.

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 April 21, 2022, 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 Town's website Facebook page and at the post office, from April 21 to May 5, 2022, 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. 4, 2021

The Town of Harbour Grace Municipal Plan is amended by:

- A) Adding Municipal Plan Policy 15, Open Space Recreation Park Designation** as shown below:

15. OPEN SPACE RECREATION PARK DESIGNATION

The Open Space Recreation Park Designation is applied to sites where there are private recreational parks and campgrounds. The Town has two commercial camping parks. The Amelia Earhart Campground is located off Glover Road at the west end of the Planning Area. It offers few amenities other than sites for recreational camping trailers. The second is Verge's Getaway and Retreat located off Bannerman Lake Road and Lady Lake Road which offers camping sites and tourist cabin rentals.

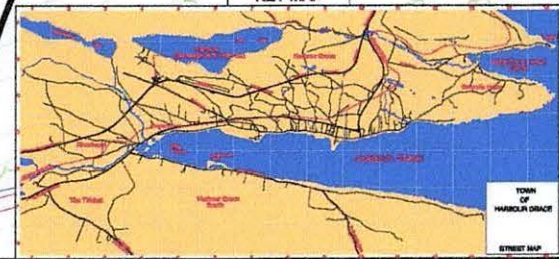
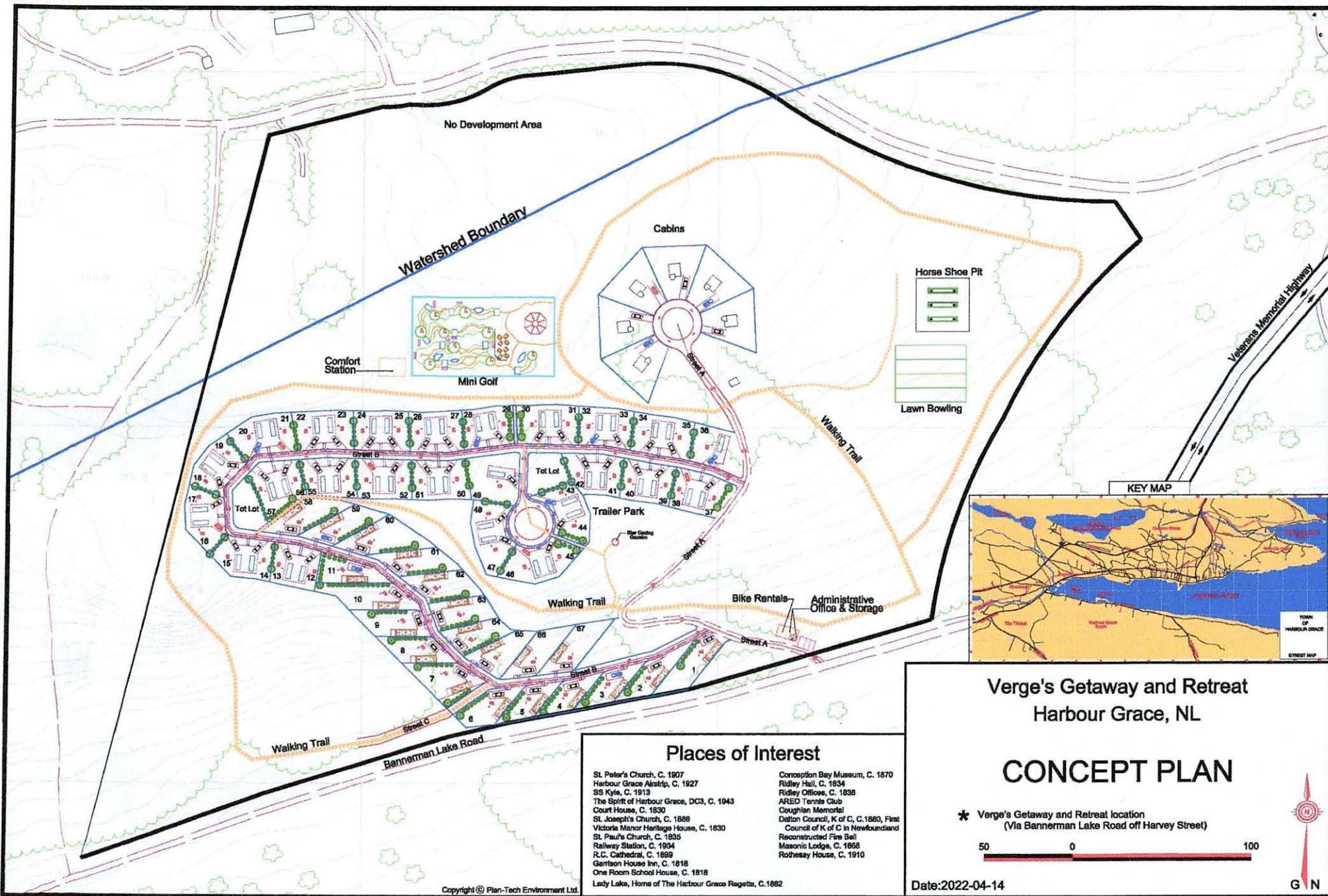
Permitted uses in the Open Space Recreation Park designation are: tourist cottage, outdoor amusement uses, recreational open space, campgrounds or trailer parks, tourist cabins (rental), outdoor assembly, convenience store.

Discretionary uses in this designation are catering, including take-out food service, indoor assembly, light industry, shop and antenna.

Municipal Services

Development in this designation is not required to be connected to the Town's water and sewer system. The Amelia Earhart Campground offers no municipal services. Verge's Getaway and Retreat offers full onsite services.

B) ***Changing*** an area of land from "**Environmental Protection**" to "**Open Space Recreation Park**" as shown on the attached copy of the Town of Harbour Grace Future Land Use Map.



- ### Places of Interest
- | | |
|---|--|
| St. Peter's Church, C. 1907 | Coronation Bay Museum, C. 1870 |
| Harbour Grace Airstrip, C. 1927 | Ridley Hall, C. 1834 |
| SS Kyle, C. 1913 | Ridley Office, C. 1838 |
| The Spirit of Harbour Grace, DC3, C. 1943 | AREO Tennis Club |
| Court House, C. 1830 | Coughlan Memorial |
| St. Joseph's Church, C. 1886 | Dalton Council, K of C, C. 1880, First |
| Victoria Manor Heritage House, C. 1830 | Council of K of C in Newfoundland |
| St. Paul's Church, C. 1835 | Reconstructed Fire Bell |
| Railway Station, C. 1904 | Masonic Lodge, C. 1858 |
| R.C. Cathedral, C. 1899 | Rothsay House, C. 1910 |
| Garrison House Inn, C. 1818 | |
| One Room School House, C. 1818 | |
| Lady Lake, Home of The Harbour Grace Regatta, C. 1882 | |

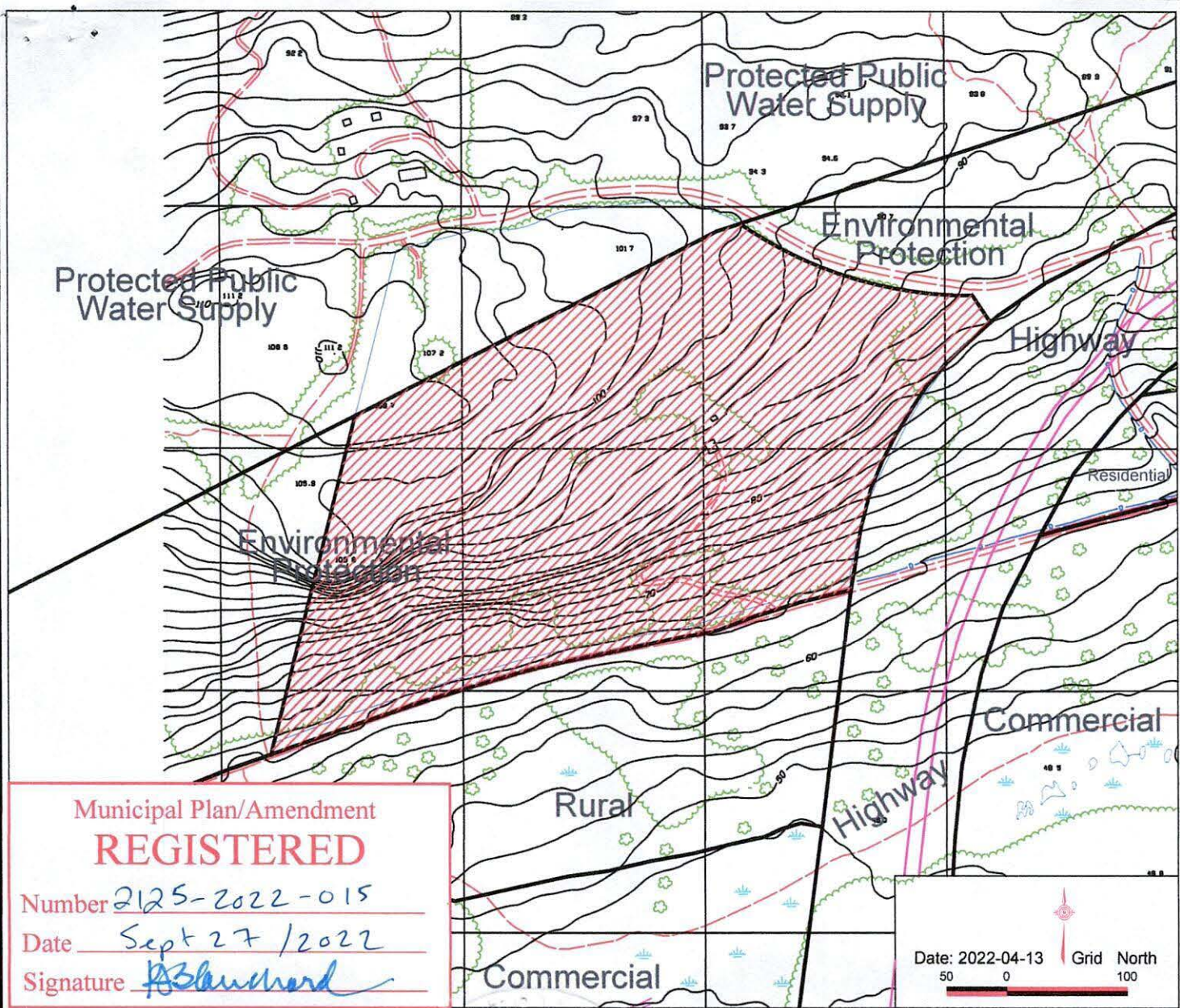
Verge's Getaway and Retreat Harbour Grace, NL

CONCEPT PLAN

★ Verge's Getaway and Retreat location
(Via Bannerman Lake Road off Harvey Street)

50 0 100

Date: 2022-04-14



Municipal Plan/Amendment
REGISTERED
 Number 2125-2022-015
 Date Sept 27 / 2022
 Signature [Signature]

Date: 2022-04-13 Grid North
 50 0 100

TOWN OF HARBOUR GRACE
 MUNICIPAL PLAN 2010

FUTURE LAND USE MAP

MUNICIPAL PLAN
 AMENDMENT No. 4, 2022



Area to be changed from: "Environmental Protection" to "Open Space Recreation Park"

Dated at Harbour Grace

This 29 Day of August 2022

[Signature] Mayor

Amy Parsons Clerk

Seal



PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Harbour Grace Municipal Plan Amendment No. 4, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.