

**TOWN OF BAULINE
MUNICIPAL PLAN 2007 - 2017**



MUNICIPAL PLAN AMENDMENT No. 6, 2020

**AMENDMENT TO MUNICIPAL PLAN POLICY 3.2.4
"RURAL" TO "INDUSTRIAL"
Bauline Line Extension**

JULY, 2020

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BAULINE
MUNICIPAL PLAN AMENDMENT No. 6, 2020**

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

- a) Adopted the Bauline Municipal Plan Amendment No. 6, 2020 on the 7th day of October, 2020.
- b) Gave notice of the adoption of the Town of Bauline Municipal Plan Amendment No. 6, 2020 by advertisement inserted on the 24th day and the 31st day of October, 2020 in *The Telegram* newspaper.
- c) Set the 12th day of November, 2020, at 7:00 p.m. at the Town Hall, Bauline, 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 Bauline approves the Town of Bauline Municipal Plan Amendment No. 6, 2020 as adopted (or as amended).

SIGNED AND SEALED this 19th day of NOVEMBER, 2020

Mayor:



(Council Seal)

Clerk:



Municipal Plan/Amendment	
REGISTERED	
Number	<u>240-2020-008</u>
Date	<u>December 15, 2020</u>
Signature	<u>Wally Olney</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAULINE
MUNICIPAL PLAN AMENDMENT No. 6, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Bauline adopts the Town of Bauline Municipal Plan Amendment No. 6, 2020.

Adopted by the Town Council of Bauline on the 7th day of October, 2020.

Signed and sealed this 19th day of NOVEMBER, 2020.

Mayor:  (Council Seal)

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bauline Municipal Plan Amendment No. 6, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF BAULINE
MUNICIPAL PLAN AMENDMENT No. 6, 2020

BACKGROUND

The Town of Bauline wishes to amend its Municipal Plan. The Town has received two proposals to develop industrial sites on the Bauline Line Extension. One proposal is for storage and maintenance of approximately 20 customized trailers that are leased to industries within the province. The proposal is for an administration building and a maintenance building to service the trailers.

The second proposed development will provide safety training, consulting and emergency response solutions to varied industries throughout the province. An Administration building will support operations, administration, equipment and training simulators to support various high level emergency response, confined space and work at height programs.

The Future Land Use Map has the west side of the Bauline Line Extension designated as Rural. The purpose of this proposed amendment is to rewrite Municipal Plan Policy 3.2.4 – Industrial to allow for expanded Industrial policies. The Amendment will also re-designate land on the west side of the Bauline Line Extension from Rural to Industrial.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan has the area of the proposed Municipal Plan amendment designated as Rural. Industrial development is a permitted use in the Rural designation. It is determined that an amendment to the St. John's Urban Region Regional Plan is not required to bring the proposed Municipal Plan Amendment No. 6, 2020, into conformity with the Regional Plan.

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 Bauline published a notice in *The Telegram* newspaper on August 8, 2020, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from August 10, to August 14, 2020, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal and written comments were received during the public consultation period.

AMENDMENT No. 6, 2020

The Town of Bauline Municipal Plan is amended by:

- A) *Deleting*** Municipal Plan Policy 3.2.4, Industrial, and replacing with the following policy section as shown below:

3.2.4 INDUSTRIAL

Industrial Policies

1. Land Use

Land designated for Industrial uses shall be developed primarily for training and education for marine related use and for such uses oriented toward general industry users. Industrial uses shall be general industries, general services and light industries. The permitted uses shall include catering, office, personal service, shop, and convenience store passenger assembly (all use classes), business and personal service (all use classes), general service, outdoor assembly, mercantile (all use classes), light industry and general industry, transportation and antenna.

Other discretionary uses may include catering (lounges and bars), clubs and lodges, amusement, general assembly, taxi stand, police station, funeral home, medical treatment, indoor and outdoor market, temporary workers housing and recreation open space.

2. Location

Land primarily associated with fishing and marine activities located along the shoreline of Bauline Cove is designated for industrial use. A site along the Bauline Line Extension, close to the shared Municipal boundary with Portugal Cove-St. Philips, has been identified for industrial use.

3. Environmental Concerns

Tanks or apparatus connected with the storage of fuel shall be required to provide adequate containment and dykes. Council shall require that all fuel storage tanks greater than 2500 litres be approved and inspected regularly by Digital Government and Service NL. Council shall require the siting of fuel storage tanks within the industrial designations in a manner that will not adversely affect the amenities or safety of the adjoining properties.

Any fuel storage tanks proposed for removal shall require compliance with the Pollution Prevention Division, Department of Environment, Climate Change and Municipalities and Digital Government and Service NL. Environmental Audits may be required prior to site remediation to determine the presence of hydro-carbons in surrounding soils.

4. Restricted Development

Industrial uses that are determined to be incompatible with the natural environment or nearby development through excessive emissions of noise, smell, chemicals or other pollutants, shall not be permitted.

5. Open Storage

Property owners with unsightly uses shall not store their materials in the front yard. Similar uses will be screened from view of the road by high fences or some other form of buffer as required by Council. Screening and buffering using fences or trees may be required in order to preserve an attractive appearance. Proper site layout and buffering shall be used to prevent or minimize the adverse effects of any proposed development on adjacent residential uses.

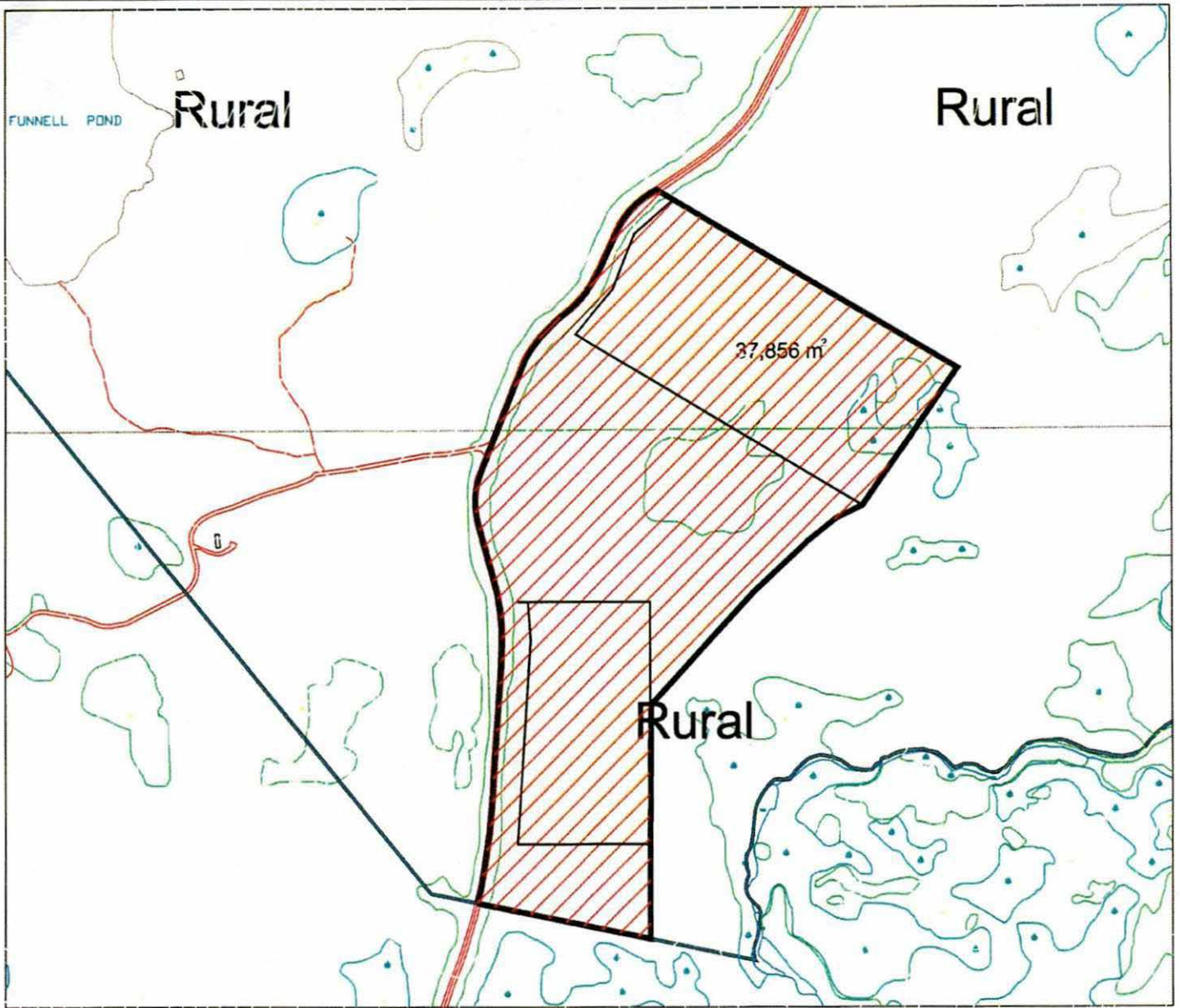
6. Parking

Adequate off street parking, loading and safe access to the street shall be provided. Parking shall meet requirements as outline in Schedule D of the Town's Development Regulations.

7. Access to Street

Access points to the public street shall be limited in number and properly designed, in order to keep the street safe and efficient for both vehicles and pedestrians.

B) *Changing* an area of land from "**Rural**" to "**Industrial**", as shown on the attached copy of the Town of Bauline Municipal Plan Future Land Use Map.





TOWN OF BAULINE
MUNICIPAL PLAN 2007-2017

Dated at Bauline

FUTURE LAND USE MAP

This 19 Day of NOVEMBER 2020

MUNICIPAL PLAN
AMENDMENT No. 6, 2020

 Mayor
 Clerk



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

Seal

Municipal Plan/Amendment
REGISTERED

Number 240-2020-009
Date 19 November 2020 Scale: 1:5000
Signature [Handwritten Signature]



I certify that the attached Town of Bauline Municipal Plan Amendment No. 6, 2020, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.