

TOWN OF WITLESS BAY

MUNICIPAL PLAN

MUNICIPAL PLAN AMENDMENT No. 3, 2019

Re-Designation of Land Fronting on the Southern Shore Highway

to the

Public Land Use Designation

Prepared by Paul Boundridge, MCIP

April 2021

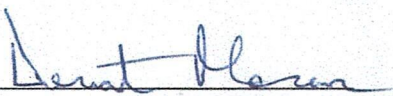
**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
WITLESS BAY MUNICIPAL PLAN AMENDMENT No. 3, 2019**

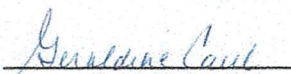
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Witless Bay:

- a) adopted the Witless Bay Municipal Plan Amendment No. 3, 2019 on the 19th day of January 2021;
- b) gave notice of the adoption of the Witless Bay Municipal Plan Amendment No. 3, 2019 by public notice of a Modified Public Hearing placed on January 28, 2021 and February 11, 2021 in *The Shoreline News* newspaper and on the Town of Witless Bay Municipal Council website and the Town of Witless Bay Municipal Council Facebook page on January 28, 2021;
- c) set the 5th day of March 2021 at 1:00 P.M. for any interested person to submit a written representation or objection to the Town Clerk for referral to the independent Commissioner for consideration in the preparation of a Commissioner's Report to Council; and,
- d) confirms that no written representations were received by the stated deadline, and that that in a March 17, 2021 Commissioner's Report to Council on the proposed Witless Bay Municipal Plan Amendment No. 3, 2019 it was recommended that Council should approve the amendment as adopted.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Witless Bay Town Council approves on this 13th day of April 2021 the Witless Bay Municipal Plan Amendment No. 3, 2019 as adopted on January 19, 2021.

SIGNED AND SEALED this 14th day of APRIL 2021

Mayor: 
Dermot Moran

Town Clerk: 
Geraldine Caul

(Council Seal)

Provincial Registration

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>SVSS-2021-003</u>
Date	<u>May 6, 2021</u>
Signature	<u>Mary Oley</u>

**RESOLUTION TO ADOPT
TOWN OF WITLESS BAY
MUNICIPAL PLAN AMENDMENT NUMBER 3, 2019**

WHEREAS the Town of Witless Bay wishes to accommodate the development of a municipal fire station on property situated on the Southern Shore Highway.

BE IT THEREFORE RESOLVED that the Town of Witless Bay hereby adopts the following map amendment to the Town of Witless Bay Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

Redesignate land abutting the southern boundary of the Clarity Aquatech Limited Property at Civic Number 177-183 Southern Shore Highway from the Industrial Land Use Designation and the Commercial Use Land Use Designation to the Public Use Land Use Designation as shown on Future Land Use Map 2 attached.

BE IT FURTHER RESOLVED that the Town of Witless Bay requests the Minister of Environment, Climate Change and Municipalities to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the Town of Witless Bay has been hereunto affixed and this Resolution has been signed by the Mayor and the Town Clerk on behalf of Council this 14th day of April 2021.

Dermot Moran

Mayor, Dermot Moran

Geraldine Caul

Town Clerk Administrator, Geraldine Caul

MCIP Certification:

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

Paul Bounbridge
Paul Bounbridge, MCIP



19 JANUARY 2021
Council Adoption

Provincial Registration

MUNICIPAL PLAN AMENDMENT NO. 3, 2019

BACKGROUND

The Town of Witless Bay Municipal Plan 2013-2023 came into effect on June 24, 2016. The Town now wishes to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change.

The Town of Witless Bay has pursued the acquisition of a parcel of Crown land to accommodate development of a new fire station. To accommodate development of the fire station, the subject property needs to be rezoned from the Commercial Highway (CH) Zone and the Industrial Light (IL) Zone to the Public Buildings (PB) Zone. The rezoning would trigger a municipal plan amendment involving re-designating the subject property from the Industrial Land Use Designation and the Commercial Land Use Designation to the Public Use Land Use Designation.

A Planning Report to the Town of Witless Bay Municipal Council was prepared on the rezoning application which discussed the rezoning application and the amendments to the Municipal Plan and Development Regulations which would be involved. After a public consultation meeting was held on August 27, 2019 at the Witless Bay Town Hall, Council decided to adopt-in-principle the proposed amendments at the Regular Meeting of Council of September 10, 2019.

A written request was made to the Department of Municipal Affairs and Environment (now the Department of Environment, Climate Change and Municipalities) by the Town Planner on October 21, 2019 for a review of the proposed amendments against Provincial policies and interests and a release from further review. In a letter dated December 9, 2020 the Department of Environment, Climate Change and Municipalities (DECCM) advised that the review had been completed and that a Release from further review by the Province had been granted.

The Town of Witless Bay Municipal Council decided at the Regular Meeting of Council of January 19, 2021 to adopt the proposed Witless Bay Municipal Plan Amendment No. 3, 2019 and the proposed Witless Bay Development Regulations Amendment No. 3, 2019. At the Regular Meeting of Council of January 19, 2021 Council also decided to appoint Mr. Wayne Thistle as Commissioner for a Modified Public Hearing.

PUBLIC CONSULTATION

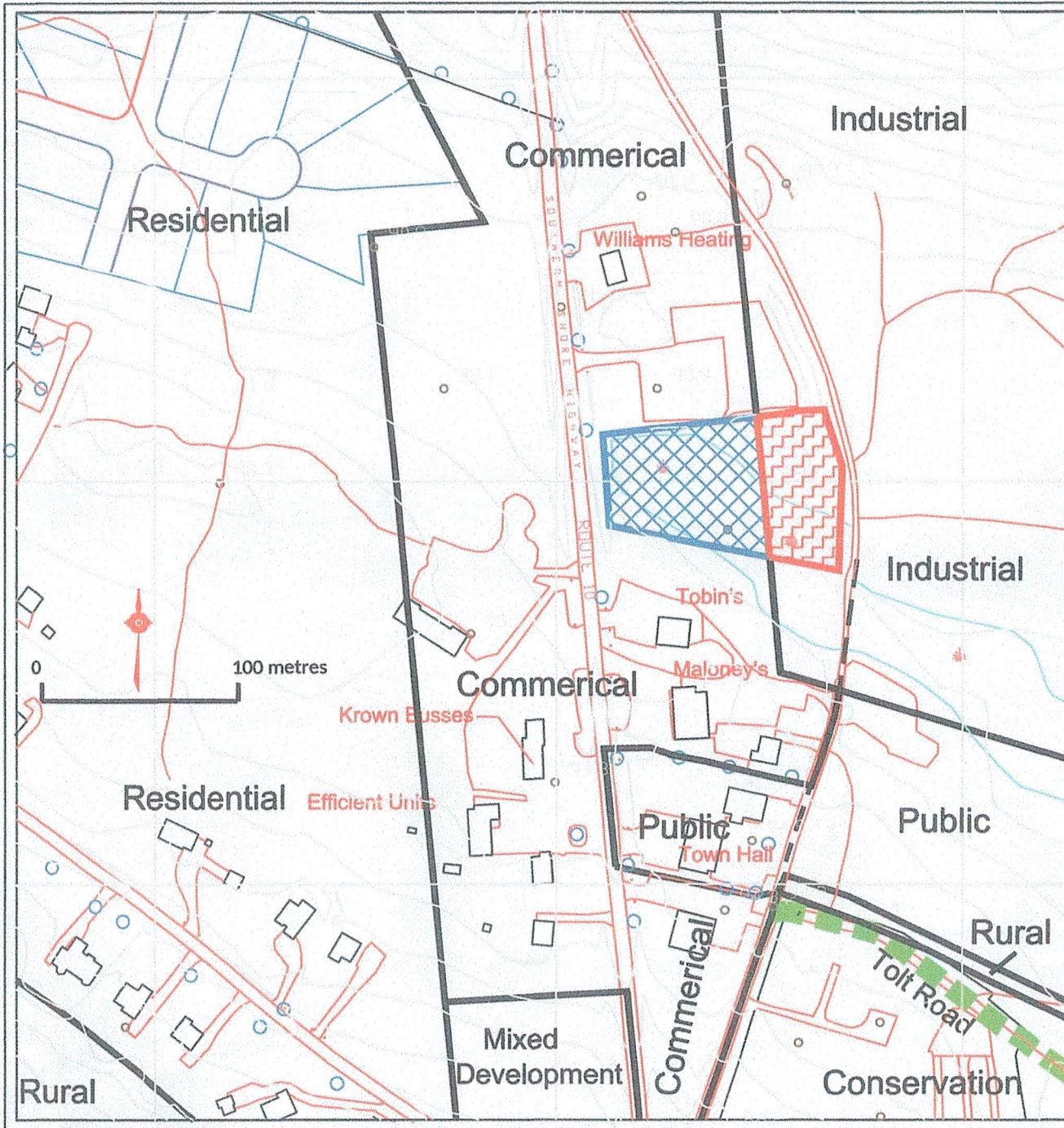
During the preparation of the amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Municipal Plan Amendment No. 3, 2019 and the Development Regulations Amendment Number 3, 2019. A Public Notice of Modified Public Hearing appeared in the January 28, 2021 and the February 11, 2021 editions of the *Shoreline News* newspaper, and on the Town of Witless Bay website and Facebook page. The Notice indicated that interested persons would have until 1:00 P.M. of Friday, 5 March 2021 to examine the proposed amendments and file with the Town written submissions of any concerns or objections to the proposed amendments. Any submissions received would be immediately forwarded to the Commissioner for consideration in the report that he would be preparing for Council.

No written representations were received by the stated deadline. In a 17 March 2021 Commissioner's Report to Council on the proposed Witless Bay Municipal Plan Amendment No. 3, 2019 and Witless Bay Development Regulations Amendment Number 3, 2019 it was recommended that Council should approve the amendments as adopted.

AMENDMENT

The Town of Witless Bay Municipal Plan 2013-2023 shall be amended as follows:

Redesignate land abutting the southern boundary of the Clarity Aquatech Limited Property at Civic Number 177-183 Southern Shore Highway from the Industrial Land Use Designation and the Commercial Use Land Use Designation to the Public Use Land Use Designation as shown on Future Land Use Map 2 attached.





Town of Witless Bay

Municipal Plan 2013 - 2023

Future Land Use

Amendment No. 3, 2019

 From: Commercial
To: Public (Pub)

 From: Industrial
To: Public (Pub)

Dated at Witless Bay, Newfoundland and Labrador

This 14th day of April, 2021

Dermot Moran

Dermot Moran, Mayor

Geraldine Caul

Geraldine Caul, Town Clerk Administrator

Municipal Plan/Amendment

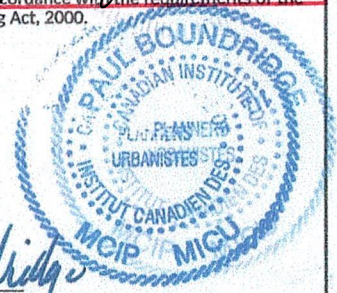
REGISTERED

Number 5455-2021-003

Date May 6, 2021

Signature *Mary Oley*

I certify that this Amendment No. 3, 2019 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



Paul Boundridge

Paul Boundridge, MCIIP

**TOWN OF ISLE WITLESS BAY
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2019

**Rezoning of Land Fronting on the Southern Shore Highway
to the
Public Buildings Land Use Zone**

Prepared by Paul Boundridge, MCIP

April 2021

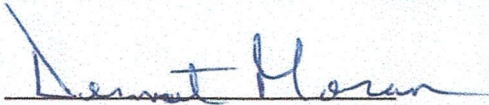
**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
WITLESS BAY DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2019**

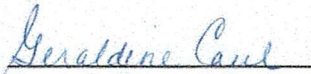
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Witless Bay:

- a) adopted the Witless Bay Development Regulations Amendment No. 3, 2019 on the 19th day of January 2021.
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Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Witless Bay Town Council approves on this 13th day of April 2021 the Witless Bay Development Regulations Amendment No. 3, 2019 as adopted on January 19, 2021.

SIGNED AND SEALED this 14th day of APRIL 2021

Mayor: 
Dermot Moran

Town Clerk: 
Geraldine Caul

Provincial Registration

(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>5455-2021-004</u>
Date	<u>May 6, 2021</u>
Signature	<u>Mary Oley</u>

**RESOLUTION TO ADOPT
TOWN OF WITLESS BAY
MUNICIPAL PLAN AMENDMENT NUMBER 3, 2019**

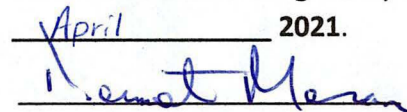
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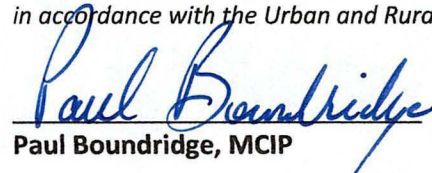
Mayor, Dermot Moran

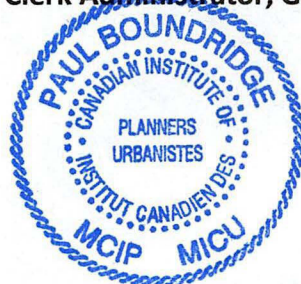


Town Clerk Administrator, Geraldine Caul

MCIP Certification:

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.


Paul Bountridge, MCIP



19 JANUARY 2021
Council Adoption

Provincial Registration

DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2019

BACKGROUND

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PUBLIC CONSULTATION

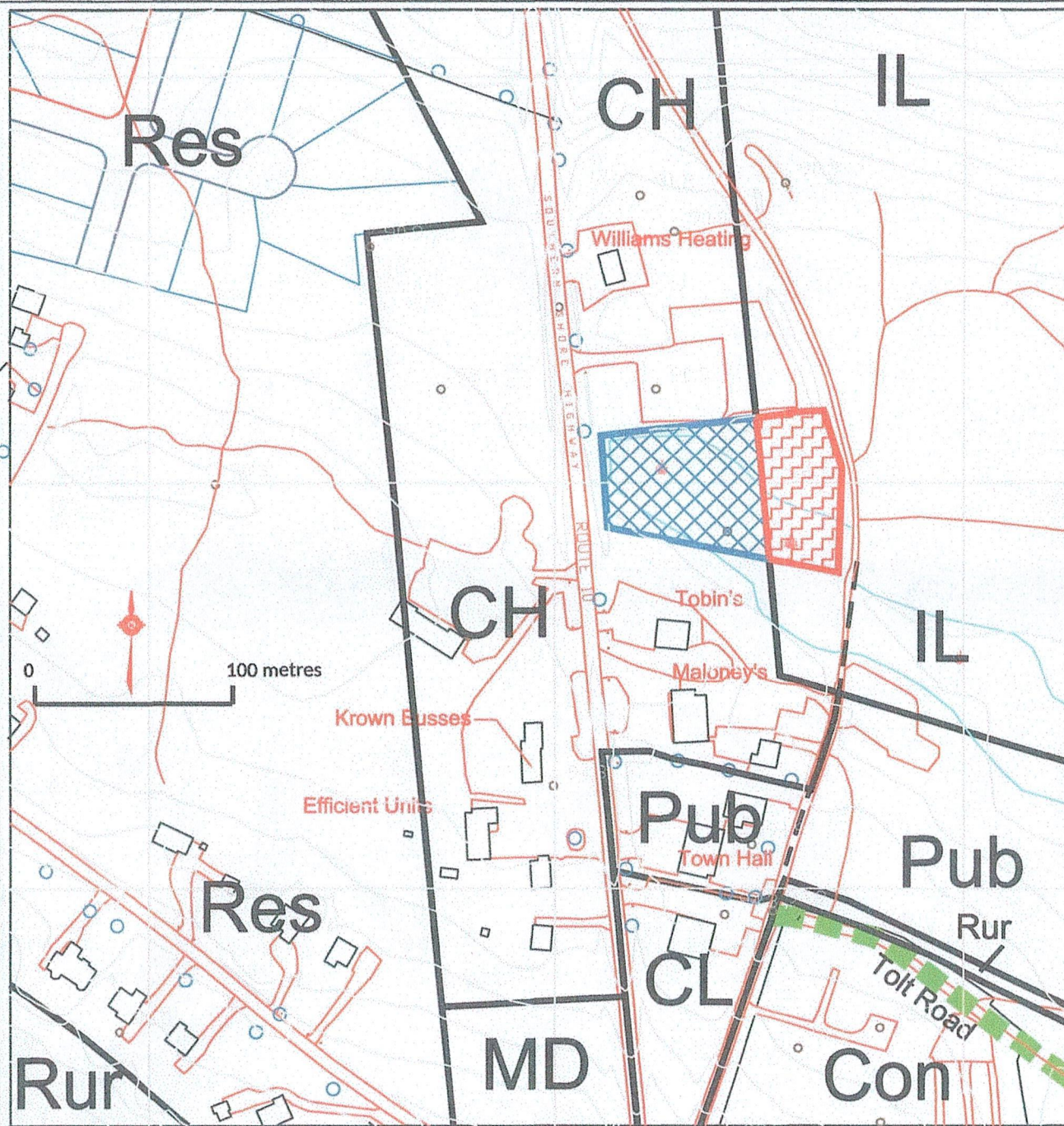
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AMENDMENT

The Town Witless Bay Development Regulations 2013-2023 shall be amended as follows:

Rezone land abutting the southern boundary of the Clarity Aquatech Limited Property at Civic Number 177-183 Southern Shore Highway from the Industrial Light Land Use Zone and the Commercial Highway Land Use Zone to the Public Buildings Land Use Zone as shown on Land Use Zoning Map 2 attached.



Town of Witless Bay
 Development Regulations 2013 - 2023
 Land Use Zoning
 Amendment No. 3, 2019

-  From: Commercial Highway (CH)
To: Public (Pub)
-  From: Industrial Light (IL)
To: Public (Pub)

Dated at Witless Bay, Newfoundland and Labrador
 This 14th day of April, 2021

Dermot Moran
 Dermot Moran, Mayor

Geraldine Caul
 Geraldine Caul, Town Clerk Administrator

Development Regulations Amendment

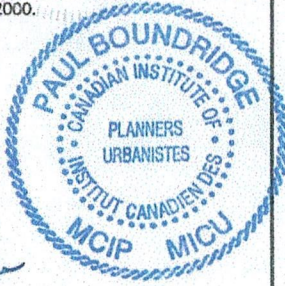
REGISTERED

Number 5155-2021-004

Date May 6, 2021

Signature *Mary Oley*

Certify that this Amendment No.3, 2019 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



Paul Boudridge
 Paul Boudridge, MICP