



TOWN OF NORRIS POINT

DEVELOPMENT REGULATION AMENDMENT No. 3, 2022

(Land Use Zoning Map)

MAY, 22



URBAN AND RURAL PLANNING ACT, 2000

**RESOLUTION TO APPROVE No. 3, 2022 AMENDMENT
TO THE TOWN OF NORRIS POINT
DEVELOPMENT REGULATIONS, 2009**


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

- a) adopted the Amendment No. 3, 2022 to the Town of Norris Point Development Regulations on the 12th day of July, 2022.
- b) gave notice of the adoption of the Amendment No. 03, 2022 to the Town of Norris Point Development Regulations by posting notices on July 13, 2022 in the following locations: Town Hall/Fire Hall, Town Hall/Administrative office, Post Office, C & J Rumbolt's Convenience Store, Bonne Bay Pharmacy, and Rudy's Gas Bar, and on the Town's Facebook page;
- c) set the 2nd day of August at 7 p.m. at the Town Hall, 2022, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Norris Point approves the Amendment No. 3, 2022 to the Town of Norris Point Development Regulations as adopted.

SIGNED AND SEALED this 9 day of August, 2022.

Deputy Mayor: 

Town Manager/Clerk 

Development Regulations/Amendment	
REGISTERED	
Number	<u>3515-2022-009</u>
Date	_____
Signature	_____

(Council Seal)



URBAN AND RURAL PLANNING ACT, 2000

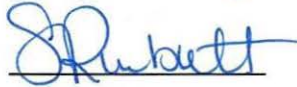
**RESOLUTION TO ADOPT
AMENDMENT No. 3, 2022
TOWN OF NORRIS POINT DEVELOPMENT REGULATIONS, 2009**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Norris Point adopts the Amendment No. 3, 2022 to the Development Regulations.

Adopted by the Town Council of Norris Point on the 12th day of July, 2022.

Signed and sealed this 9 day of August, 2022.

Deputy Mayor:




Town Clerk/Manager:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3 2022 to the Town of Norris Point Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.


MCIP:
Anna Myers
Member of Institute of Planners (MCIP)



TOWN OF NORRIS POINT DEVELOPMENT REGULATIONS AMENDMENT No. 03, 2022

BACKGROUND

The Town Council of Norris Point has received a request to amend its Development Regulations, 2009. The proposed amendment seeks to change the 2009 Municipal Plan's Land Use Zoning Map from "Rural and Resource" to "Residential".

The Town Council received an application to rezone this land to accommodate residential use adjacent to an existing area zoned as "Mixed Development" which also allows for residential development. The site is located behind the Pharmacy building on Route 430-15 on Northcott's Hill.

The proposed use for the site is residential only as a single structure as per the uses outlined in the Residential Use Zone Table of the Town of Norris Point Development Regulations, 2009. Extensive landscaping is intended for the overall site which is fairly steep; therefore the development will be limited to the property boundaries due to the surrounding slope. The "Rural and Resource" zone will serve as a buffer between the proposed low density "Residential" zone and the existing "Mixed Development zone" which has general contractor and other uses that are incompatible with the proposed low density residential use. Note that the area was not under any formal use prior to this application; however, it was cleared of vegetation and terraced in the past, possibly with the intention of using the site for a Commercial Residential use that is a Discretionary use in the "Rural and Resource" zone. Note that immediately to the north, the "Mixed Development" zone shows a similar depth from Route 430-15.

There is currently an access from Route 430-15 to the site which has historically been used to access the general area. There are municipal services that can be accessed from that point; however, the choice may be to meet the Department of Digital Services and Service NL standards. This will be addressed at the development permitting stage. This is not intended as a residential subdivision with multiple lots.

The proposed amendment is consistent with the following objective and policies of the Town of Norris Point Municipal Plan, 2009 as follows:

- Objective 3.5.1: residential development in ' backland areas close to built-up areas of the community';
- Policy R-1: 'principal house style will continue to be single detached dwellings'; and,

- Policy MD-2: Compatibility – ‘Non- residential uses in a Mixed Development area....must be adequately separated and buffered from surrounding residential development...’

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

A Notice was placed on the Town Webpage and Town Facebook pages on May 27, 2022 to inform and to invite the public for input to the proposed change. At the same time, Notices were posted in the following public locations: Town Hall, Post Office, Pharmacy, C.J. Rumbolt Ltd. Convenience Store, and Rudy’s Gas Station. See Appendix for copies of Notices as they appeared online and on bulletin boards. The last day for public input was June 3, 2022 for a 7-day notice period. Note that there is no local newspaper currently in circulation in the community post-COVID.

There were no submissions made to the Town Council of Norris Point regarding this proposed Amendment. There were informal discussions with Councilors; however, no requests were made for copies of the Amendments and no comments or objections were submitted to the Town office.

DEVELOPMENT REGULATIONS AMENDMENT No. 03, 2022

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2022 Land Use Zoning Map.

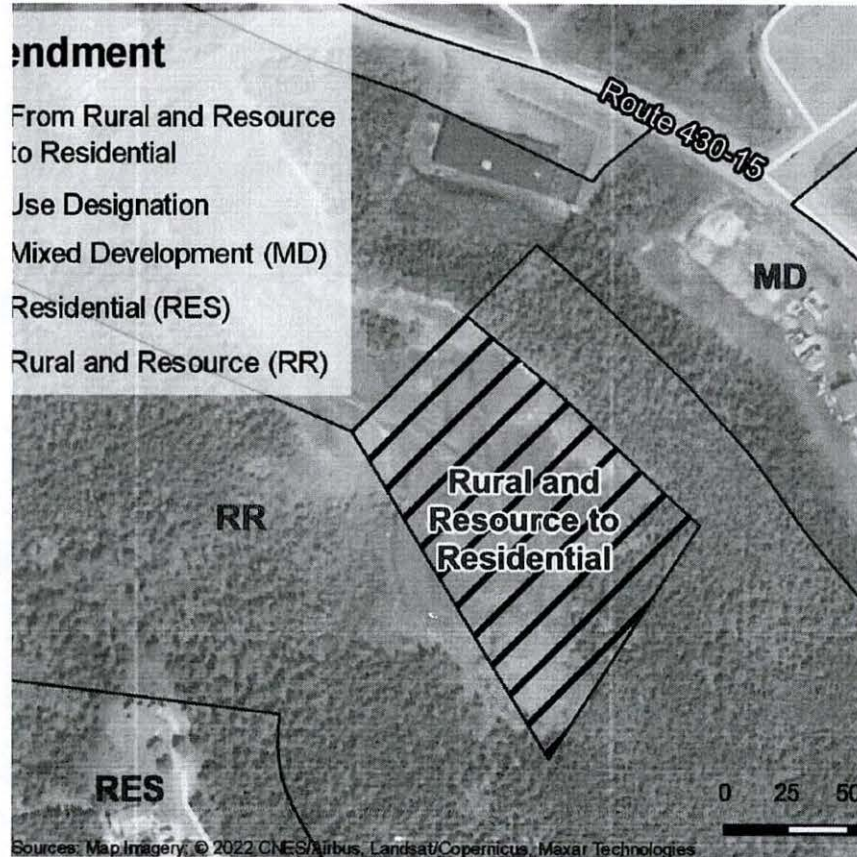
Development Regulations/Amendment

REGISTERED

Number 3515-2022-009

Date _____

Signature _____



Amendment

From Rural and Resource to Residential

Use Designation

Mixed Development (MD)

Residential (RES)

Rural and Resource (RR)

Town of Norris Point

Development Regulations

Land Use Zoning Map

Amendment No. 3, 2022

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From Rural and Resource to Residential

Dated at
This 9 day of August 2022

Sheralyn Rumbolt

Sheralyn Rumbolt, Deputy, Mayor

Jennifer Samms

Jennifer Samms, Town Clerk/Manager

I CERTIFY THAT THIS DEVELOPMENT REGULATIONS AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT, 2000.

