

**TOWN OF WEST ST. MODESTE  
DEVELOPMENT REGULATIONS**

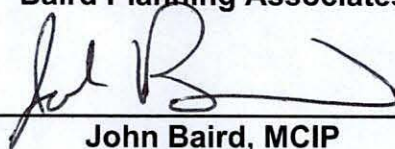
**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2022**

**From Open Space to Commercial General  
Location: Trans Labrador Highway**

**Prepared for the Town of West St. Modeste**

**by**

**Baird Planning Associates**



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**John Baird, MCIP**



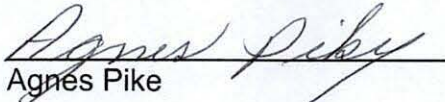
**URBAN AND RURAL PLANNING ACT 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF WEST ST. MODESTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2022**

Under the authority of section 16, section 17, and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of West St. Modeste


- a) Adopted the West St. Modeste Development Regulations Amendment No. 4, 2022 on the 7<sup>th</sup> day of September 2022.
- b) Gave notice of the adoption of West St. Modeste Development Regulations Amendment No. 4, 2022 by advertisement posted on the 8<sup>th</sup> day of September 2022 as follows:
  - (i) On notice boards at the Town Office and Post Office
  - (ii) On Council's Facebook page
- c) Set the 26<sup>th</sup> day of September 2022 at 7:00 p.m. at the Town Hall, West St. Modeste for the holding of a public hearing to consider objections and submissions.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of West St. Modeste approves the West St. Modeste Development Regulations as amended.

SIGNED AND SEALED this 25 day of October 2022

Mayor:   
Agnes Pike

(Council Seal)

Clerk:   
Sandra O'Dell

Development Regulations / Amendment <b>REGISTERED</b>
Number <u>5310-2022-003</u>
Date <u>5 DECEMBER 2022</u>
Signature <u></u>



**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF WEST ST. MODESTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of West St. Modeste adopts the West St. Modeste Development Regulations Amendment No. 4, 2022.

Adopted by the Town Council of West St. Modeste on the 7<sup>th</sup> day of September 2022.

Signed and sealed this 25 day of October 2022

Mayor:

Agnes Pike  
Agnes Pike

Clerk:

Sandra O'Dell  
Sandra O'Dell



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 4, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:

John Baird  
John Baird

(MCIP Seal)



**TOWN OF WEST ST. MODESTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2022**

**BACKGROUND**

Amendment No. 4, 2022 to the West St. Modeste Development Regulations is enacted to comply with Amendment No. 9, 2022 to the West St. Modeste Municipal Plan.

The amendment rezones approximately 1.2 hectares of land fronting on the east side of the Trans Labrador Highway in the northern area of the town from Open Space to Commercial General.

The only Permitted Use under the site's current zoning is recreational open space. Discretionary uses include indoor and outdoor assembly as well as convenience stores and take-out food services that are subsidiary to recreational uses.

Corresponding to the Municipal Plan Amendment No. 9, this amendment proposes to amend the site to Commercial General, which will allow a higher range of development. Recreational Open Space is a Discretionary Use in the Commercial General zone.

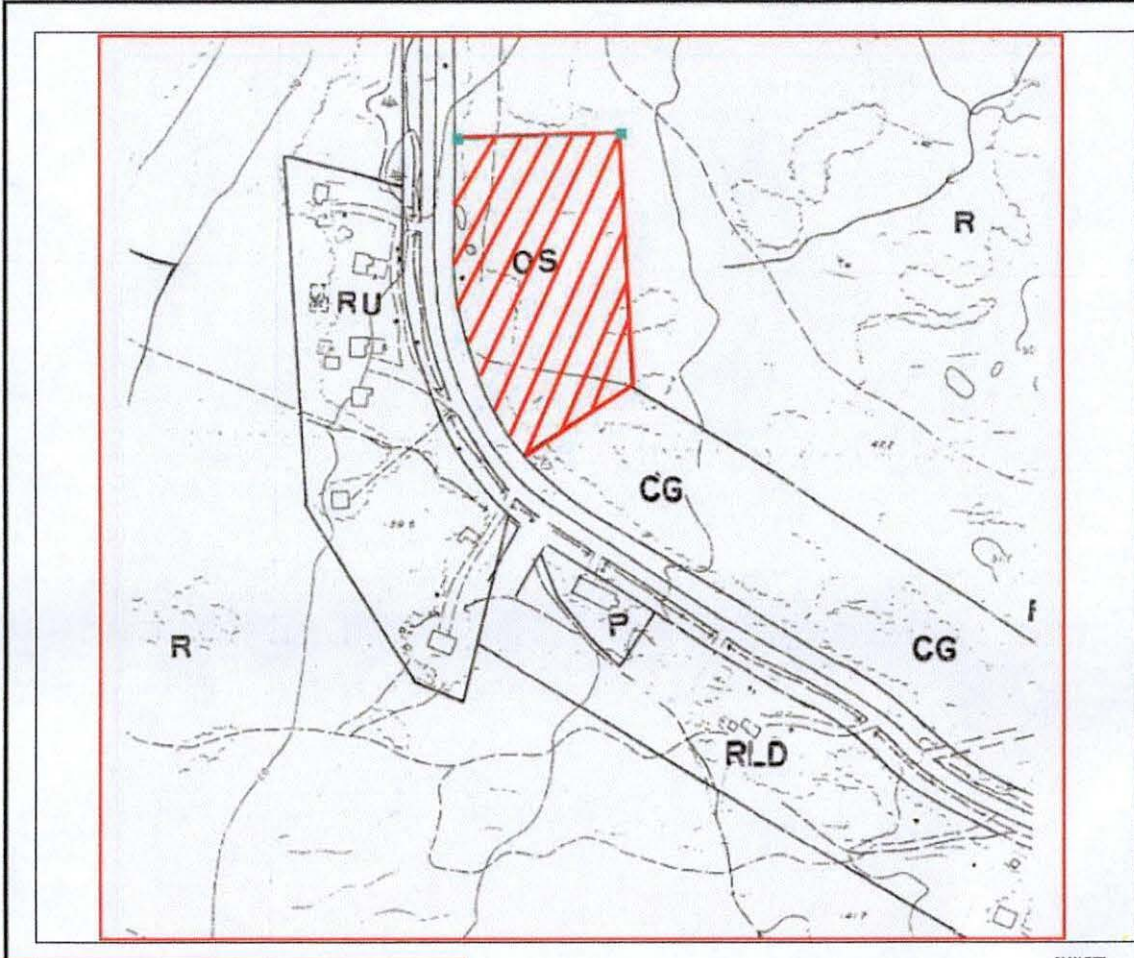
**PUBLIC CONSULTATION**

Public notice of the proposed amendment was posted on July 29 with a deadline of August 12 at 11:00 a.m. for comments. The notice was posted on the West St. Modeste Council Facebook (see attached image) and on notice boards at the Town Office and Post Office.

No comments were received by the deadline.

**DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2022**


The West St. Modeste Land Use Zoning Map is amended as shown on the attached map.



**West St. Modeste  
Development Regulations**

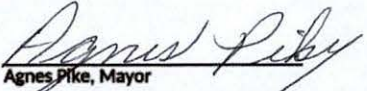
Land Use Zoning Map No. 3

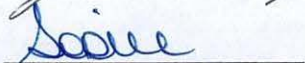
Amendment No. 4, 2022

 From: Open Space (OS)  
To: Commercial General (CG)

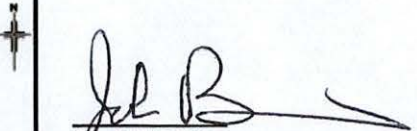
Dated at West St. Modeste, Newfoundland and Labrador

October 25, 2022

  
Agnes Pike, Mayor

  
Sandra O'Dell, Town Clerk

I certify that this Development Regulations Amendment No. 4, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

  
John Baird, MCIP

Development Regulations / Amendment  
**REGISTERED**  
Number 5310-2022-003  
Date 5 DECEMBER 2022  
Signature 