

**TOWN OF WEST ST. MODESTE  
MUNICIPAL PLAN**

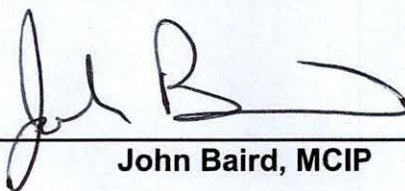
**MUNICIPAL PLAN AMENDMENT No. 9, 2022**

**From Recreation to Commercial  
Location: Trans Labrador Highway**

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

**by**

**Baird Planning Associates**



A handwritten signature in black ink, appearing to read 'John Baird', is written over a horizontal line.

**John Baird, MCIP**



**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO APPROVE  
TOWN OF WEST ST. MODESTE  
MUNICIPAL PLAN AMENDMENT No. 9, 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 Municipal Plan Amendment No. 9, 2022 on the 7<sup>th</sup> day of September 2022.
- b) Gave notice of the adoption of West St. Modeste Municipal Plan Amendment No. 9, 2022 by advertisement posted on the 8<sup>th</sup> day of September 2022 in the following ways:
  - (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 Municipal Plan as amended.

SIGNED AND SEALED this 25 day of October 2022

Mayor: Agnes Pike  
Agnes Pike

(Council Seal)

Clerk: Sandra O'Dell  
Sandra O'Dell

<b>Municipal Plan / Amendment REGISTERED</b>	
Number	<u>5310-2022-003</u>
Date	<u>5 DECEMBER 2022</u>
Signature	<u>[Signature]</u>






**URBAN AND RURAL PLANNING ACT 2000  
RESOLUTION TO ADOPT  
TOWN OF WEST ST. MODESTE  
MUNICIPAL PLAN AMENDMENT No. 9, 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 Municipal Plan Amendment No. 9, 2022.

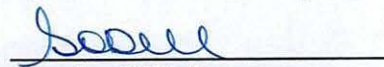
Adopted by the Town Council of West St. Modeste on the 7<sup>th</sup> day of September 2022.

Signed and sealed this 25 day of October 2022

Mayor:

  
Agnes Pike

Clerk:

  
Sandra O'Dell

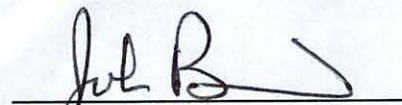


(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached MUNICIPAL PLAN Amendment No. 9, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:

  
John Baird



(MCIP Seal)

**TOWN OF WEST ST. MODESTE**  
**MUNICIPAL PLAN AMENDMENT No. 9, 2022**

**BACKGROUND**

The Town of West St. Modeste proposes to amend its Municipal Plan to change the Future Land Use designation of land on the east side of the Trans Labrador Highway from Recreation to Commercial. The proposed amendment covers a site covering approximately 1.2 hectares with a frontage of 170 metres on the Trans Labrador Highway.

The land is owned by the Town of St. West Modeste and is currently designated Recreation. According to Section 2.5 of the Municipal Plan, the intended purpose of the site is for the development of outdoor recreation facilities. However, that has not happened, and Council now wishes to promote commercial development in the area. The site has also been proposed for the installation of a commercial charging station for electric vehicles.

**PUBLIC CONSULTATION**

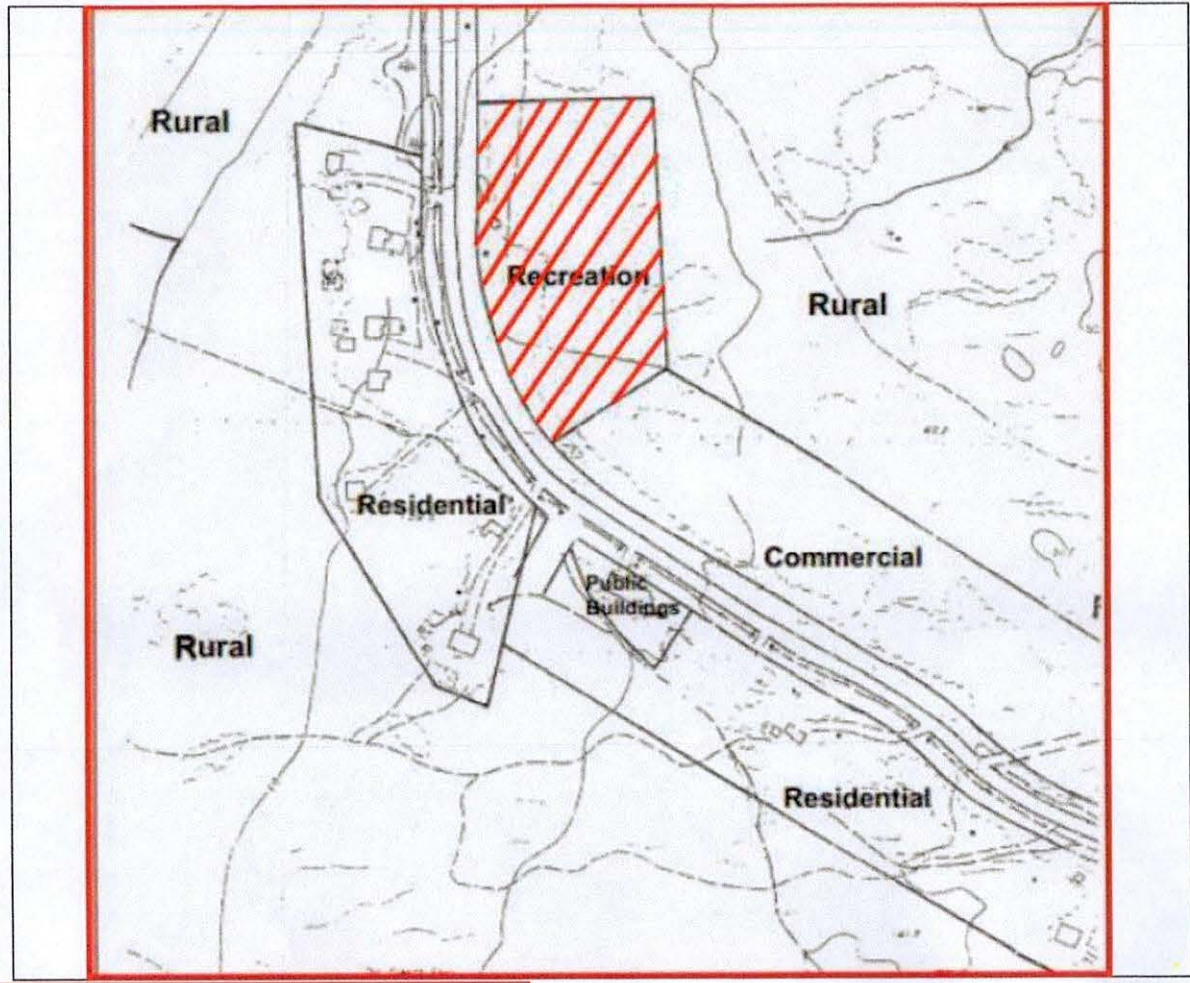
Public notice of the proposed amendment was posted on July 29 with a deadline of August 12 at 11:00 a.m. for comments. The notice was posted on the West St. Modeste Council Facebook (see attached image) and on notice boards at the Town Office and Post Office.

No comments were received by the deadline.

**MUNICIPAL PLAN AMENDMENT No. 9, 2022**


The West St. Modeste Future Land Use Map is amended as shown on the following page.





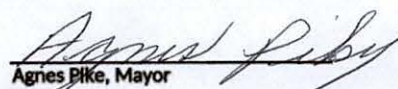
**West St. Modeste  
Municipal Plan**


Future Land Use Map No. 3  
Amendment No. 9, 2022

 From: Recreation  
To: Commercial

Dated at West St. Modeste, Newfoundland and Labrador

October 25, 2022

  
Agnes Pike, Mayor

  
Sandra O'Dell, Town Clerk

I certify that this Municipal Plan Amendment No. 9, 2022  
has been prepared in accordance with the requirements of the Urban  
and Rural Planning Act:

  
John Baird, MCIP

Municipal Plan / Amendment  
**REGISTERED**  
Number 5310 - 2022 - 003  
Date 5 DECEMBER 2022  
Signature 