

**TOWN OF NORRIS POINT**

**MUNICIPAL PLAN  
2009**

**MUNICIPAL PLAN AMENDMENT No. 02, 2022**

(Future Land Use Map)

**MAY 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE  
AMENDMENT No. 02, 2022  
TO THE TOWN OF NORRIS POINT MUNICIPAL PLAN, 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. 02, 2022 to the Town of Norris Point Municipal Plan on the 12<sup>th</sup> day of July, 2022.
- b) gave notice of the adoption of the Amendment No. 02, 2022 to the Town of Norris Point Municipal Plan 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, Rudy's Gas Bar, Bonne Bay Pharmacy, and on the Town Facebook page;
- c) set the 2nd day of August 2022 at 7 p.m. at the Town Hall, 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. 02, 2022 to the Town of Municipal Plan as adopted.

SIGNED AND SEALED this 9 day of August, 2022.

Deputy Mayor:

Sheralyne Rumbolt

Town Manager/Clerk:

Jennifer Summs

<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>3515-2022-005</u>
Date	<u>9 SEPT 2022</u>
Signature	<u>[Signature]</u>

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT  
AMENDMENT No. 02, 2022**

**TOWN OF NORRIS POINT MUNICIPAL PLAN, 2009**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Norris Point adopts the amendment to the Town of Norris Point Municipal Plan.

Adopted by the Town Council of Norris Point on the 12<sup>th</sup> day of July 2022.

Signed and sealed this 9 day of August, 2022.

Deputy Mayor:

Sheraldyn Rumbett

Town Manager/Clerk:

Jennifer Samms

(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 02, 2022 to the Town of Norris Point Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

Myers

Anna Myers

Member, Canadian Institute of Planners (MCIP)



## **TOWN OF NORRIS POINT**

### **MUNICIPAL PLAN AMENDMENT No. 02, 2022**

#### **BACKGROUND**

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

The Town Council received an application to redesignate 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.

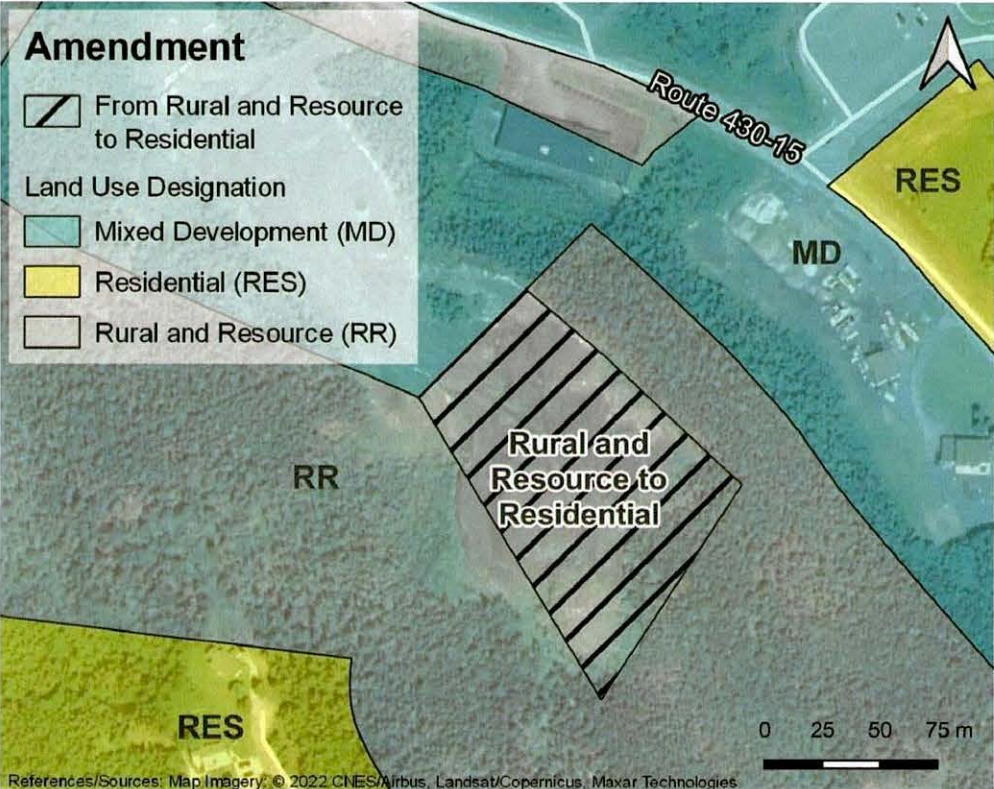
There were no submissions made to the Town Council of Norris Point regarding this proposed Amendment. There were informal discussions with Councilors; however, no requests were made for copies of the Amendments and no comments or objections were submitted to the Town office.

## **MUNICIPAL PLAN AMENDMENT No. 02, 2022**

1. The Municipal Plan’s Future Land Use Map proposed for amendment is as shown on the attached Municipal Amendment No. 02, 2022, Future Land Use Map.

**Municipal Plan/Amendment**  
**REGISTERED**

Number 3515-2022-005  
 Date 9 SEPT 2022  
 Signature [Handwritten Signature]



**Town of Norris Point**  
 Municipal Plan Future Land Use Map  
 Amendment No. 02, 2022

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From Rural and Resource to Residential

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This 9 Dated at \_\_\_\_\_ day of August, 2022

[Signature]  
**Sheralyn Rumbolt, Deputy Mayor**

[Signature]  
**Jennifer Samms, Town Clerk/Manager**

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

[Signature]

Anna Myers, MCIP