

**TOWN OF TRINITY
MUNICIPAL PLAN AMENDMENT
NO. 4, 2022**

Rural to Mixed Development, Railway Road

**Prepared by:
Mary Bishop, FCIP
June, 2022**

**RESOLUTION TO ADOPT
TOWN OF TRINITY
MUNICIPAL PLAN AMENDMENT No. 4, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Trinity adopts the Trinity Municipal Plan Amendment No.4, 2022.

Adopted by the Town Council of Trinity on the 6th day of September, 2022.

Signed and sealed this 19 day of October, 2022.

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

Mary Bishop
Mary Bishop, FCIP



Municipal Plan/Amendment	
REGISTERED	
Number	<u>5155-2022-004</u>
Date	<u>23 NOV 2022</u>
Signature	<u>[Signature]</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TRINITY
MUNICIPAL PLAN AMENDMENT NO. 4, 2022**

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

1. Adopted the Trinity Municipal Plan Amendment No. 4, 2022 on the 6th day of September, 2022.
2. Gave notice of the adoption of the Trinity Municipal Plan Amendment No. 4, 2022 by advertisement posted to the Town's FB page, at the Town Hall and Trinity Post Office on September 7th and on the Town's website on September 8th.
3. Set the 26th day of September, 2022 for the holding of an in-person public hearing to consider objections and submissions in accordance with the *Urban and Rural Planning Act, 2000*. No objections were received and the hearing was cancelled.

Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Trinity approves the Trinity Municipal Plan Amendment No. 4, 2022 on the 11th day of October, 2022.

SIGNED AND SEALED this 19 day of October, 2022.

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet



MUNICIPAL PLAN AMENDMENT NO. 4, 2022

INTRODUCTION

The Town of Trinity reviewed and revised its Municipal Plan in 2012. The Town is now considering an amendment to the Plan and Development Regulations and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is adopted and approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration as required under the *Urban and Rural Planning Act, 2000*.

BACKGROUND

The Town has received an application for the construction of a residential dwelling located at Civic No. 19 Railway Road. The property, shown in Figure 1 below is 0.206 hectares in area.



Figure 1. Civic No. 19, Railway Road, Trinity

In reviewing the proposal Council considered that there is an existing pattern of low density residential development on the southeast side of Railway Road bordering Southwest Arm. Properties on both sides of the subject property are developed for residential use. The proposed development would be located within this pattern of development and will be consistent with the existing development in the area.

Municipal Plan and Development Regulations

The proposed development is located in an area that is designated Rural in the Municipal Plan. Policies of the Plan limit residential development to remote seasonal cabins around specified ponds located away from accessible built-up areas. Residential development is not permitted in other areas designated Rural such as the proposed location. In the Development Regulations, the area is zoned Rural. In order to accommodate the proposed development, an amendment to both the Municipal Plan and the Development Regulations is required.



Figure 2. Trinity Future Land Use Map

Lands in the general area of the proposed development are designated and zoned Mixed Development and Rural as shown in Figure 2. The Mixed Development land use designation and use zone permit residential development and allow a number of commercial uses, home-based businesses and tourism accommodations subject to conditions that are intended to prevent conflict with existing residential uses.

Having reviewed the application and considered development in the area surrounding the property proposed for development, Council is now proposing to amend the Municipal Plan to change the land use designation of the subject property from Rural, to Mixed Development. In doing so, Council is also proposing to include other lands on the southeast side of the street that are included in the Rural land use designation. A corresponding amendment to the Development Regulations will rezone the area to the Mixed Development land use zone. The area included in the proposed changed is approximately 2ha.

PUBLIC CONSULTATION

An opportunity for public input on the proposed amendment was provided by advertisement in the June 30th issue of the Trinity Bight Enterprise, and by posting public notices at various locations in the community and on the Town's social media channels. A two week notice period for receipt of comments was provided.

The Town received one response to the public notice. The submission raised concerns about the visual impact of the development on the street and Trinity in general. The Town considered the concerns and reviewed the development plans. Vegetation will be retained along the street and elsewhere on the lot where possible, and new plantings included in the development.

AMENDMENT No. 4, 2022

The Trinity Municipal Plan shall be amended as follows:

1. Redesignating approximately 2 ha of land located on the southeast side of Railway Road, from the Rural land use designation on the Future Land Use Map, to the Mixed Development land use designation. The lands to be redesignated are shown on the attached Map 2 - Town of Trinity Municipal Plan Amendment No. 4, 2022.



Date: June 17-2022

Town of Trinity
 Municipal Plan 2012-2022
 Amendment No. 4, 2022
 Future Land Use Map 2

 From: Rural
 To: Mixed Development

Municipal Plan/Amendment
REGISTERED

Number 5155-2022-004
 Date 23 Nov 2022
 Signature [Signature]

This 19 day of October, 2022

[Signature]
 Jim Miller, Mayor

[Signature]
 Linda Sweet, Town Clerk

I certify that this Municipal Plan Amendment No. 4, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

[Signature]
 Mary D. Bishop, FCIP

