

**MUNICIPALITY OF TRINITY BAY NORTH  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 2, 2022**

**Text Amendment, Commercial Uses  
Residential Land Use Zone**

**Prepared by:  
Mary Bishop, MCIP, FCIP  
November, 2022**

*MB*

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
MUNICIPALITY OF TRINITY BAY NORTH  
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Council of the Municipality of Trinity Bay North adopts Development Regulations Amendment No. 2, 2022.

Adopted by the Council of the Municipality of Trinity Bay North on the 6<sup>th</sup> day or June, 2023.

Signed and sealed this 21 day of August, 2023.

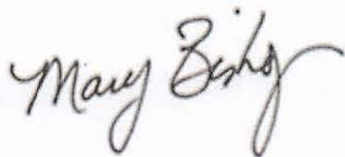
Mayor:   
David Bartlett

Clerk:   
Valerie Rogers



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations Amendment No. 2, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Mary Bishop, MCIP, FCIP



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>5153-2023-003</u>
Date	<u>2 NOV 2023</u>
Signature	<u></u>



1997-1998  
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**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
MUNICIPALITY OF TRINITY BAY NORTH  
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2022**

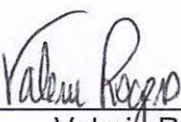
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Council of the Municipality of Trinity Bay North

1. Adopted Development Regulations Amendment No. 2, 2022 on the 6<sup>th</sup> day of June, 2023.
2. Gave notice of the adoption of the Trinity Bay North Development Regulations Amendment No. 2, 2022 by posting notices of the Public Hearing on the Town's website and Facebook pages on June 7, 2023. Notices were also posted June 7 at the following locations in the community:
  - Catalina Post Office
  - Little Catalina Post Office
  - Melrose Post Office
  - Port Union Post Office
  - Venture Credit Union
  - Catalina Convenience
  - Eddy's Gas Bar
  - Catalina Pharmacy
3. Set the 29<sup>th</sup> day of June at 7:00 p.m. at the Frank Power Chalet for the holding of a Public Hearing to consider objections and submissions.
4. No objections or representations were received by the advertised deadline and the Public Hearing was cancelled.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Council of Municipality of Trinity Bay North approves Development Regulations Amendment No. 2, 2022 on the 9<sup>th</sup> day of August, 2023.

SIGNED AND SEALED this 21 day of August, 2023.

Mayor:   
David Bartlett

Clerk:   
Valerie Rogers



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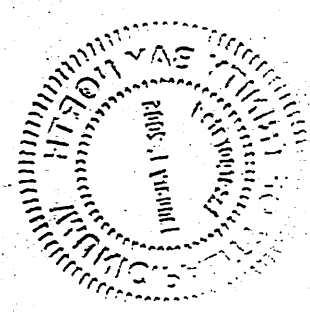
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# **MUNICIPALITY OF TRINITY BAY NORTH DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2022**

## **BACKGROUND**

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 2, 2022.

The Municipality proposes to add a number of non-residential uses to be listed as Discretionary Uses in the Residential land use zone to encourage investment in the restoration and re-use of existing buildings, and construction of new buildings on sites that are suitable for non-residential purposes. Proposed uses for non-residential uses in the Residential zone require a public notice and consideration of any public comments on the application prior to a Council decision on the application. A new condition to be added to the Residential use zone requires Council to impose conditions on a development to minimize any potential impacts on surrounding residential properties.

The amendment also proposes some minor housekeeping changes to the list of permitted and discretionary uses to better align the regulations with the residential policies of the Plan.

## **PUBLIC CONSULTATION**

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 2, 2022.

## **AMENDMENT**

The Trinity Bay North Development Regulations shall be amended by making the following changes to the Residential Land Use Zone in Section 8.6:

1. By deleting Cemetery as a permitted use in Section 8.6.1 and listing it as a discretionary use in Section 8.6.2.
2. By changing Transportation and Marine Transportation listed in Section 8.6.1 to Marine uses and Transportation uses.
3. By changing Residential Accommodations in Section 8.6.2 to Tourism Accommodations;
4. By adding the following as discretionary uses to Section 8.6.2:
  - Restaurant
  - Pub/Lounge
  - Microbrewery
  - Shop
  - Art/Craft Studio/Gallery

WB

5. Revised Sections 8.6.1 and 8.6.2 shall read as follows:

8.6.1 Permitted Uses

Single dwelling  
Seasonal dwelling  
Double dwelling  
Marine Uses  
Transportation Uses  
Public Works and Utilities  
Recreational Open Space  
Conservation

8.6.2 Discretionary Uses

Row dwelling  
Mobile dwelling  
Tourism Accommodation  
Medical Services  
Personal Services  
Convenience Store  
Office and Professional  
Child Care  
Place of Worship  
Small Scale Agriculture  
CemeteryRestaurants  
Pubs/Lounges  
Microbreweries  
Shops  
Galleries

6. By adding the following condition as Section 8.6.7

**Non-Residential Uses**

Non-residential uses such as restaurants, pubs, lounges, microbreweries, shops or galleries, may be considered in the residential land use zone on vacant sites, or where the use will result in the improvement and re-use of an existing building.

In considering applications for non-residential uses, Council shall take into consideration previous uses of the site, land use change over time, and the compatibility of the proposed use with surrounding uses. Council may require fencing, screening, limitations on hours of operation or other measures to be taken to reduce potential impacts on surrounding residential properties.

JB



**AFFIDAVIT – NO OBJECTIONS**

**NEWFOUNDLAND**

**CANADA**

**TO WIT**

I, Valerie Rogers, hereby make Oath and say that:

1. The Municipal Council of Trinity Bay North adopted Municipal Plan and Development Regulations Amendments No. 2, 2022 on June 6, 2023.
2. The Municipal Council of Trinity Bay North gave notice of the adoption of the Trinity Bay North Municipal Plan Amendment and Development Regulations Amendments No. 2, 2022 by posting notices of the Public Hearing on the Town's website and Facebook pages on June 7, 2023. Notices were also posted June 7 at the following locations in the community:
  - Catalina Post Office
  - Little Catalina Post Office
  - Melrose Post Office
  - Port Union Post Office
  - Venture Credit Union
  - Catalina Convenience
  - Eddy's Gas Bar
  - Catalina Pharmacy
3. The Municipal Council of Trinity Bay North set the 29<sup>th</sup> day of June, 2023 at 7:00pm at the Frank Power Chalet for the holding of a public hearing to consider objections and representations to Municipal Plan and Development Regulations Amendments No. 2, 2022.
4. No written objections with respect to the Municipal Plan and Development Regulations amendments were received at the Trinity Bay North Town Office within the time stipulated in the notice of public hearing and the hearing was cancelled.
5. The Municipal Council of Trinity Bay North approved Municipal Plan and Development Regulations Amendments No.2, 2022 as adopted on the 9th day of August, 2023.

SWORN to at Catalina  
this 17 day of October, A.D. 2023  
before me

Rhonda McNamara  
Notary Public, Justice of the Peace,  
Commissioner of Oaths

Valerie Rogers  
Town Clerk

**RHONDA E. McNAMARA**  
A Commissioner for Oaths  
in the Province of Newfoundland and Labrador.  
My commission expires on December 31, 2027