

**MUNICIPALITY OF TRINITY BAY NORTH  
MUNICIPAL PLAN AMENDMENT  
NO. 2, 2022**

**New Uses in the Residential Land Use  
Designation**

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


JB

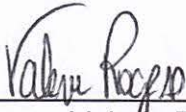
**RESOLUTION TO ADOPT  
MUNICIPALITY OF TRINITY BAY NORTH  
MUNICIPAL PLAN AMENDMENT No. 2, 2022**

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

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

Signed and sealed this 21 day of August, 2023.

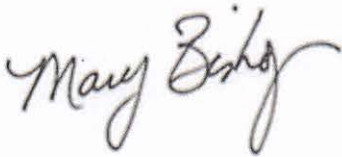
Mayor:   
David Bartlett

Clerk:   
Valerie Rogers



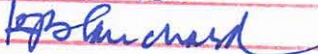
**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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



\_\_\_\_\_  
Mary Bishop, MCIP, FCIP



<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>5153-2023-003</u>
Date	<u>2 Nov 2023</u>
Signature	<u></u>

Handwritten text at the top of the page, possibly a title or header, which is mostly illegible due to fading.

Second line of handwritten text, appearing to be a date or a reference number.

Third line of handwritten text, possibly a name or a location.

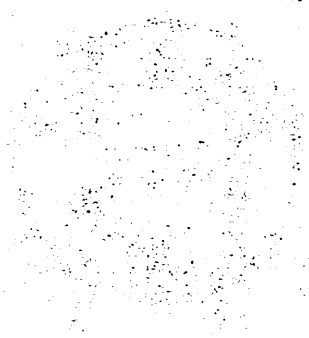
Fourth line of handwritten text, possibly a signature or a specific instruction.

Fifth line of handwritten text, possibly a date or a reference number.

Sixth line of handwritten text, possibly a name or a location.

Seventh line of handwritten text, possibly a date or a reference number.

Eighth line of handwritten text, possibly a name or a location.



Handwritten text in a rectangular box at the bottom of the page, possibly a signature or a specific instruction.

Handwritten text below the rectangular box, possibly a date or a reference number.

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
MUNICIPALITY OF TRINITY BAY NORTH  
MUNICIPAL PLAN AMENDMENT NO. 2, 2022**

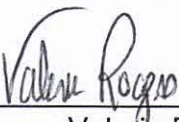
Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Council of the Municipality of Trinity Bay North

1. Adopted Municipal Plan 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 Municipal Plan 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 Section 23 of the *Urban and Rural Planning Act 2000*, the Council of the Municipality of Trinity Bay North approves Municipal Plan 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





# **MUNICIPAL PLAN AMENDMENT NO. 2, 2022**

## **INTRODUCTION**

The Municipality of Trinity Bay North Municipal Plan came into effect in 2019. The Municipality has received a proposal which requires an amendment to the current 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.

## **BACKGROUND**

The Trinity Bay North Municipal Plan sets out a number of broad land use categories that are based on a combination of traditional and existing land use patterns and anticipated demand for lands for a variety of uses in the municipality. At the time the Plan was prepared, the former incorporated communities of Melrose and Little Catalina had become largely residential in nature, with few sites being used or expected to be used for commercial purposes. Population trends and projections also indicated that these communities would continue to lose population and the Plan encourages a concentration of commercial uses in Catalina and Port Union - the more populated and central areas of the municipality.

Over the past few years, the municipality has begun to receive expressions of interest for establishing commercial uses in the former communities of Melrose and Little Catalina (as well as other areas) – in new buildings, or in re-use of older commercial buildings that have not been in use for some time. Such interest appears to be directly related to the growth of the tourism industry of the Bonavista Peninsula with business interests seeking sites in the region located outside communities such as Trinity, Port Rexton, Bonavista and Elliston. There may also be potential for some former public and institutional buildings to be converted to new uses as well.

It is expected that tourism in the region will continue to grow, as communities invest in tourism infrastructure such as hiking trails, attractions and events, and private investment increases the supply of tourism services such as food and accommodations, shops and tour operations.

## **MUNICIPAL PLAN POLICY**

Lands within the municipality that are designated for residential uses include the former incorporated communities of Little Catalina and Melrose, and the primarily residential areas off the main highway in Catalina and Port Union. The Plan allows for residential uses, and small-scale commercial types of uses as home based businesses. Commercial uses such as convenience stores are also

permitted, but other types of free-standing uses that could include such things as restaurants, small neighbourhood pubs, tourist cabins and other seasonal dwelling types of buildings are not currently accommodated in the Municipal Plan.

The Town wishes to take advantage of the growth in the tourism sector and potential investment in the communities of Melrose and Little Catalina (and elsewhere within the municipality) by providing opportunities for commercial uses in residential areas. Tourism related uses such as those associated with the craft brewing industry, food, accommodations and such things as boat tours could be located in these and other traditional residential areas of the municipality where they could restore and re-use existing heritage or other types of buildings, particularly ones used in the past for commercial purposes.

To do this, the Municipal Council proposes to amend the Residential policies of the Plan to broaden the kinds of non-residential uses that can be considered in the Residential land use designation. A corresponding amendment to the Development Regulations will add a number of new commercial uses to the Residential land use zone and conditions that would have to be met in order to be considered by Council.

#### **PUBLIC CONSULTATION**

An opportunity for broader public comment on the proposed amendment was provided by posting notices on the Town website and Facebook pages, post offices in the Town, and at the Town Hall on March 30, 2023 with a deadline for comments of April 20. No inquiries or representations were received by the time of the advertised deadline.

#### **AMENDMENT No. 2, 2022**

The Municipality of Trinity Bay North Municipal Plan shall be amended as follows:

- 1. By revising Policy R-1 Intent of the Residential Designation**  
*The Residential land use designation shall accommodate single, double and seasonal dwellings, recreational and conservation uses, marine transportation uses (such as marinas, wharfs and docks) and public works and utilities. Council may also permit other forms of housing (such as boarding homes, row and mobile dwellings and tourism accommodations in the form of bed and breakfast establishments), home based offices, agriculture and medical, personal and professional services, transportation services, convenience stores, cemeteries, places of worship and child care.*

to read as follows:

WB

*The Residential land use designation shall accommodate single, double and seasonal dwellings, recreational and conservation uses, marine and transportation uses and public works and utilities. Council may also permit other forms of housing (such as row and mobile/modular dwellings and tourism accommodations, offices, agriculture, restaurants, pubs and lounges, microbreweries, shops, galleries, medical, personal and professional services, convenience stores, cemeteries, places of worship and childcare.*

**2. By replacing Policy R-3 Neighbourhood Commercial Uses**

*It is recognized that it is desirable for limited commercial uses to be located close to the neighbourhoods they serve. However, it is also important to ensure that such uses do not disrupt residential neighbourhoods. Therefore, it is a policy of Council that convenience stores may be considered in the Residential designation.*

The be renamed and read as follows:

**Policy R-3 Non-Residential Uses**

*Non-residential uses in the Residential land use designation, may be considered as home occupations or as stand alone uses on vacant sites, or on sites where the use will result in the restoration and re-use of an existing building suitable for the proposed use. Non-residential uses shall not adversely affect surrounding residential properties and will be required to have adequate area for off-street parking.*