

**MUNICIPALITY OF TRINITY BAY NORTH  
MUNICIPAL PLAN AMENDMENT  
NO. 3, 2023**

**Adding Recreational Vehicle Parks to the  
Open Space Land Use Designation**

**Prepared by:  
Mary Bishop, FCIP  
February, 2023**

*MB*

**RESOLUTION TO ADOPT  
MUNICIPALITY OF TRINITY BAY NORTH  
MUNICIPAL PLAN AMENDMENT No. 3, 2023**

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.3, 2023.

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

Signed and sealed this 21 day of August, 2023.

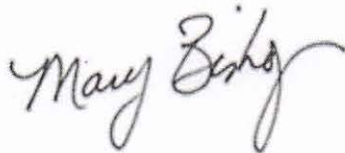
Mayor:   
David Bartlett

Clerk:   
Valerie Rogers




**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

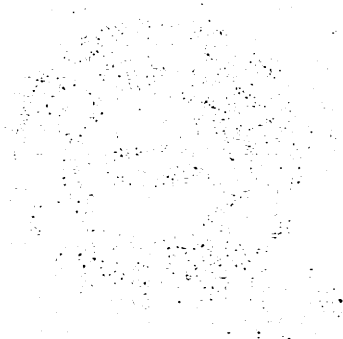
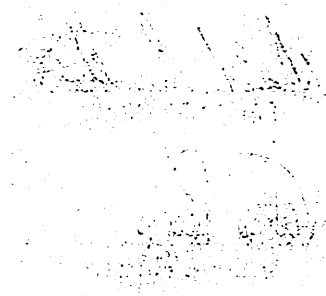
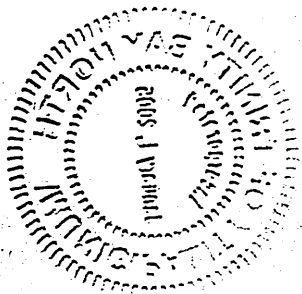
I certify that the attached Municipal Plan Amendment No. 3, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



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



<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>5153-2023-004</u>
Date	<u>2 Nov 2023</u>
Signature	<u></u>



U.S. DEPARTMENT OF JUSTICE  
OFFICE OF THE INSPECTOR GENERAL  
WASHINGTON, D.C. 20535  
2025-01-15

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
MUNICIPALITY OF TRINITY BAY NORTH  
MUNICIPAL PLAN AMENDMENT NO. 3, 2023**


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. 3, 2023 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. 3, 2023 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. 3, 2023 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



THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
530 SOUTH EAST ASIAN AVENUE  
CHICAGO, ILLINOIS 60607

Dear \_\_\_\_\_:

I am pleased to inform you that your application for admission to the Ph.D. program in Chemistry for the fall semester of 19\_\_\_\_ has been accepted.

Your excellent record in undergraduate studies and your research experience have convinced the faculty that you are well qualified for this program. We are particularly impressed by your work in \_\_\_\_\_.

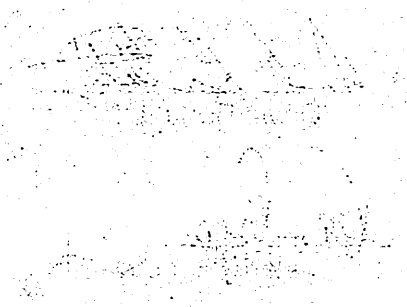
During your first year, you will be required to complete a set of core courses in chemistry and physics. You will also be assigned a research advisor from the faculty. We encourage you to contact your advisor as soon as possible to discuss your research interests and to begin your research project.

Financial aid is available for qualified students. We will be pleased to discuss the details of our financial aid program with you.

Please contact the Department of Chemistry at the above address if you have any questions.

We look forward to your arrival in Chicago and to working with you.

Sincerely,  
\_\_\_\_\_  
Chairman, Department of Chemistry





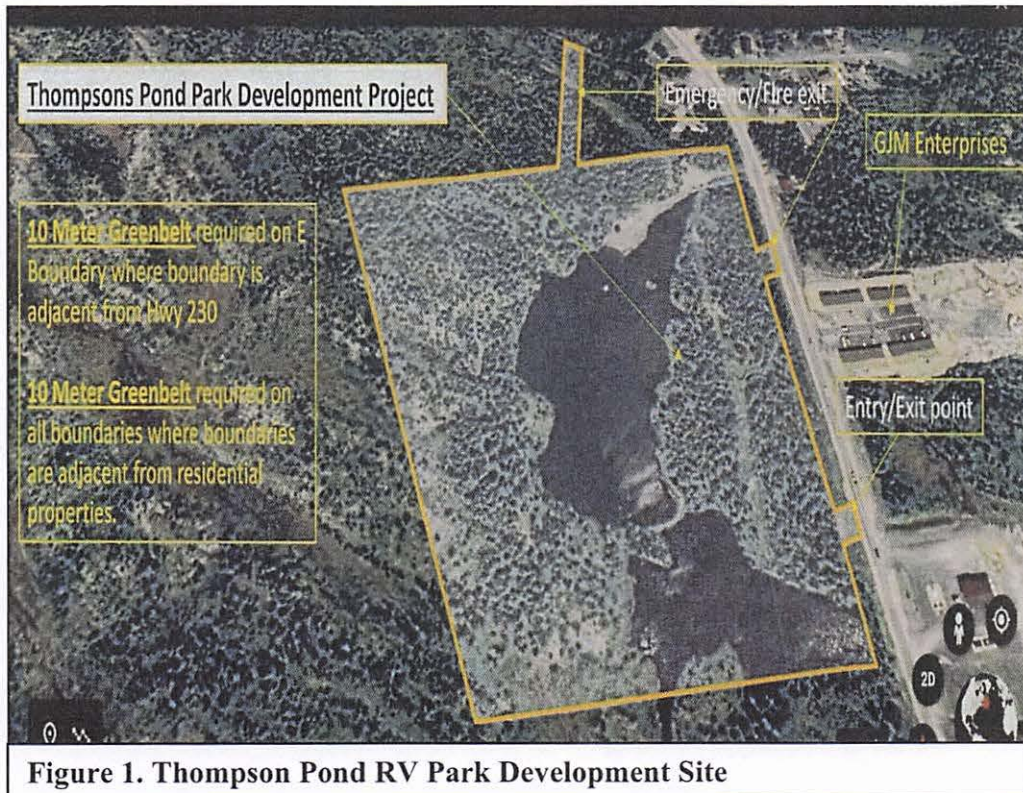
# MUNICIPAL PLAN AMENDMENT NO. 3, 2023

## 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 Town has received a proposal for development of a Recreational Vehicle Park. The applicant, Glenn Mackey, proposes to acquire land that is currently the municipal Thompson Pond Park plus an additional area of Crown Land adjacent to the park. The area of interest is shown in Figure 1.



The area of land is approximately 10ha. The site is bound to the east by the Bonavista Highway, where there is a seniors housing development near the proposed main entrance to the park. Lands to the south, west and north of the proposed RV Park are in a natural and largely undisturbed state.

dB



A preliminary concept plan has been prepared for a first phase of development. The plan, shown in Figure 2 includes a parking area at the entrance off the Bonavista Highway, and 39 RV sites along a looped roadway within the development. A second access off the Bonavista Highway is also indicated, as well as an extension to the proposed looped roadway to the south of the development to access a future phase. The plan recognizes the existing powerline right of way through the site. The main area of the existing park is not included in Phase I of the RV park.

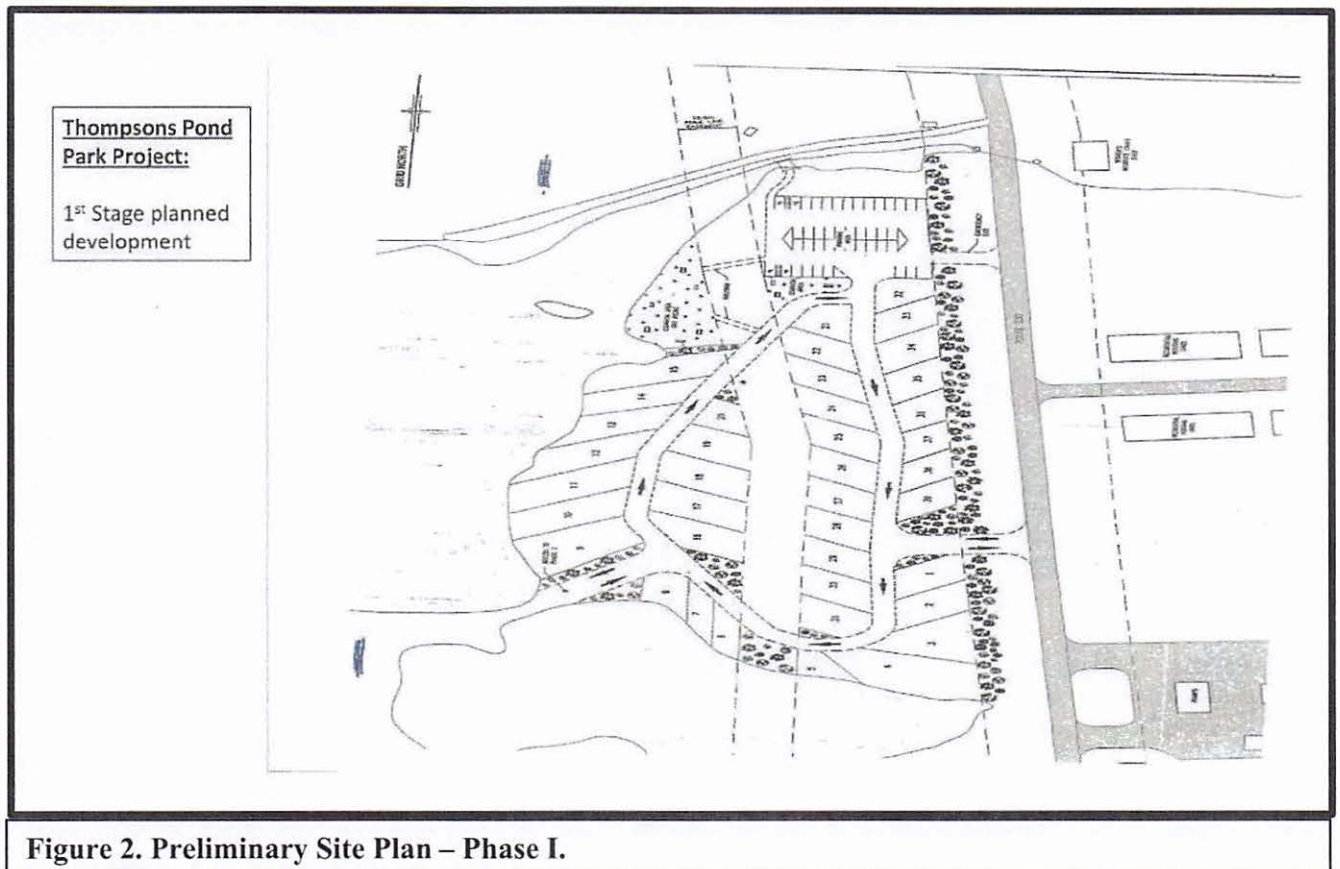


Figure 2. Preliminary Site Plan – Phase I.

### Municipal Plan Policy

The site of the proposed RV park is located within an area that is designated in the Trinity Bay North Municipal Plan as Open Space. Figure 3 shows the site. Green areas on this portion of the Future Land Use Map are designated Open Space.

The Open Space land use designation includes existing parks within the community such as Thompson's Pond Park and Lookout Pond Park. It also includes large areas outside the built-up parts of the municipality between the main highway and the coastline. Since the Plan has been in place, several coastal trails have been developed within the areas designated Open Space, such as the trail between Port Union and Melrose.

dB



**Figure 3. Future Land Use Map**

Policy OS-3 of the Municipal Plan - **Recreational Open Space** - states that Open Space areas that include municipal parks shall continue to be used as centres for community events, outdoor recreation, festivals and events. Recreational, cultural or civic facilities may also be considered for development in this area. Hiking trails, boardwalks and nature interpretation structures shall be designed and developed with minimal environmental disturbance.

In the Development Regulations, the proposed RV Park site is zoned Open Space, Here, Recreational Open Space uses are listed as permitted uses. Appendix C of the Development Regulations lists a number of examples of such uses that include:

- Campgrounds
- Hiking Trails
- Parks
- Playing Fields and Courts
- Playgrounds
- Sports Grounds

Recreational Vehicle Parks are not specifically addressed as a use that can be considered. As a result, Council wishes to amend the Municipal Plan and



Development Regulations to add Recreational Vehicle Parks as a use that can be considered in the Open Space land use designation and use zone subject to policies and conditions on where they can be located and the requirements for their development.

In considering an amendment of this nature, Council is aware of the growth of the tourism sector on the Bonavista Peninsula and the need for an increased supply and variety of accommodations for both provincial and inter-provincial tourists. 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.

In addition to Thompson's Pond Park, the Town also operates and maintains Lookout Pond Park which is the main municipal recreational park. Council recognizes that Thompson's Pond Park is underutilized as a municipal park. The location is ideal for use as an RV park as it has access to a source of power, is located just off the main peninsula highway throughfare, and has existing amenities such as a pond, beach and hiking trail.

The Town is also aware that the proposal for the RV Park may require registration and subsequent release from review under the *NL Environmental Assessment Act*.

### **PUBLIC CONSULTATION**

Prior to considering an amendment to the Town Plan and Development Regulations, Council held an initial public meeting on the proposed RV Park on May 18, 2022. Community feedback on the proposal was generally positive.

This amendment was subsequently prepared and an opportunity for broader public comment provided by posting notices on the Town website and Facebook pages, at the local post offices and at the Town Hall.

Notices were posted on March 30, 2023 with a deadline for comments of April 20. No inquiries/representations were received by the time of the advertised deadline.

The Town is currently involved in discussions with the NL Eastern Habitat Joint Venture, of the Wildlife Division, Department of Fisheries, Forestry and Agriculture to identify and protect wetland habitat in the municipality. It has been determined that none of the area for the proposed RV Park has been identified as wetland habitat.

NL Power was consulted concerning the existing powerline that runs through the subject property.

Crown Lands have been advised of the application as the land in question belongs to the Crown.

**AMENDMENT No. 3, 2022**

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

1. By adding the following to Policy OS-3 of the Municipal Plan –  
*Recreational vehicle parks may be considered in the Open Space designation in areas removed from the coastline, with access to existing streets and electrical power service.*