

**TOWN OF WEST ST. MODESTE
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2021

**URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF WEST ST. MODESTE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2021**

Under the authority of section 16, section 17, and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of West St. Modeste

- a) Adopted the West St. Modeste Development Regulations Amendment No. 3, 2021 on the 17th day of December 2021.

- b) Gave notice of the adoption of West St. Modeste Development Regulations Amendment No. 3, 2021 by advertisement posted on the 18th day of December 2021 in the following ways:
 - (i) On the Town's Facebook account
 - (ii) Physically at the Town Office and Post Office

- c) Set the 24th day of January 2022 at 3:00 p.m. for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of West St. Modeste approves the West St. Modeste Development Regulations as amended.

SIGNED AND SEALED this 25 day of January 2022

Mayor:



Agnes Pike

(Council Seal)

DUPLICATE / Amendment

REGISTERED

Number 5810-2022-002

Date Feb. 17, 2022

Signature [Handwritten Signature]



Sandra O'Dell



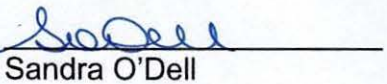
**URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF WEST ST. MODESTE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2021**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of West St. Modeste adopts the West St. Modeste Development Regulations Amendment No. 3, 2021.

Adopted by the Town Council of West St. Modeste on the 17th day of December 2021.

Signed and sealed this 25 day of January 2022


Mayor: 
Agnes Pike

Clerk: 
Sandra O'Dell



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 3, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: 
John Baird



LABORING ACTS

RESULTS

TRAINING MODELS

DEVELOPMENT PROGRAMS

The following information is provided for the purpose of...

The following information is provided for the purpose of...



...

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...

TRAINING MODELS

The following information is provided for the purpose of...



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...

TOWN OF WEST ST. MODESTE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2021

BACKGROUND

Amendment No. 3, 2021 to the West St. Modeste Development Regulations is enacted to comply with Amendment No. 8, 2021 to the West St. Modeste Municipal Plan.

The amendment rezones approximately 0.47 hectares of land located on the west side of the Trans Labrador Highway in the southern area of the town from Conservation to Residential Low Density.

The preparation of this amendment brought to light that a portion of the residential area fronting onto the Trans Labrador highway are zoned Residential Unserviced, however these lands now are serviced with municipal water and sewer and have been for many years. Consequently, the Residential Unserviced zone no longer reflects the current situation. Council is aware of this and is prepared to amend the Development Regulations in the not-to-distant future to correct this deficiency.

PUBLIC CONSULTATION

Please refer to Municipal Plan Amendment No. 8.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2021

The West St. Modeste Land Use Zoning Map is amended as shown on the attached map.

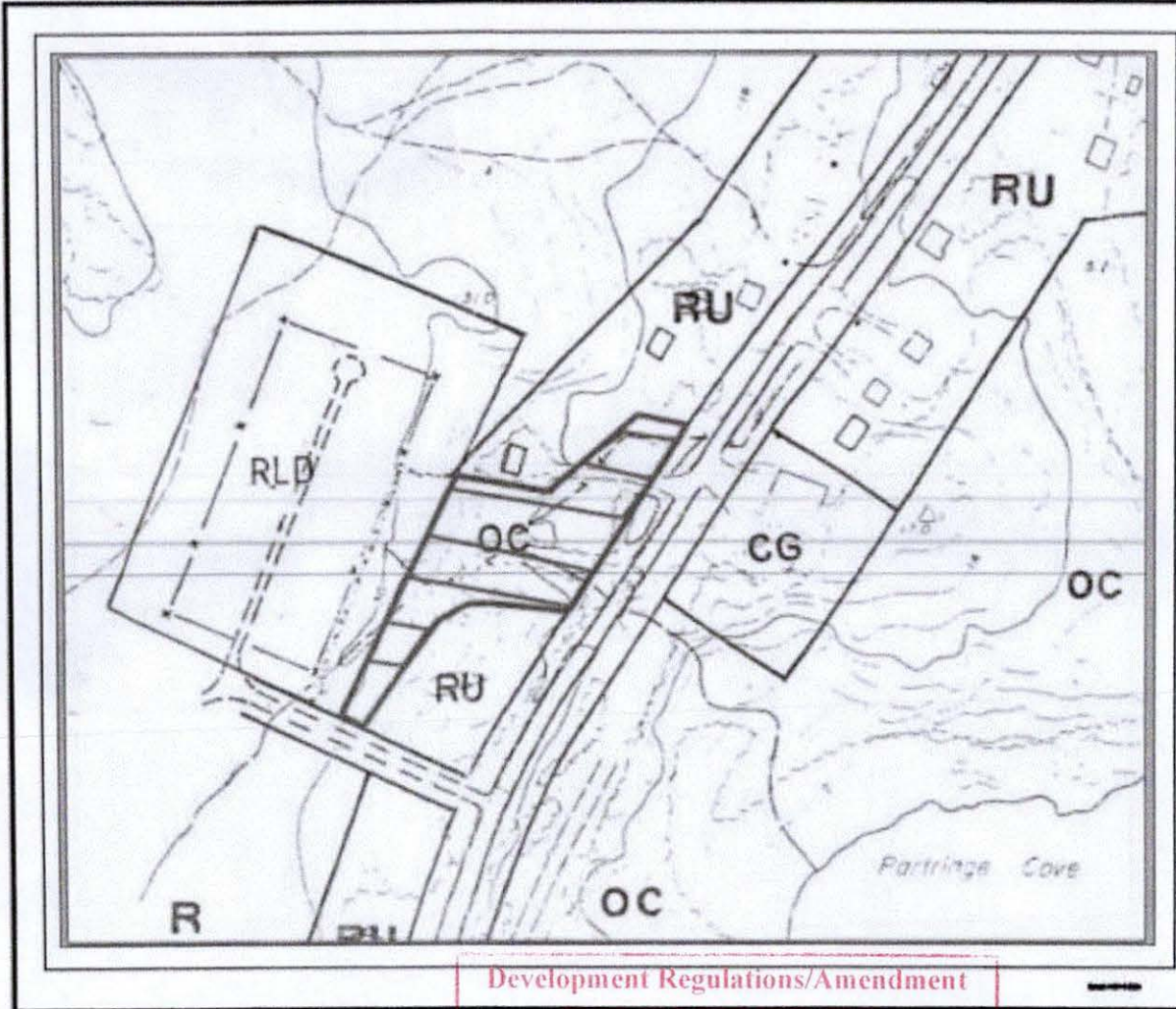
TOWN OF WEST WOODS DEVELOPMENT REPORT

Background information regarding the development project, including details about the location, size, and proposed use of the site. This section provides context for the development and its impact on the surrounding area.

The proposed development is located on a parcel of land situated in the West Woods area. The site is currently zoned for residential use, and the proposed development is consistent with the zoning regulations. The development is expected to provide a range of benefits to the community, including increased employment opportunities and improved infrastructure.

PURPOSE OF REPORT

The purpose of this report is to provide a comprehensive overview of the development project, including details about the site, the proposed development, and the impact of the development on the surrounding area. The report is intended to provide decision-makers with the information they need to make informed decisions about the development project.



**West St. Modeste
Development Regulations
Land Use Map No. 2
Amendment No. 3, 2021**

From: Conservation(OC)
To: Residential Low Density (RLD)

Dated at West St. Modeste, Newfoundland and Labrador

Jan 25, 2022

Agnes Pike
Agnes Pike, Mayor

Sandra O'Dell
Sandra O'Dell, Town Clerk

I certify that this Development Regulations Amendment No. 3, 2021 has been prepared in accordance with the requirements of the Urban and Rural Planning Act:

John Baird
John Baird, MCIP



Development Regulations/Amendment
REGISTERED
Number 5310-2022-002
Date Feb. 17, 2022
Signature Joi Guay





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INFORMATION
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