

**TOWN OF NORRIS POINT  
MUNICIPAL PLAN AMENDMENT  
NO. 1, 2019**

**Redesignating a Portion of Property at Civic No. 9,  
Harbourview Drive to the Residential Land Use  
Designation**

**Prepared by:  
Mary Bishop, FCIP  
May, 2019**

**RESOLUTION TO ADOPT  
TOWN OF NORRIS POINT  
MUNICIPAL PLAN AMENDMENT No. 1, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Norris Point adopts Municipal Plan Amendment No.1, 2019.

Adopted by the Town Council of Norris Point on the 2 day of July, 2019.

Signed and sealed this 27 day of August, 2019.

Mayor: Joseph Reid  
Joseph Reid

Clerk: Jennifer Samms  
Jennifer Samms

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment No. 1, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Mary Bishop  
Mary Bishop, FCIP



<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>3515-2019-004</u>
Date	<u>October 15, 2019</u>
Signature	<u>Mary Bishop</u>



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF NORRIS POINT  
MUNICIPAL PLAN AMENDMENT NO. 1, 2019**

Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Norris Point

1. Adopted Municipal Plan Amendment No. 1, 2019 on the 2 day of July, 2019.
2. Gave notice of the adoption of Municipal Plan Amendment No. 1, 2019 by advertisement inserted on the 24 day of July, and the 31 day of July, 2019 in the ~~Western Star~~ Northern Pen<sup>JS</sup>
3. Set the 21 day of August, 2019 at 7:00 p.m. at the Norris Point Town Hall for the holding of a Public Hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Norris Point approves Municipal Plan Amendment No.1, 2019 on the 21 day of August, 2019 as adopted.

SIGNED AND SEALED this 27 day of August, 2019.

Mayor: Joseph Reid  
Joseph Reid

Clerk: Jennifer Samms  
Jennifer Samms



# MUNICIPAL PLAN AMENDMENT NO. 1, 2019

## INTRODUCTION

The Town of Norris Point last reviewed and revised its Municipal Plan in 2010. The Town now wishes to amend 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 approved by Council and submitted to the Minister of Municipal Affairs and Environment for registration.

## BACKGROUND

The Town of Norris Point has received a request from the owner of property located at Civic No. 9 Harbourview Drive, to amend the Municipal Plan and Development Regulations to re-designate and rezone 0.99 ha of the 5 ha property to recognize the presence of an existing residential use. The majority of the land is designated in the Municipal Plan and zoned in the Development Regulations as Environmental Protection. Smaller portions of the property near public roads are designated and zoned Residential.

In the figure at right, the property, outlined in yellow, is shown over the current zoning map (outlined in black). The portion of the property proposed to be changed is outlined in purple. This area contains the dwelling, an outbuilding and driveway.



The property is located on a prominent hillside overlooking Norris Point. The Town's first Municipal Plan recognized the hill as a sensitive area due to the steep slopes and the prominence of this landscape feature within the town, and as a result, the area was designated and zoned for Environmental Protection, with restrictions on urban development. At some point, a residential dwelling was approved and constructed on the property. During the 2010 review of the Norris Point Municipal Plan, it was noted that the dwelling was located in the Environmental Protection designation and use zone. At the time, residents indicated that they valued the protection of the night sky and scenic landscapes in Norris Point, and the Environmental Protection

designation and zoning in the area of the subject property was not changed. This meant that the existing residential use of the property would be considered a non-conforming use with restrictions on how the property could be further developed.

The property owner has requested that the southern portion of the property that includes the residence and is designated and zoned Environmental Protection, be changed to Residential. There are no plans or proposals for any further development of the property at the present time, and the amendment would simply recognize the residential use of that portion of the property. Any further development of the residential portion of the property would be subject to the Residential policies of the Municipal Plan as well as Policy G-5 of the Plan that enables Council to require detailed engineering studies to determine the suitability of development on steeply sloped lands.

A corresponding amendment to the Development Regulations is also required to rezone the portion of the subject property to the residential land use zone.

#### **CONSULTATION**

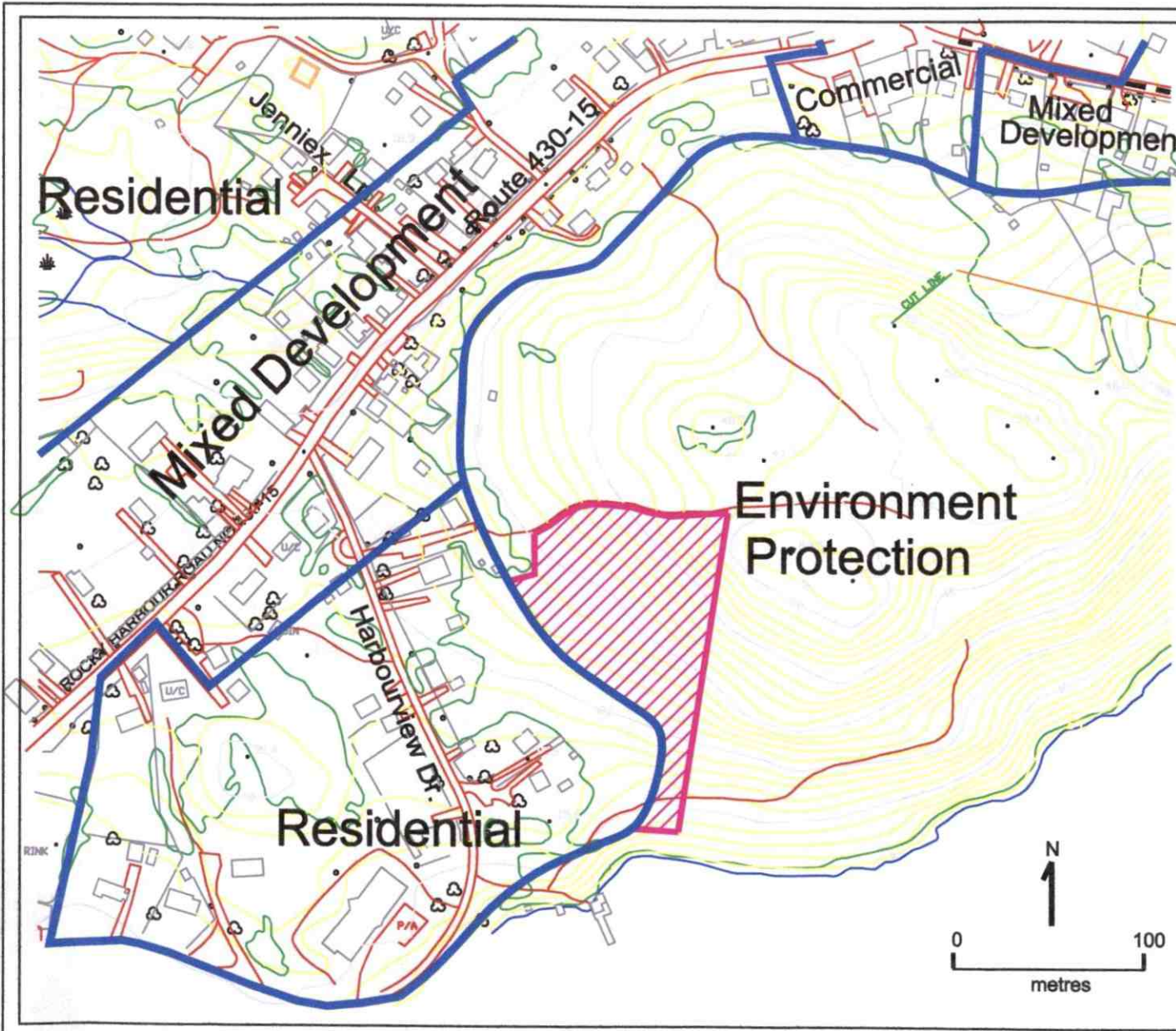
Council provided an opportunity for public comment on the proposed amendment by placing a notice in the Northern Pen on May 29<sup>th</sup>, with a deadline for comments by the end of the day, June 12. Notices of the proposed amendment were also posted at the Town Hall and made available through the Town's social media. No written representations on the proposed amendment were received by the stated deadline.

Gros Morne National Park was also consulted on the proposed amendment in accordance with Municipal Plan Policy EP-2. The correspondence received from the Park does not indicate any potential impact on the park, but suggests that the amendment is not necessary.

#### **AMENDMENT No. 1, 2019**

The Norris Point Municipal Plan Future Land Use Map shall be amended as follows:

1. By redesignating a 0.99 ha portion of property at Civic No. 9 Harbourview Drive to the Residential land use designation as shown on the attached plan.



**Town of Norris Point  
Municipal Plan  
Amendment No. 2, 2019  
Future Land Use Map 2**



From: Environmental Protection  
To: Residential

Dated at Norris Point, Newfoundland and Labrador  
This 27 day of August, 2019

*Joseph Reid*  
Joseph Reid, Mayor

*Jennifer Samms*  
Jennifer Samms, Town Clerk

Municipal Plan Amendment

**REGISTERED**

Number 3515-2019-004

I certify that this Municipal Plan Amendment has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

Signature *Mary D. Bishop*



*Mary D. Bishop*  
Mary D. Bishop, FCIP