
**TOWN OF BAULINE
DEVELOPMENT REGULATIONS 2007 - 2017**



DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012

**"RURAL" TO "RESIDENTIAL - RURAL"
Pouch Cove Line, Route 20-19**

MAY, 2012

PLAN-TECH



ENVIRONMENT


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012**


Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Bauline.


- a) Adopted the Bauline Development Regulations Amendment No. 2, 2012 on the 20th day of November, 2013.
- b) Gave notice of the adoption of the Town of Bauline Development Regulations Amendment No. 2, 2012 by advertisement inserted on the 30th day of November and the 7th day of December, 2013 in *The Telegram* newspaper.
- c) Set the 18th day of December at 7:30 p.m. at the Bauline United Church for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Bauline approves the Town of Bauline Development Regulations Amendment No. 2, 2012 as adopted (or as amended).

SIGNED AND SEALED this 12 day of February, 2014

Mayor:  (Council Seal)

Clerk: 

Development Regulations/Amendment	
REGISTERED	
Number	<u>240-2014-006</u>
Date	<u>June 27, 2014</u>
Signature	<u></u>

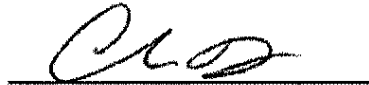
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bauline adopts the Town of Bauline Development Regulations Amendment No. 2, 2012.

Adopted by the Town Council of Bauline on the 20th day of November, 2013.

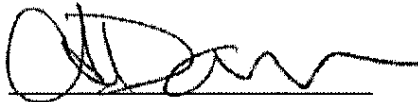
Signed and sealed this 12 day of February, 2014.

Mayor:



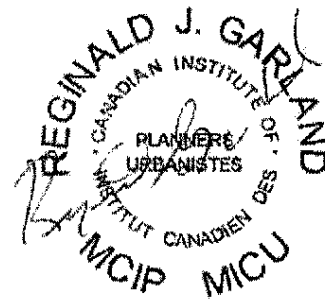
(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bauline Development Regulations Amendment No. 2, 2012 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012

BACKGROUND

The Town of Bauline proposes to amend its Development Regulations. The Town has received a comprehensive proposal to develop a residential subdivision on the north side of Pouch Cove Line. The proposal is for approximately 14 unserviced residential lots. Development will require review under the "Ground Water Assessment Guidelines" administered by the Water Resources Management Division, Department of Environment and Conservation.

The present Land Use Zone Map has the area zoned as Rural. The proposed amendment will re-zone an area of land proposed for the subdivision design from Rural to the new amended land use zone, Residential - Rural.

ST. JOHN'S URBAN REGION REGIONAL PLAN

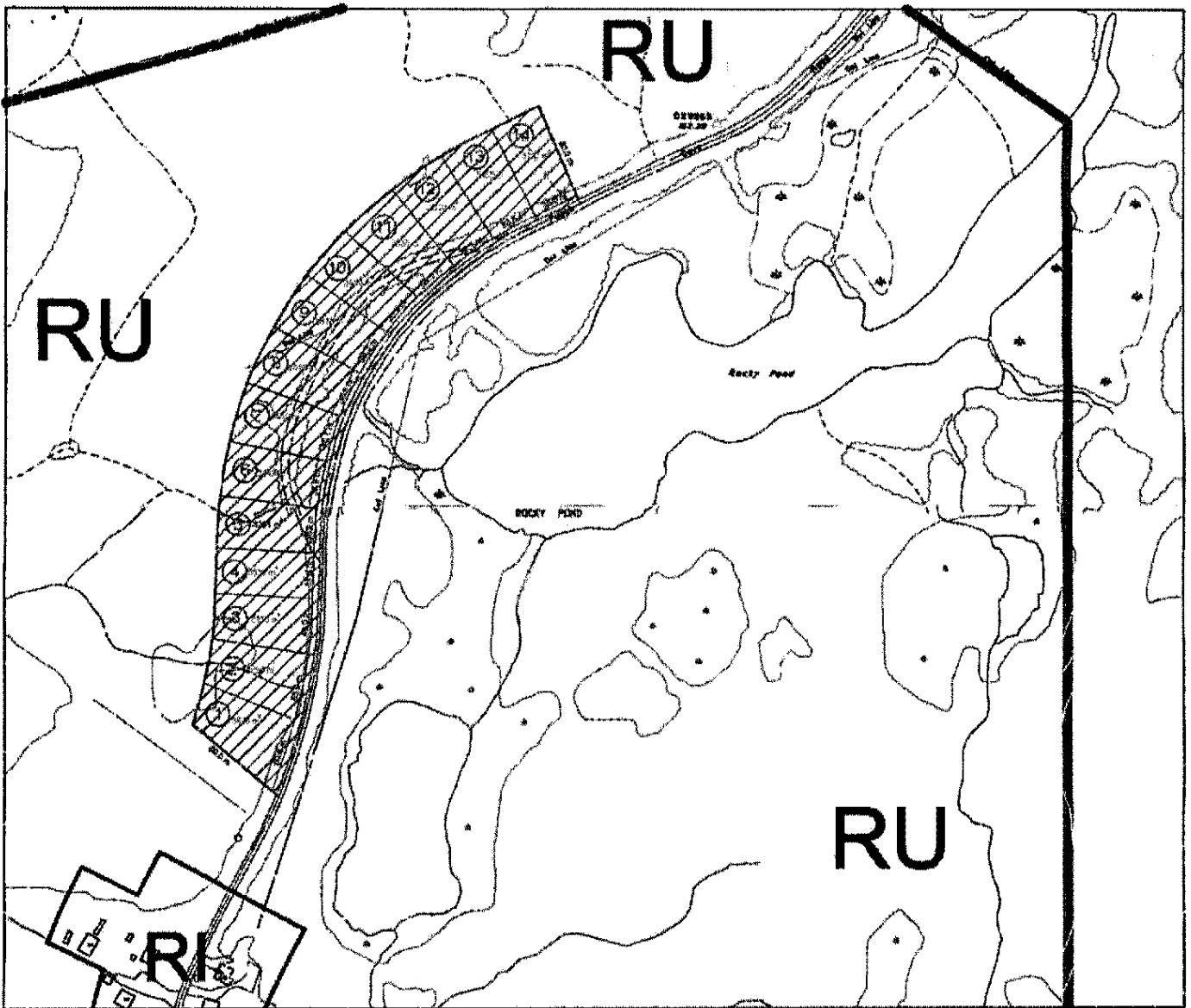
The St. John's Urban Region Regional Plan has the area of the proposed Development Regulations amendment designated as Forestry. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to conform with the proposed Bauline Development Regulations Amendment No. 2, 2012 and to bring the area of Pouch Cove Line into conformance with the St. John's Urban Region Regional Plan. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to coincide with this Development Regulations Amendment.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Bauline published a notice in *The Telegram* newspaper on October 12, 2012, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from October 14, to October 18, 2012, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal and written comments were received during the public consultation period.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2012

- A) *changing* the Bauline Land Use Zoning Map, from "Rural" to "Residential - Rural" as shown on the attached copy of the Map.



TOWN OF BAULINE
MUNICIPAL PLAN 2007-2017

Development Regulations/Amendment

REGISTERED

Dated at Bauline

LAND USE ZONE MAP

Number 240-2014-006
Date June 27, 2014

This 12 Day of February 2014

DEVELOPMENT REGULATIONS
AMENDMENT No. 2, 2012

[Signature]

[Signature] Mayor
[Signature] Clerk



Area to be changed from: "Rural" to
"Residential-Rural"

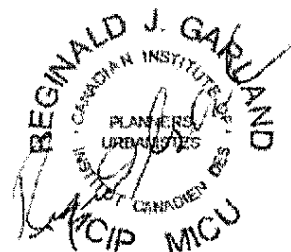
Seal

PLAN-TECH



ENVIRONMENT

Scale: 1: 5000



I certify that the attached Town of Bauline Development Regulations Amendment No. 2, 2012, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

