

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



DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2013

**"RURAL" TO "RESIDENTIAL RURAL"
Bauline Line, Route 21**

APRIL, 2013

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2013**

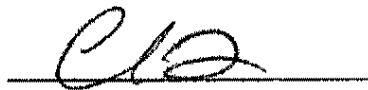
Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Bauline.

- a) Adopted the Bauline Development Regulations Amendment No. 4, 2013 on the 9th day of July, 2014.
- b) Gave notice of the adoption of the Town of Bauline Development Regulations Amendment No. 4, 2013, by advertisement inserted on the 9th day and the 16th day of August, 2014 in *The Telegram* newspaper.
- c) Set the 28th day of August, 2014 at 7:00 p.m. at the Bauline United Church, Bauline 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. 4, 2013, as adopted (or as amended).

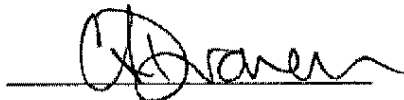
SIGNED AND SEALED this 26 day of September, 2014

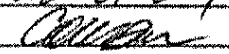
Mayor:



(Council Seal)

Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>240-2014-007</u>
Date	<u>October 21, 2014</u>
Signature	<u></u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2013**

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. 4, 2013.

Adopted by the Town Council of Bauline on the 9th day of July, 2014.

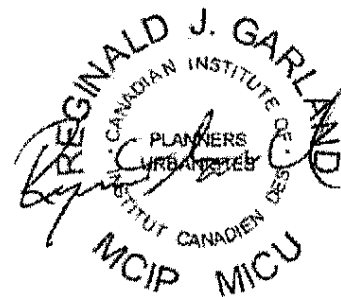
Signed and sealed this 26 day of September, 2014.

Mayor:  (Council Seal)

Clerk: 

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bauline Development Regulations Amendment No. 4, 2013, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF BAULINE
DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2013

BACKGROUND

The Town of Bauline proposes to amend its Development Regulations. The Town has received a comprehensive proposal to develop a residential subdivision on private land on the east side of the Bauline Line, Route 21. The proposed development will require construction of a local road that will cross the tail end of a wetland area known as the Bakeapple Marsh. The road will cross over the Open Space Conservation zone by a distance of approximately 120 metres before the residential development begins.

The rear of the development is located inside the Municipal Boundary of the Town of Pouch Cove and the Town has granted approval for this project. The developer has completed a Level 1 review under the Ground Water Assessment Guidelines.

The lot size is contingent on registration of Development Regulations Amendment No. 3, 2012, which proposed a new Land Use Zone Table, Residential which has a minimum lot size on 3035 m² and a minimum frontage of 38 metres. This proposal shall conform to the new lot standards.

The Land Use Zone Map has the north side of the Bauline Line designated as Open Space Conservation and Rural. The purpose of this amendment is to re-zone only the Rural land to Residential Rural.

ST. JOHN'S URBAN REGION REGIONAL PLAN

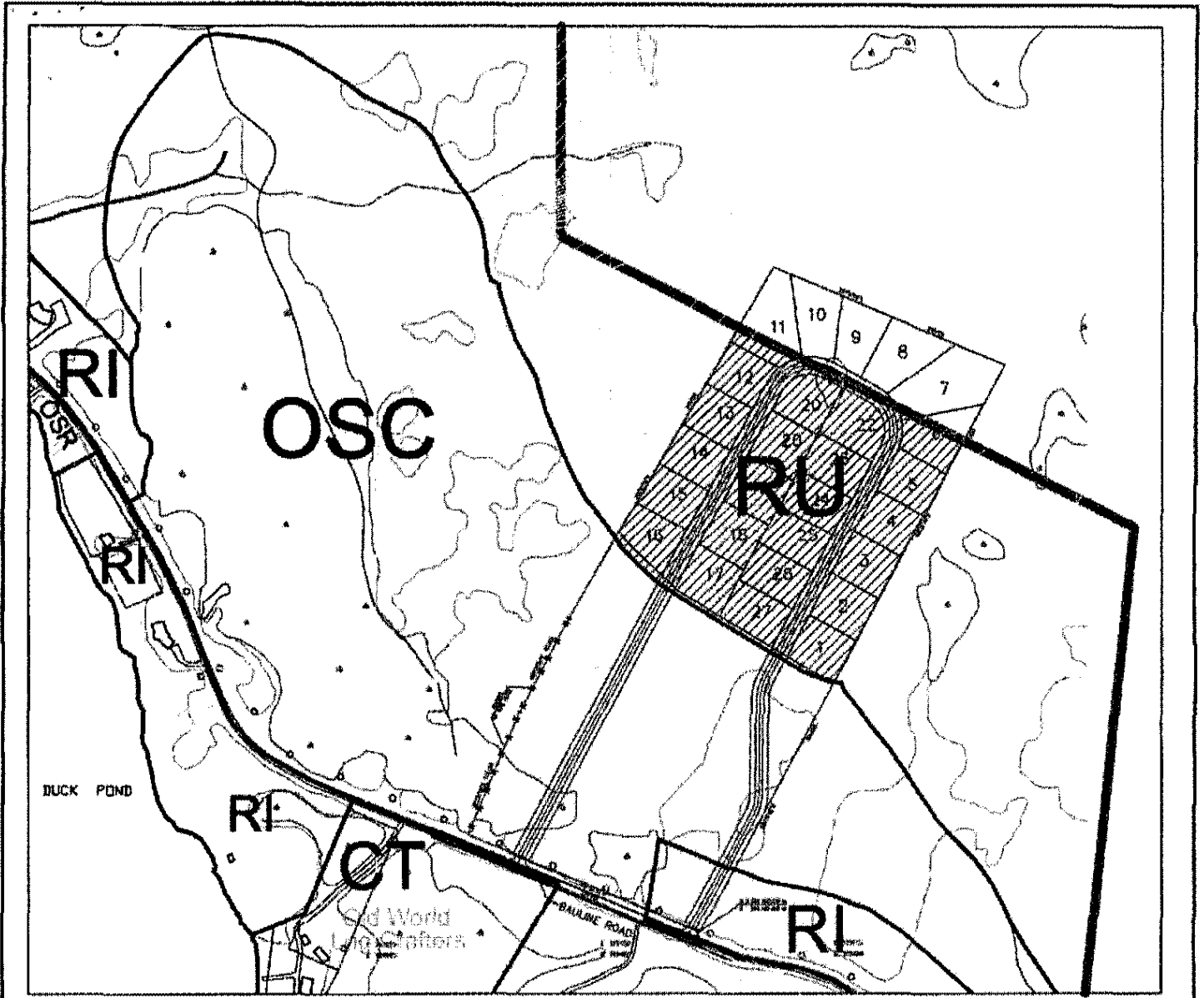
The St. John's Urban Region Regional Plan has the area of the proposed Development Regulations amendment designated as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to coincide with this Development Regulations Amendment.

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 November 2, 2013, 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 November 4, to November 8, 2013, 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. 4, 2013

- 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**

Dated at Bauline

LAND USE ZONE MAP

This 26 Day of September 2014

**DEVELOPMENT REGULATIONS
AMENDMENT No. 4, 2013**

[Signature] Mayor
[Signature] Clerk



Area to be changed from: "Rural" to "Residential-Rural" Development Regulations/Amendment Seal

REGISTERED

Number 240-2014-007

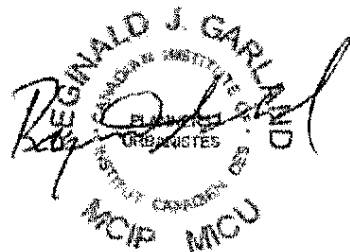
Date October 21, 2014

Scale 1:5000

PLAN-TECH



ENVIRONMENT



I certify that the attached Town of Bauline Development Regulations Amendment No. 4, 2013, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

