

**TOWN OF BAULINE  
MUNICIPAL PLAN 2007 – 2017**



**MUNICIPAL PLAN AMENDMENT No. 1, 2012**

**“Add Backlot Development Policy to  
Section 3.1 General Land Use Policies”**

**“Amend Plan Policy 3.2.5.1 Open Space-Recreation to allow Cultural  
and Civic Buildings”**

**SEPTEMBER, 2012**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF BAULINE  
MUNICIPAL PLAN AMENDMENT No. 12, 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 Municipal Plan Amendment No. 1, 2012 on the 10<sup>th</sup> day of October, 2012.
- b) Gave notice of the adoption of the Town of Bauline Municipal Plan Amendment No. 1, 2012, by advertisement inserted on the 20<sup>th</sup> day and the 27<sup>th</sup> day of October, 2012, in *The Telegram* newspaper.
- c) Set the 6<sup>th</sup> day of November 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 2000*, the Town Council of Bauline approves the Town of Bauline Municipal Plan Amendment No. 1, 2012 as adopted (or as amended).

Municipal Plan/Amendment <b>REGISTERED</b>
Number <u>240. 2012. 003</u>
Date <u>December 11, 2012</u>
Signature <u>[Signature]</u>

SIGNED AND SEALED this 19 day of NOVEMBER, 2012

Mayor:

[Signature]

(Council Seal)

Clerk:

[Signature]

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF BAULINE  
MUNICIPAL PLAN AMENDMENT No. 1, 2012**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Bauline adopts the Town of Bauline Municipal Plan Amendment No. 1, 2012.

Adopted by the Town Council of Bauline on the 10<sup>th</sup> day of October, 2012.

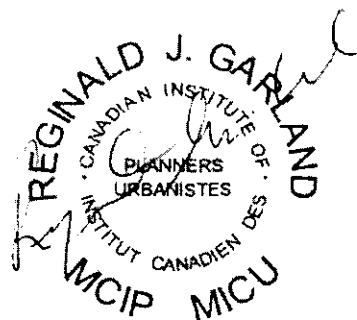
Signed and sealed this 19 day of NOVEMBER, 2012.

Mayor:  (Council Seal)

Clerk: 

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Bauline Municipal Plan Amendment No. 1, 2012, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



**TOWN OF BAULINE**  
**MUNICIPAL PLAN AMENDMENT No. 1, 2012**

**BACKGROUND**

The Town of Bauline wishes to amend its Municipal Plan. The Town is experiencing a demand for residential development. The areas proposed for residential development are considered as a backlot. The present Bauline Municipal Plan does not have any policy to deal with backlot development. This Amendment also proposes to add new policy that will allow backlot development.

The Town has recently been approved for funding for a new municipal building and a site near Duck Pond has been selected which is presently designated as Open Space. This Amendment also proposes to amend Municipal Plan 3.2.5.1 to provide Council with discretion to consider cultural and civic buildings in the Open Space-Recreation designation.

**PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Municipal Plan amendment. The Town Council of Bauline published a notice in *The Telegram* newspaper on January 7, 2012, advertising the development proposal seeking comments or representations from the public. The Town placed the proposal on display at the Town Office. Verbal and written comments were received during the time period.

As a result of the Public Consultation, the Town of Bauline Municipal Plan Amendment No. 1, 2012, has been amended to delete a proposal to re-designate land from "Open Space" to Residential".

## AMENDMENT No. 1, 2012

The Town of Bauline Municipal Plan is amended by:

A) **Adding** the following *highlighted* policy to Section 3.1(XI), General Land Use Policies.

### 3.1(XI) **Backlot Development**

*Backlot development may be permitted at the discretion of Council in developed areas behind existing dwellings where vacant parcels of land exist which are of sufficient size for a building lot, but which do not have the required frontage on a publicly maintained street. In such cases, the following requirements shall be met:*

- *The site is located in an area designated for Residential development in the Bauline Development Regulations.*
- *Approval for on-site water supply and sewage disposal must be obtained from Council and the Government Service Centre.*
- *The development of the lot does not prejudice the use of adjoining backland. Where there is potential for additional development in the area, the lot and access shall be developed in a manner which will accommodate future development. In such cases, access to the public street must be of sufficient width (15 metres) to accommodate future public use.*
- *Where there is no potential for additional development, the access road shall be treated as a private driveway and only one backlot development shall be permitted.*
- *Council shall be satisfied that the backlot development will not detract or restrict other types of development on adjacent lands.*
- *Approval of any backlot development shall not affect the legal conformity of any existing lots.*
- *To ensure that Council can meet its responsibility for public safety and emergency access, the dwelling on a backlot shall be a minimum of 32 metres and a maximum of 100 metres from a public street.*

*Standards for backlot development shall be established in the Bauline Development Regulations.*

B) Adding the following *highlighted* policy to Section 3.2.5.1, Open Space – Recreation, as shown below:

### **3.2.5.1 Open Space - Recreation**

Lands designated as Open Space - Recreational are to provide for the active and passive recreational needs of Bauline residents and visitors. Permitted uses shall include non-building uses such as parks, playgrounds, outdoor swimming areas, and buildings which are accessory to the open space uses. Council shall endeavor to reserve land at various places in the Town for Open Space - Recreational uses. Lands located on the east shore of Duck Pond are designated as Open Space-Recreation.

*Building uses such as cultural and civic buildings may be permitted at the discretion of council. Building uses shall not detract to the recreation value of open space land.*

The development of passive recreation facilities such as walking or nature trails, and associated interpretation programs may be permitted provided they will not have an adverse impact on the natural environment.

#### **Policies:**

- Recreational facilities such as sports fields, community parks and playground facilities shall be permitted on lands designated Open Space Recreation.
- Development associated with recreational uses will be permitted in Open Space - Recreation designation.
- Indoor Assembly building uses such as ice arenas, indoor swimming pools, and uses which are clearly associated with recreational uses shall be permitted.
- *General Assembly uses such as cultural and civic buildings may be permitted.*