

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



**MUNICIPAL PLAN AMENDMENT No. 4, 2013**

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

**APRIL, 2013**

PLAN-TECH



ENVIRONMENT



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF BAULINE  
MUNICIPAL PLAN 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 Municipal Plan Amendment No. 4, 2013 on the 9<sup>th</sup> day of July, 2014.
- b) Gave notice of the adoption of the Town of Bauline Municipal Plan Amendment No. 4, 2013 by advertisement inserted on the 9<sup>th</sup> day and the 16<sup>th</sup> day of August, 2014, in *The Telegram* newspaper.
- c) Set the 28<sup>th</sup> 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 2000*, the Town Council of Bauline approves the Town of Bauline Municipal Plan Amendment No. 4, 2013 as adopted (or as amended).

SIGNED AND SEALED this 26 day of September, 2014

Mayor: 

Clerk: 

(Council Seal)

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>240-2014-006</u>
Date	<u>October 21, 2014</u>
Signature	<u></u>

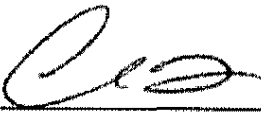
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF BAULINE  
MUNICIPAL PLAN AMENDMENT No. 4, 2013**

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. 4, 2013.

Adopted by the Town Council of Bauline on the 9<sup>th</sup> day of July, 2014.

Signed and sealed this 26 day of September, 2014.

Mayor:

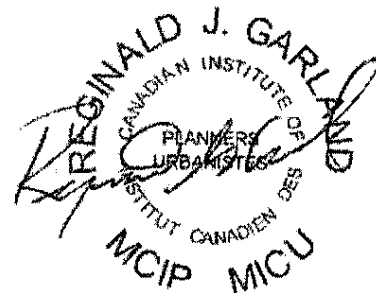
 (Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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



**TOWN OF BAULINE**  
**MUNICIPAL PLAN AMENDMENT No. 4, 2013**

**BACKGROUND**

The Town of Bauline wishes to amend its Municipal Plan. 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 designation 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 proposed development is contingent on registration of Municipal Plan Amendment No. 3, 2012, which proposed a Residential Policies. This proposal shall conform to the new Residential Policies.

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

**ST. JOHN'S URBAN REGION REGIONAL PLAN**

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

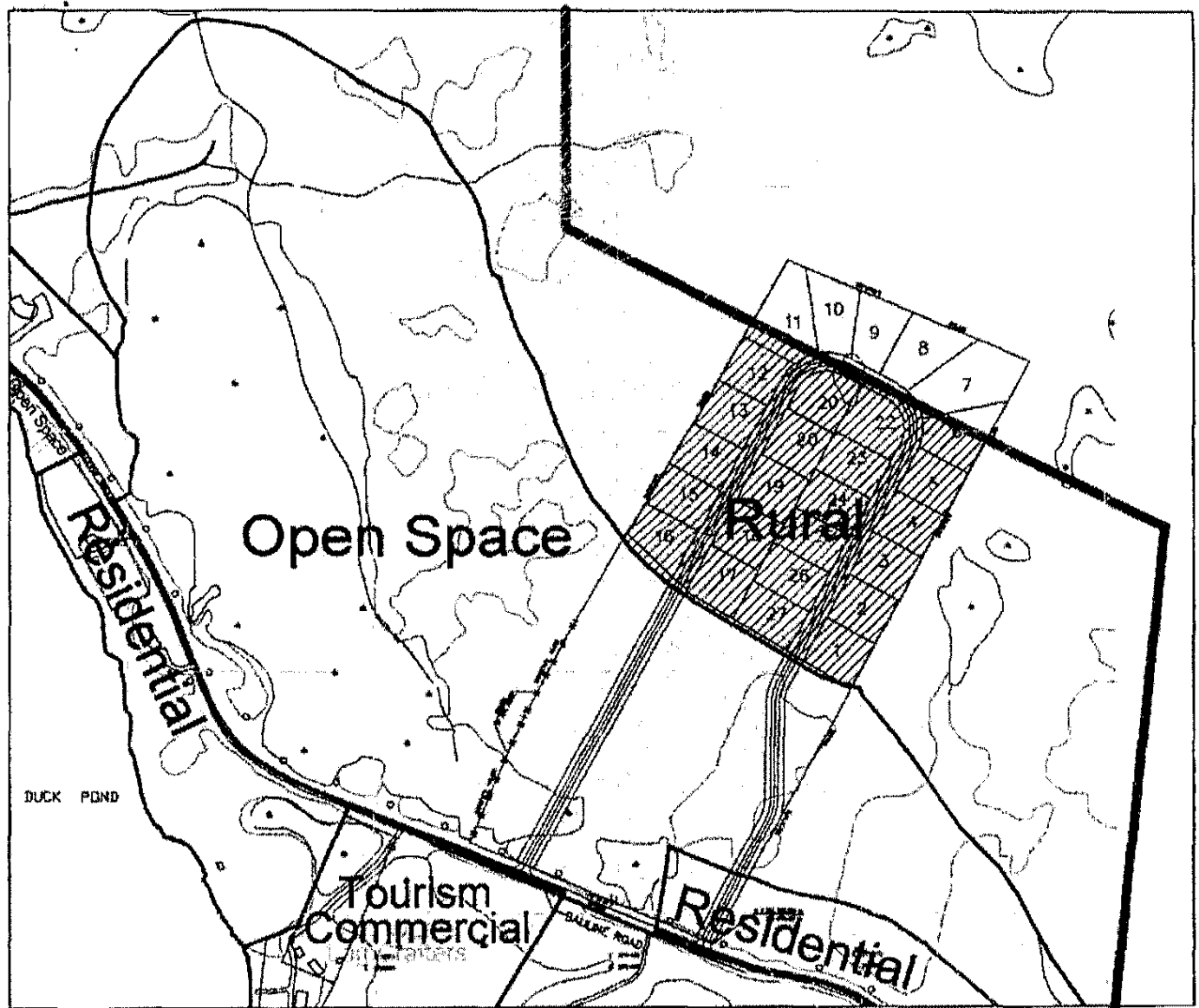
## **PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan 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.

## **AMENDMENT No. 4, 2013**

The Town of Bauline Municipal Plan is amended by:

- A) *Changing*** an area of land from "**Rural**" to "**Residential**" as shown on the attached copy of the Town of Bauline Municipal Plan Future Land Use Map.



TOWN OF BAULINE  
MUNICIPAL PLAN 2007-2017

Dated at Bauline

FUTURE LAND USE MAP

This 26 Day of September 2014

MUNICIPAL PLAN  
AMENDMENT No. 4, 2013

[Signature] Mayor  
[Signature] Clerk



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

Seal

PLAN-TECH



ENVIRONMENT

Scale: 1: 5000

Municipal Plan/Amendment  
**REGISTERED**

Number 240-2014-006  
Date October 21, 2014  
Signature [Signature]

RONALD J. GARLAND  
PLANNERS  
INSTITUTE OF  
MUNICIPALITY  
M.C.I.P. M.C.U.

Certify that the attached Town of Bauline Municipal Plan Amendment No. 4, 2013, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.

