

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



**MUNICIPAL PLAN AMENDMENT No. 5, 2014**

**DELETE MUNICIPAL PLAN POLICY 3.2.3  
"TOURISM COMMERCIAL" TO "RESIDENTIAL", and  
"TOURISM COMMERCIAL" TO "RURAL"  
Bauline Line, Route 21**

**MAY, 2014**

PLAN-TECH



ENVIRONMENT



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO APPROVE  
TOWN OF BAULINE  
MUNICIPAL PLAN AMENDMENT No. 5, 2014**

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. 5, 2014 on the 3<sup>rd</sup> day of December, 2014.
- b) Gave notice of the adoption of the Town of Bauline Municipal Plan Amendment No. 5, 2014 by advertisement inserted on the 3<sup>rd</sup> day and the 10<sup>th</sup> day of January, 2015 in *The Telegram* newspaper.
- c) Set the 21<sup>st</sup> day of January, 2015, at 7:00 p.m. at the Town Hall, Bauline United Church, Bauline, for the holding of a public hearing to consider objections and submissions.

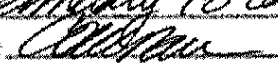
Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Bauline approves the Town of Bauline Municipal Plan Amendment No. 5, 2014 as adopted (or as amended).

SIGNED AND SEALED this 28 day of January, 2015

Mayor:

  
\_\_\_\_\_

(Council Seal)

Municipal Plan/Amendment	
<b>REGISTERED</b>	
Number	<u>240-2015-001</u>
Date	<u>February 18 2015</u>
Signature	

Clerk:

  
\_\_\_\_\_

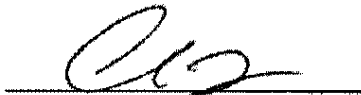
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF BAULINE  
MUNICIPAL PLAN AMENDMENT No. 5, 2014**

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. 5, 2014.

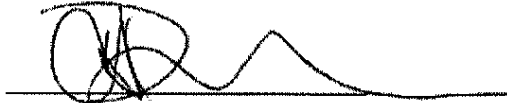
Adopted by the Town Council of Bauline on the 3<sup>rd</sup> day of December, 2014.

Signed and sealed this 28 day of January, 2015.

Mayor:

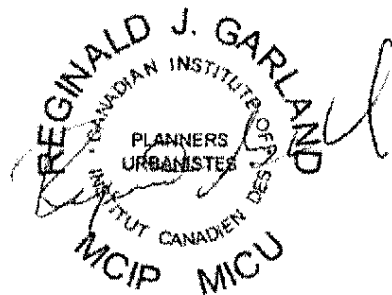
 (Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Bauline Municipal Plan Amendment No. 5, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



**TOWN OF BAULINE**  
**MUNICIPAL PLAN AMENDMENT No. 5, 2014**

**BACKGROUND**

The Town of Bauline wishes to amend its Municipal Plan. The Tourism Commercial designation exists to recognize valuable tourism resource areas with potential for future development of tourism and commercial recreation. Its purpose is to protect these areas from conflicting uses, enhance the potential of existing operations, and facilitate future development of appropriate activities. Only one location in the Planning Area on the southern and western extremities of Duck Pond is designated as Tourism Commercial.

The Town has received a proposal from the land owner to develop the area for residential properties along the south shore of Duck Pond. The developer has completed a Level 1 review under the Ground Water Assessment Guidelines.

The Future Land Use Map has the south side of the Duck Pond designated as Tourism Commercial. The purpose of this proposed amendment is to re-designate a portion of this land to a depth of 490 metres from Tourism Commercial to Residential. The remainder of land presently designated as Tourism Commercial shall be re-designated to Rural.

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

The St. John's Urban Region Regional Plan has the area of the proposed Municipal Plan amendment designated as Rural and Restricted Development. The Minister of Municipal and Intergovernmental Affairs has initiated an amendment to bring areas of the Regional Plan into conformity with the Bauline Municipal Plan.

## 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 June 24, 2014, 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 June 24, to July 2, 2014, 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. 5, 2014

The Town of Bauline Municipal Plan is amended by:

- A) *Deleting*, with ~~strikeout~~, Municipal Plan Policy 3.2.3, Tourism Commercial, as shown below:

### ~~3.2.3 TOURISM COMMERCIAL~~

~~The Tourism Commercial designation exists to recognize valuable tourism resource areas with existing tourism activities and/or potential for future development of tourism and commercial recreation. Its purpose is to protect these areas from conflicting uses, enhance the potential of existing operations, and facilitate future development of appropriate activities.~~

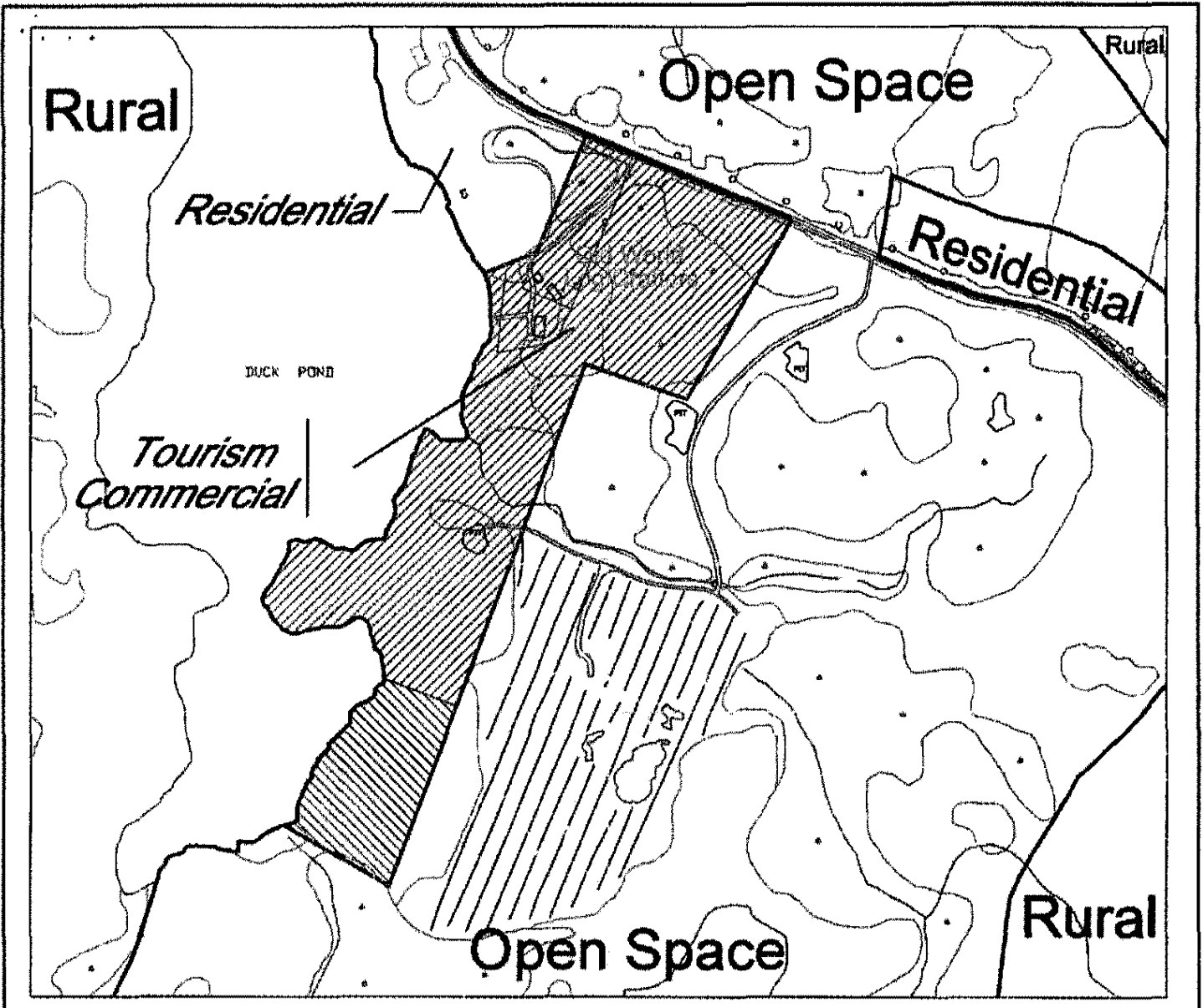
#### **Policies**

- ~~• The Tourism Commercial designation is established in order to facilitate the development of a compatible mix of tourism and commercial recreational activities in appropriate areas of the town.~~
- ~~• Lands located on the southern and western extremities of Duck Pond shall be included in this designation.~~
- ~~• Activities such as restaurants, lounges, hotels and motels, lodges, banquet facilities, tourist cabins, recreational facilities, and open space uses shall be permitted.~~

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- ~~• Before new development is permitted, a development and site plan must be submitted for the consideration of Council. This plan will provide dimensional layouts indicating location, scale, and design of proposed facilities and landscaping. In assessing proposals Council will be primarily concerned with aesthetic factors, conformity with the desired character for the area, and compatibility with other land uses in the designation.~~

**B) *Changing* an area of land from "Tourism Commercial" to "Residential", and**

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



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

**FUTURE LAND USE MAP**

**MUNICIPAL PLAN  
AMENDMENT No. 5, 2014**

Municipal Plan/Amendment  
**REGISTERED** Dated at Bauline

Number 240-2015-007 This 28 Day of January 2015  
 Date February 18, 2015  
 Signature [Signature]

[Signature] Mayor  
[Signature] Clerk



Area to be changed from: "Tourism Commercial" to "Residential"

Seal



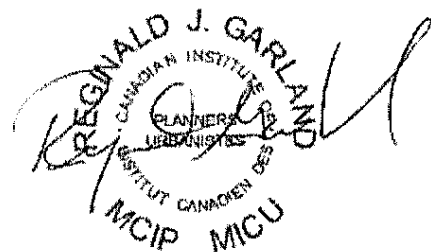
Area to be changed from: "Tourism Commercial" to "Rural"

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



I certify that the attached Town of Bauline Municipal Plan Amendment No. 5, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.