

OCT 17 2017

COR/2017/04089

Ms. Janet O'Brien
Town Clerk
Town of Bay Bulls
Bay Bulls, NL A0A 1C)

Dear Ms. O'Brien:

BAY BULLS
Development Regulations Amendment No. 1, 2016

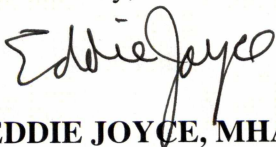
I am pleased to inform you that the **Town of Bay Bulls Development Regulations Amendment No. 1, 2016**, as adopted by Council on the **15th day of March, 2016** has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email queensprinter@gov.nl.ca, by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



EDDIE JOYCE, MHA
District of Humber-Bay of Islands
Minister

Encls.

TOWN OF BAY BULLS

MUNICIPAL PLAN 2014 - 2024



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

“RESIDENTIAL SUBDIVISION AREA” TO “RESIDENTIAL”

Route 10, Southern Shore Highway

February 2016

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAY BULLS
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Bay Bulls adopts the Town of Bay Bulls Development Regulations Amendment No. 1, 2016.

Adopted by the Town Council of Bay Bulls on the 15 day of March, 2016.

Signed and sealed this 15 day of March, 2016.

Mayor: [Signature] (Council Seal)
Clerk: [Signature]



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bay Bulls Development Regulations Amendment No. 1, 2016, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>245-2016-013</u>
Date	<u>Oct 15/17</u>
Signature	<u>[Signature]</u>



TOWN OF BAY BULLS

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

BACKGROUND

The Town of Bay Bulls proposes to amend its Development Regulations. The Town has received a comprehensive proposal for an unserviced Residential Subdivision to be located east of the Southern Shore Highway, Route 10. The subdivision design meets the requirements of the Residential Land Use Zone Table which requires a minimum frontage of 30 m and a minimum lot area of 1860 m². The subdivision design has future access points to the north, east and west to allow for future development of adjacent lands.

The area is presently zoned as Residential Subdivision Area (RSA). This Amendment proposes to re-zone land required for the Residential Subdivision from Residential Subdivision Area (RSA) to Residential (Res).

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Development Regulations amendment. The Town Council of Bay Bulls published a notice in *The Telegram* newspaper on December 5, 2016, advertising the development proposal seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Office from December 7, to December 11, 2016, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. One letter of objection was received during the time period and resolved to the satisfaction of the objector.

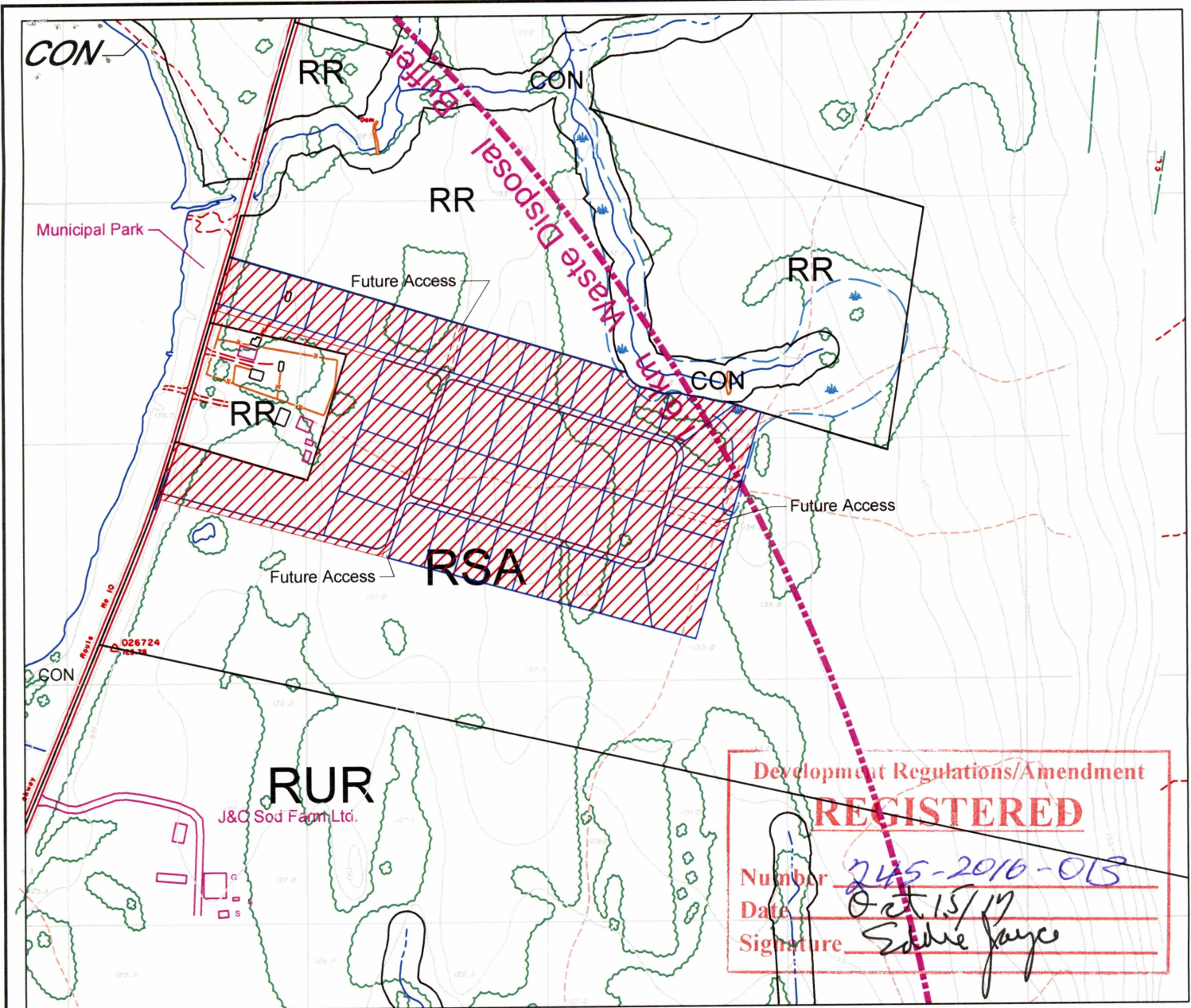
ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated the area covered by the proposed Amendment designated as Urban Development. The proposed Development Regulations Amendment conforms to the St. John's Urban Region Regional Plan and it is concluded that a Regional Plan Amendment is not required.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2016

The Town of Bay Bulls Development Regulations are amended by:

- A) **Changing** an area of land from "**Residential Subdivision Area**" to "**Residential**", as shown on the attached copy of the Town of Bay Bulls Land Use Zone Map.



**TOWN OF BAY BULLS
MUNICIPAL PLAN 2014-2024**

LAND USE ZONING MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2015**

Dated at Bay Bulls

This 15 Day of March 2015

[Signature] Mayor

[Signature] Clerk



Area to be changed from: **“Residential Subdivision Area”** to **“Residential”**

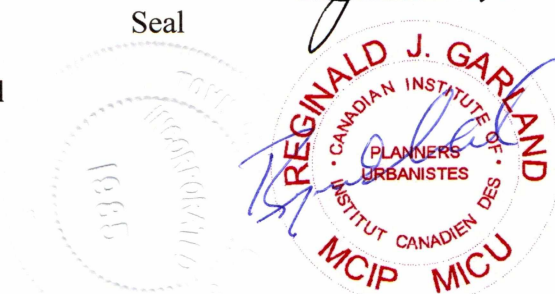
PLAN-TECH



ENVIRONMENT

Scale: 1:5000

Seal



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