

SEP 09 2019

COR/2019/02932

Ms. Sandra Cahill
Town Clerk
Town of Bay Bulls
P.O. Box 70
Bay Bulls, NL A0A 1C0

Dear Ms. Cahill

BAY BULLS
Development Regulations Amendment No. 5, 2017

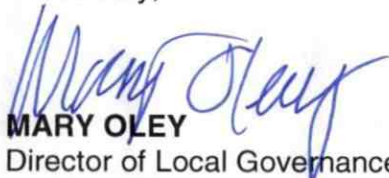
I am pleased to inform you that the **Town of Bay Bulls Development Regulations Amendment No. 5, 2017** as adopted by Council on the **14th day of December, 2017**, has now been registered.

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,



MARY OLEY
Director of Local Governance and Land Use Planning

cc: Reginald Garland, MCIP
Plan-Tech Environment

TOWN OF BAY BULLS

MUNICIPAL PLAN 2014 - 2024



DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2017

“RESIDENTIAL SUBDIVISION AREA” TO “RESIDENTIAL”

Route 10, Southern Shore Highway

October 2017

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAY BULLS
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2017**

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. 5, 2017.

Adopted by the Town Council of Bay Bulls on the 14th day of December, 2017.

Signed and sealed this 19 day of December, 2017.

Mayor: *Harold Gray* (Council Seal)
Clerk: *Sanche Cahud*

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bay Bulls Development Regulations Amendment No. 5, 2017, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations Amendment	
REGISTERED	
Number	<u>245-2019-015</u>
Date	<u>September 9, 2019</u>
Signature	<u><i>Mary O'Leary</i></u>



TOWN OF BAY BULLS

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2017

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. As development occurs and demand warrants, the subdivision design may be altered to allow for future access points to the east to allow for future development of adjacent lands.

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

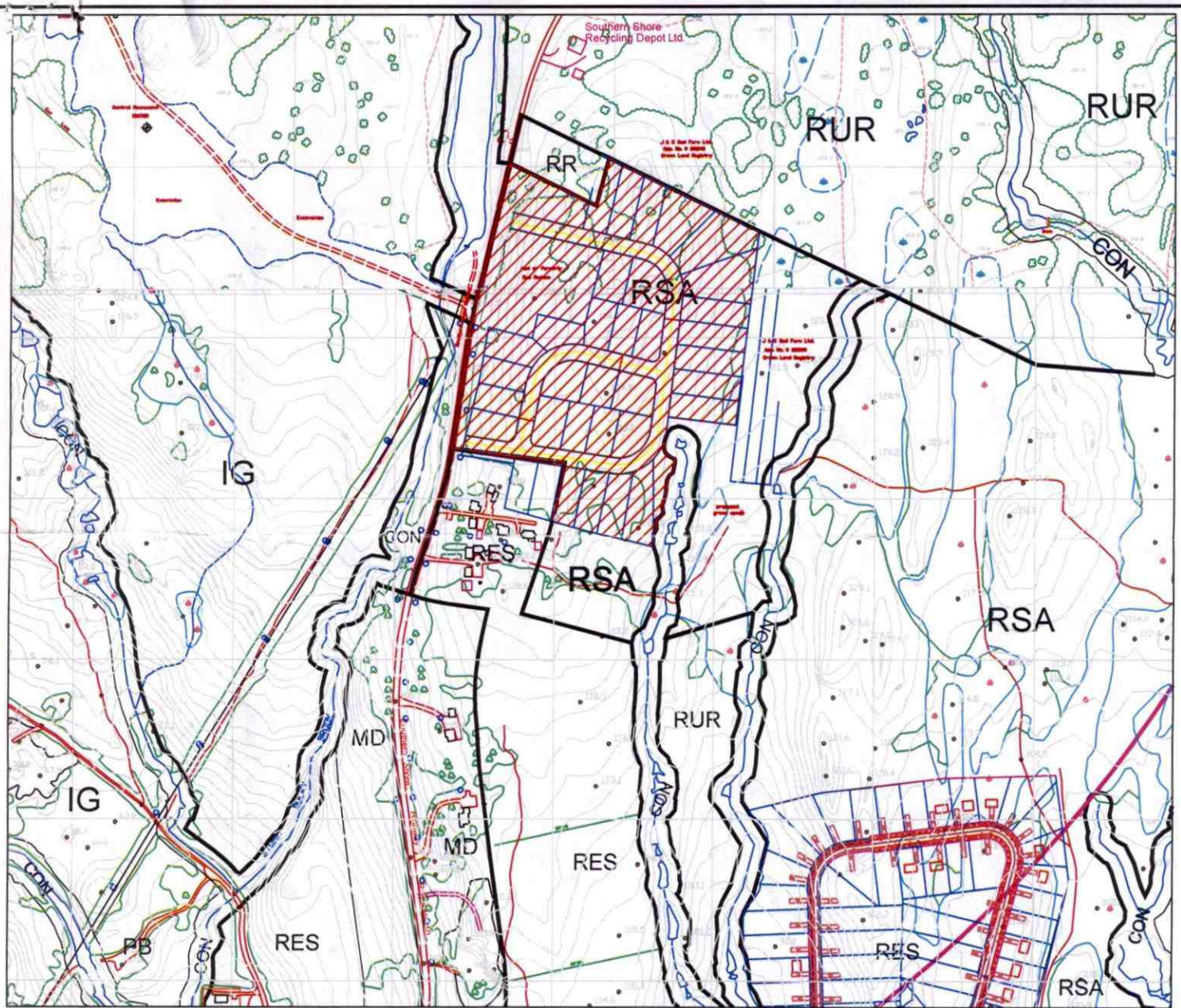
ST. JOHN'S URBAN REGION REGIONAL PLAN

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. 5, 2017

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**

Dated at Bay Bulls

LAND USE ZONING MAP

This 19th Day of Dec 2017

**DEVELOPMENT REGULATIONS
AMENDMENT No. 5, 2017**

Harold Greyling Mayor
Sandra Cahill Clerk



Area to be changed from: **“Residential Subdivision Area”** to **“Residential Development Regulations/Amendment”**

REGISTERED

PLAN-TECH



ENVIRONMENT

Number 245-2019-015
Date September 9, 2019
Scale: 1:7500
Signature *Murray Olden*

Seal



I certify that the attached Town of Bay Bulls Development Regulations Amendment No. 5, 2017, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.