

**TOWN OF HARBOUR GRACE
MUNICIPAL PLAN AMENDMENT NO. 2, 2015**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HARBOUR GRACE
MUNICIPAL PLAN AMENDMENT NO. 2, 2015**


Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Grace

- a) adopted the Harbour Grace Municipal Plan Amendment No. 2, 2015 on the 25th day of June, 2015
- b) gave notice of the adoption of the Harbour Grace Municipal Plan Amendment No. 2, 2015 by advertisement inserted on the 30th day of June, 2015 and the 7th day of July, 2015 in the Compass newspaper.
- c) set the 23rd day of July, 2015 at 2:00 p.m. at the Town Office, Harbour Grace 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 Harbour Grace on the 12th day of August, 2015 approves the Harbour Grace Municipal Plan Amendment No. 2, 2015.

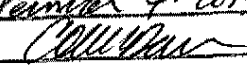
SIGNED AND SEALED this 25 day of August, 2015

Mayor:


Terry Barnes

Clerk:


Lisa Carroll

Municipal Plan/Amendment	
REGISTERED	
Number	<u>2125 - 2015 - 013</u>
Date	<u>September 4, 2015</u>
Signature	

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE MUNICIPAL PLAN AMENDMENT NO. 2, 2015**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Harbour Grace adopts the Harbour Grace Municipal Plan Amendment No. 2, 2015.

Adopted by the Town Council of Harbour Grace on the 25th day of June, 2015.

Signed and sealed this 25 day of August, 2015.

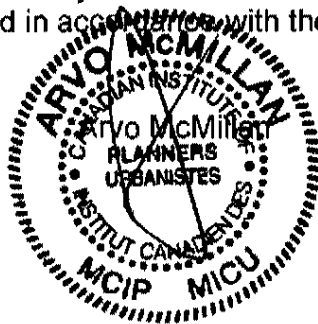
Mayor: 
Terry Barnes

Clerk: 
Lisa Carroll

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 2, 2015 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF HARBOUR GRACE
MUNICIPAL PLAN AMENDMENT NO. 2, 2015**

BACKGROUND

The Town of Harbour Grace has decided to proceed with amendments to the Municipal Plan and Development Regulations that would make it easier for the Town to expand its economic base by attracting more tourism, commercial, industrial and marine related industrial activity and, at the same time ensure that its historic core and downtown are sustained and developed.

This entails not only some changes to the text of the Municipal Plan, but also changes to Future Land Use Map 2 that provide for the above and a clean-up of the map to make it more user friendly (primarily by removing the Open Space designation for the Track in the built-up part of the Town and replacing Mixed Development by Town – the latter designation providing greater opportunities for development).

PUBLIC CONSULTATION

The February 10th, 2015 public consultation as advertised in the January 27th and February 3rd editions of the Compass took place.

Referral emails were sent out to the Harbour Authority and Department of Fisheries and Oceans, the School Board, and the Department of Environment and Conservation.

Only the Department of Fisheries and Oceans and Harbour Authority replied. They were satisfied with the proposed changes to the Plan and Regulations.

Numerous persons appeared during the afternoon Open House and the evening public discussion.

Several persons residing on Harvey Road and Water Street between the two former tank farms expressed concerns about the rezoning from Mixed Development to Town. This request was accommodated and zoning left as is.

Three written briefs were submitted – two of them related to expansion of the Marine Service Centre (Marine Industrial Complex) and its possible effect on the Heritage District and properties within the District. Assurances were given that there would be a buffer between the Marine Industrial Complex and Heritage District.

A property survey was submitted for a property a person wished to have rezoned from Rural to Residential in the vicinity of McNamara's Court. This request was accommodated.

MUNICIPAL PLAN AMENDMENT

Future Land Use Map 2 is replaced as shown on the attached plan.

Section 2 – Goals and Development Policies, Goals, Development Policies, WHICH STATES:

2 GENERAL GOALS AND DEVELOPMENT POLICIES

GOALS

1. Accommodate and encourage constructive change that will foster the community and region's economic and social development while adhering to basic principles of economically sound and environmentally appropriate urban and rural development within the Municipal Planning Area and the Town of Harbour Grace.
2. Achieve a more sustainable community that within the regional and provincial context provides and increases opportunities for residing, working and recreation within the Town and conserves and enhances the marine and terrestrial resources of the community.

DEVELOPMENT POLICIES

All development within the Harbour Grace Planning Area shall be managed in accordance with the general land use policies and designations set out in the ensuing sections. These designations are shown on the Future Land Use Maps.

BY ADDING "These goals are to be achieved through a variety of means, including development policies, and, a comprehensive design and development plan of the historic core of Harbour Grace that includes the Heritage District, the Marine Service Centre off Beach Hill Road and nearby areas." IS AMENDED TO STATE:

GOALS

1. Accommodate and encourage constructive change that will foster the community and region's economic and social development while adhering to basic principles of economically sound and environmentally appropriate urban and rural development within the Municipal Planning Area and the Town of Harbour Grace.

2. Achieve a more sustainable community that within the regional and provincial context provides and increases opportunities for residing, working and recreation within the Town and conserves and enhances the marine and terrestrial resources of the community.

These goals are to be achieved through a variety of means, including development policies, and, a comprehensive design and development plan of the historic core of Harbour Grace that includes the Heritage District, the Marine Industrial Complex off Beach Hill Road and nearby areas.

DEVELOPMENT POLICIES

All development within the Harbour Grace Planning Area shall be managed in accordance with the general land use policies and designations set out in the ensuing sections. These designations are shown on the Future Land Use Maps.

Add Section 2.12A – *Marine Industrial Complex* – WHICH STATES:

2.12A *Marine Industrial Complex*

The expansion of the Marine Service Centre and the development of a marine industrial park and offshore service base northwest of the current facility is a major priority for the Town.

The general area in which this expansion is to take place is shown on Future Land Use Map 2 as 'Marine Industrial Complex', the boundaries of which are to be more precisely determined upon the approval of a plan for this site.

Development in this area is subject to the following general conditions:

- a) approval of a plan indicating site layout and land uses of the area by the Heritage Division of the Department of Tourism, Recreation and Culture, along with the Department of Environment and Conservation, Transportation Canada, Fisheries and Oceans Canada and the Town and other appropriate agencies;
- b) compatibility with the Heritage District and buildings and facilities located within that District;
- c) access only from Beach Hill Road and the Marine Service Centre;
- d) Industrial Designation.

Section 2.18 – Waterways and Wetlands – Second Paragraph, WHICH STATES:

A protective buffer of undisturbed soil and vegetation shall be preserved along the shoreline of all waterways and wetlands, except very minor ones. The buffer shall be sufficient to prevent erosion, retain natural drainage features, prevent siltation, preserve public access and protect fish habitat.

By inserting the phrase “Unless necessary to accommodate a use under Clause (5) of this Section’ IS AMENDED TO STATE:

Unless necessary to accommodate a use under Clause (5) of this Section a protective buffer of undisturbed soil and vegetation shall be preserved along the shoreline of all waterways and wetlands, except very minor ones. The buffer shall be sufficient to prevent erosion, retain natural drainage features, prevent siltation, preserve public access and protect fish habitat.

Clause 10 of Section 2.18 WHICH STATES:

- (10) Any development within a wetland or the buffer of a wetland shall require the approval of the Minister of Environment and Conservation as well as the Town whether or not that wetland is zoned Conservation under the Development Regulations.

By replacing ‘is zoned Conservation under the Development Regulations’ by ‘is designated Environmental Protection under the Municipal Plan’ IS AMENDED TO STATE:

- (10) Any development within a wetland or the buffer of a wetland shall require the approval of the Minister of Environment and Conservation as well as the Town whether or not that wetland is designated Environmental Protection under the Municipal Plan.

Section 4 of the Municipal Plan – Mixed Development – Municipal Services, WHICH STATES:

Municipal Services

All development in this designation shall be connected to the Town’s water and sewer system.

By adding the words "where feasible", IS AMENDED TO STATE:

Municipal Services

All development in this designation shall be connected to the Town's water and sewer system where feasible.

Section 7 of the Municipal Plan – PUBLIC ASSEMBLY DESIGNATION, 2nd and 3rd paragraphs WHICH STATE:

Permitted uses within the Public Assembly designation are: conservation, child care, cultural and civic, educational, general assembly, indoor assembly, medical treatment and special care, office, outdoor assembly, place of worship and recreational open space.

Discretionary uses within this designation are: antenna, cemetery, club and lodge, collective residential and transportation.

By adding "and other compatible uses" ARE AMENDED TO STATE:

Permitted uses within the Public Assembly designation are: conservation, child care, cultural and civic, educational, general assembly, indoor assembly, medical treatment and special care, office, outdoor assembly, place of worship, recreational open space, and other compatible uses.

Discretionary uses within this designation are: antenna, cemetery, club and lodge, collective residential, transportation and other compatible uses.

Section 11 of the Municipal Plan – RURAL DESIGNATION, 3RD paragraph, WHICH STATES:

The following uses are discretionary: animal, campground, catering, cemetery, commercial residential, communication, general industry, mineral working, outdoor assembly, outdoor market, penal and correctional detention, scrap yard, single dwelling accessory use, solid waste disposal, transportation, utilities and veterinary.

By adding Light Industry, Hazardous Industry and Seasonal Residential IS AMENDED TO STATE:

The following uses are discretionary: animal, campground, catering, cemetery, commercial residential, communication, general industry, hazardous industry, light industry, mineral working, outdoor assembly, outdoor market, penal and

correctional detention, scrap yard, seasonal residential, single dwelling accessory use, solid waste disposal, transportation, utilities and veterinary.

**Town of
Harbour Grace**

Municipal Plan 2010

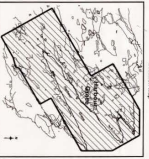
Amendment No. 2, 2015
This map replaces Future Land Use Map 2

Future Land Use Map 2

- Residential
- Mixed Development
- Heritage District
- Public Space and Recreation
- Commercial
- Rural
- Environmental Protection
- Protected Public Water Supply
- Highway



----- Municipal and Township Area Boundary
 Planning Area Boundary
 - - - - - Field
 ○ Medium Potential
 ○ High Potential
 ○ Very High Potential



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