

**TOWN OF ST. PAUL'S
MUNICIPAL PLAN AMENDMENT NO. 1, 2006**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF ST. PAUL'S
MUNICIPAL PLAN AMENDMENT NO. 1, 2006**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Paul's

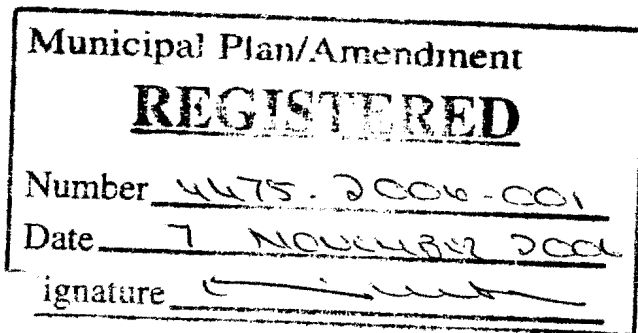
- a) adopted the St. Paul's Municipal Plan Amendment No. 1, 2006 on the 11 day of September, 2006.
- b) gave notice of the adoption of the St. Paul's Municipal Plan Amendment No. 1, 2006 by advertisement inserted on the 18 day and the 25 day of Sept, 2006 in the Northern Pen newspaper.
- c) set the 2 day of Oct at 7:30 p.m. at the Town Hall, St. Paul's 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 St. Paul's approves the St. Paul's Municipal Plan Amendment No. 1, 2006.

SIGNED AND SEALED this 9 day of October, 2006

Mayor: *Jerry Bennett*
Jerry Bennett

Clerk: *Monica Pittman*
Monica Pittman



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF ST. PAUL'S MUNICIPAL PLAN AMENDMENT NO. 1, 2006**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Paul's adopts the St. Paul's Municipal Plan Amendment No. 1, 2006.

Adopted by the Town Council of St. Paul's on the 11 day of September, 2006.

Signed and sealed this 9 day of October, 2006.

Mayor: *Jerry Bennett*
Jerry Bennett

Clerk: *Monica Pittman*
Monica Pittman

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 1, 2006 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF ST. PAUL'S
MUNICIPAL PLAN AMENDMENT NO. 1, 2006**

BACKGROUND

This amendment is designed to:

- a) allow the development of commercial and private and recreational marina or transportation related activities and uses on the both sides of St. Paul's Inlet next to the Highway 430 (Northern Peninsula Highway) bridge - these areas are currently designated Mixed Development and Industrial;
- b) allow the development of remote - that is, no road access and no Town services - cottage (seasonal residential) development in the Rural Resource Designation and Zone as a discretionary use and after approvals from the appropriate provincial and federal agencies.

PUBLIC CONSULTATION

These two groups of amendments were advertised separately for public input, since after the first briefing, the Town Council decided to allow for remote cottage cottages in the rural resource designation. The first group briefing was advertised in the May 23rd and May 29th editions of the Northern Pen for a June 7th briefing. No one expressed an interest in this matter and the briefing was cancelled. The briefing for the second group of amendments, scheduled for July 10th, 2006 was likewise cancelled due to lack of interest. The notice for the second briefing was posted several places around the Town.

MUNICIPAL PLAN AMENDMENT

1. Section 3.2 - Policies, Subsection e) - Industrial - IS DELETED.
2. Section 3.2 - Policies, Subsection d) - Commercial, WHICH STATES:

"d) Commercial

There is little demand in St. Paul's for commercial land but there are a number of small commercial outlets scattered though-out the community. In the absence of any large scale demand for commercial land, it is a certainty that this mode of development will continue, with a variety of land uses in close proximity to each other. There is a need however, to establish an area along the highway where service oriented commerical enterprises can situate in response to the needs of the travelling public.

- Commercial land uses will be permitted in the Mixed Development areas indicated on Future Land Use Map 2.
- A Commercial-Highway Area is designated as indicated on Future Land Use Map 2.
- The permitted uses in the Commercial-Highway area shall include shops, service stations, garages and markets."

IS AMENDED TO STATE:

"d) Commercial

There is little demand in St. Paul's for commercial land but there are a number of small commercial outlets scattered though-out the community. In the absence of any large scale demand for commercial land, it is a certainty that this mode of development will continue, with a variety of land uses in close proximity to each other. There is a need however, to establish areas along the highway and/or which have access to the water where a variety of commercial and commercial and personal or recreational marine oriented activities can be allowed.

- Commercial land uses, including compatible commercial and personal or recreational marine oriented (see also subsection b) - housing) and residential uses will be permitted in the Mixed Development areas indicated on Future Land Use Map 2.
- A Commercial-Highway Area is designated as indicated on Future Land Use Map 2.
- The permitted uses in the Commercial-Highway area shall include shops, service stations, garages and markets and commercial and personal or recreational marine oriented uses."

3. Future Land Use Map 2 is amended as shown on the attached plan.
4. The Legend of Future Land Use Map 2 is amended by deleting INDUSTRIAL.
5. Section 3.2 a) - Policies - Community Structure, WHICH STATES:

"It is desirable in any community to keep the settlement pattern compact to reduce the cost of servicing and optimize the use of existing vacant land. St. Paul's is

fortunate in this respect and still has the opportunity to prevent residential sprawl through careful municipal planning.

It is the policy of this Municipal Plan to encourage the growth of St. Paul's in a controlled manner in order to prevent development in areas that are difficult to service. It is also a Policy of this Plan to make the best use of the existing vacant land in the community.

- New development shall be permitted only in areas serviced by municipal water and sewer or where services are to be extended in the near future.
- All new development shall require prior approval from the Council.
- All new development shall conform to standards set by council in the St. Paul's Development Regulations.
- No Residential Development shall be permitted in the Rural Resource area of the Planning Area without the prior approval of Council."

IS AMENDED TO STATE:

"It is desirable in any community to keep the settlement pattern compact to reduce the cost of servicing and optimize the use of existing vacant land. St. Paul's is fortunate in this respect and still has the opportunity to prevent residential sprawl through careful municipal planning.

It is the policy of this Municipal Plan to encourage the growth of St. Paul's in a controlled manner in order to prevent development in areas that are difficult to service. It is also a Policy of this Plan to make the best use of the existing vacant land in the community. *However, an exception to this rule made for remote cottages on sites that are not accessible by road and are not provided with Town services and electricity.*

- *Subject to exemption for remote cottages,* new development shall be permitted only in areas serviced by municipal water and sewer or where services are to be extended in the near future.
- All new development shall require prior approval from the Council.
- All new development shall conform to standards set by council in the St. Paul's Development Regulations.

- No Residential Development shall be permitted in the Rural Resource area of the Planning Area without the prior approval of Council.”

6. Section 3.2 e) - Policies - Rural Resource WHICH STATES:

“The undeveloped area surrounding the community represents valuable reserves of timber and minerals, the latter in the form of aggregate deposits. It is the intention of this policy to designate this area for rural oriented land uses and to protect these resources for future use. In addition, the municipal water supply is located in the Rural Resource area and must be protected from encroachment by conflicting land uses.

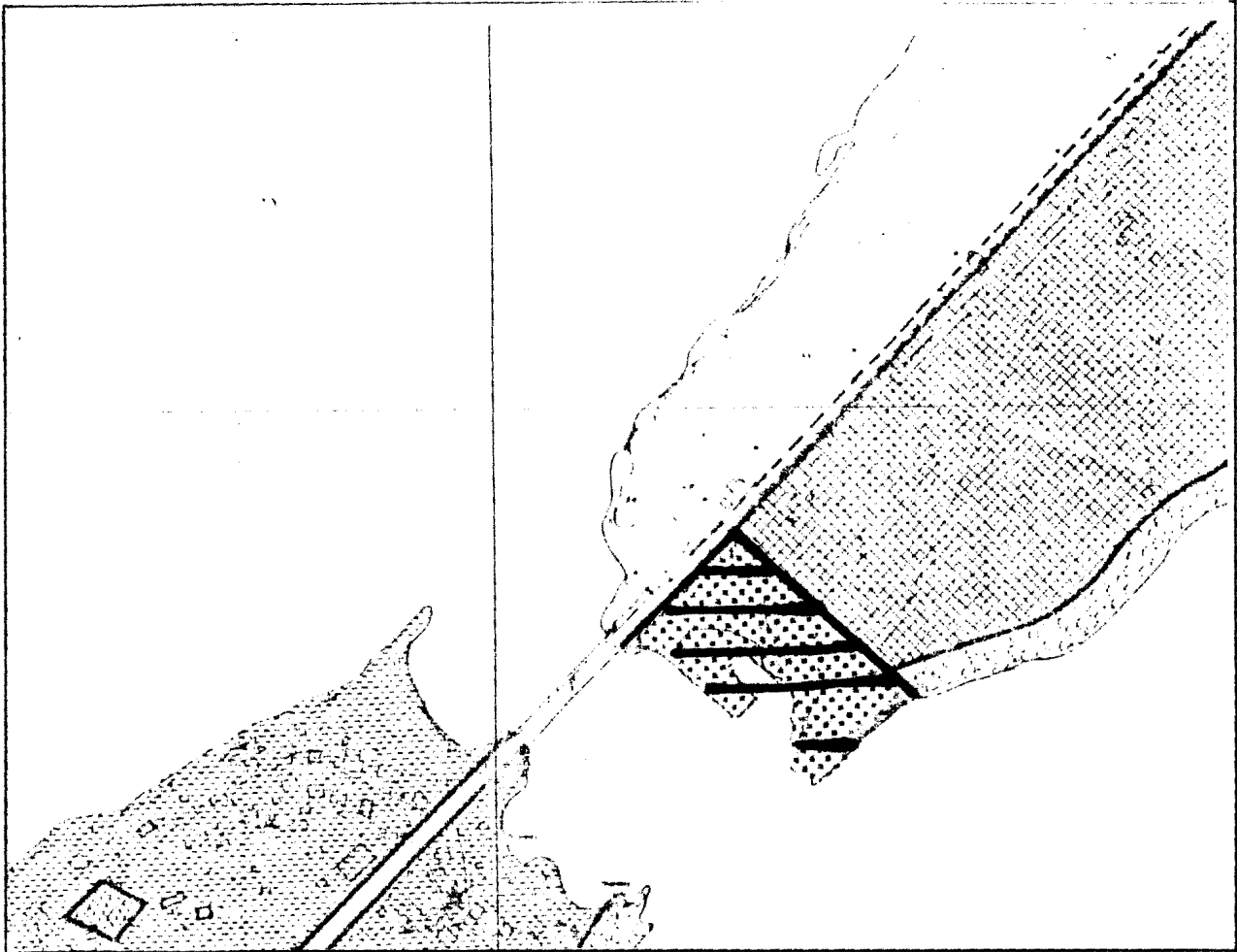
- A Rural Resource Area is established as indicated on Future Land Use Maps 1 and 2.
- The permitted uses in this area shall include sawmilling, gravel pits, logging, forestry, conservation and agriculture. Other compatible land uses may be permitted at the discretion of council.
- Residential development shall not be permitted in the Rural Resource Area unless it is clearly ancillary to a permitted use.
- There shall not be any development within the Protected Watershed Area of the municipal water supply.
- A Mineral Working area is established as indicated on Future Land Use Maps 1 and 2.
- No conflicting land use in the rural resource area shall be permitted to encroach on the development area of the community.”

IS AMENDED TO STATE:

“The undeveloped area surrounding the community represents valuable reserves of timber and minerals, the latter in the form of aggregate deposits. It is the intention of this policy to designate this area for rural oriented land uses and to protect these resources for future use. In addition, the municipal water supply is located in the Rural Resource area and must be protected from encroachment by conflicting land uses.

- A Rural Resource Area is established as indicated on Future Land Use Maps 1 and 2.

- The permitted uses in this area shall include sawmilling, gravel pits, logging, forestry, conservation and agriculture. *Other compatible land uses, including outdoor assembly, single dwelling, outdoor market, general industry, mineral working, recreational open space, cemetery, passenger assembly, transportation, antenna, commercial/residential and seasonal residence may be permitted at the discretion of council.*
- Residential development shall not be permitted in the Rural Resource Area unless it is clearly ancillary to a permitted use or is a *remote cottage ('seasonal residence')*.
- *A remote cottage/seasonal residence is defined as a seasonal residence which is not accessed by a public or private road, does not have municipal water and/or sewer services and is not connected to a public utility for electricity. It may be accessed by a snowmobile or ATV trail.*
- *Remote cottages/seasonal residences may be permitted at the discretion of Council after an application for a remote cottage/seasonal residence has been circulated to the Department of Environment and Conservation - Water Resources Division and Crown Lands Division and the Department of Natural Resources - Agrifoods, Forestry and the Mines and Energy Divisions for review and approval. A development in excess of ten hectares also has to be submitted to the Environmental Assessment Division for review under the Environmental Assessment Act.*
- There shall not be any development within the Protected Watershed Area of the municipal water supply.
- A Mineral Working area is established as indicated on Future Land Use Maps 1 and 2.
- No conflicting land use in the rural resource area shall be permitted to encroach on the development area of the community."

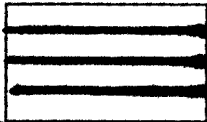


TOWN OF ST. PAUL'S

**Municipal Plan
Amendment #1, 2006**

Future Land Use Map 2

**INDUSTRIAL TO
COMMERCIAL HIGHWAY**



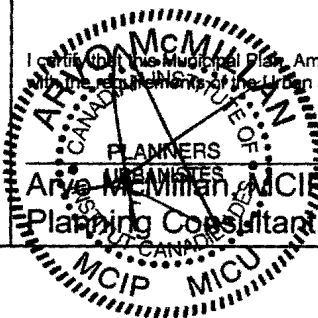
Dated at St. Paul's, Newfoundland and Labrador

This 9, day of October, 2006

Jerry Bennett
Jerry Bennett, Mayor

Monica Pittman
Monica Pittman, Town Clerk

I certify that the Municipal Plan Amendment #1, 2006 has been prepared in accordance with the requirements of the Urban and Rural Planning Act:



Municipal Plan/Amendment
REGISTERED

Number MUTS-2006-001

Date 7 NOVEMBER 2006

Signature [Signature]