

**TOWN OF TRINITY
MUNICIPAL PLAN AMENDMENT
NO. 2, 2019**

**Rural to Seasonal Residential Development, Jigging
Hole (Coleman's Point area) off Fort Point Road,
Trinity Bay**

**Prepared by:
Mary Bishop, FCIP
March, 2019**

**RESOLUTION TO ADOPT
TOWN OF TRINITY
MUNICIPAL PLAN AMENDMENT No. 2, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Trinity adopts the Trinity Municipal Plan Amendment No.2, 2019.

Adopted by the Town Council of Trinity on the 6th day of May, 2019.

Signed and sealed this 3 day of June, 2019.

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 2, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Mary Bishop
Mary Bishop, FCIP



Municipal Plan/Amendment	
REGISTERED	
Number	<u>5155 - 2019 - 002</u>
Date	<u>17th June, 2019</u>
Signature	<u>Mary Bishop</u>

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF TRINITY
MUNICIPAL PLAN AMENDMENT NO. 2, 2019**

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

1. adopted the Trinity Municipal Plan Amendment No. 2, 2019 on the 6th day of May, 2019.
2. gave notice of the adoption of the Trinity Municipal Plan Amendment No. 2, 2019 by advertisement inserted on the 08 day of May, 2019 and the 15 day of May, 2019 in the Packet newspaper.
3. set the 28 day of May, 2019 at 7:00 p.m. at the Trinity Town Office 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 Trinity approves the Trinity Municipal Plan Amendment No. 2, 2019 on the 3 day of June, 2019.

SIGNED AND SEALED this 3 day of June, 2019.

Mayor: James Miller
James Miller

Clerk: Linda Sweet
Linda Sweet



MUNICIPAL PLAN AMENDMENT NO. 2, 2019

INTRODUCTION

The Town of Trinity reviewed and revised its Municipal Plan in 2012. The Town is now considering a request to amend the Plan and Development Regulations and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is adopted and approved by Council and submitted to the Minister of Municipal Affairs and Environment for registration as required under the *Urban and Rural Planning Act, 2000*.

BACKGROUND

The Town of Trinity has received a request to develop a parcel of land at Jigging Hole, northwest of Coleman's Point, off the Fort Point Road for seasonal residences consisting of a number of small (300 to 500 sq ft cottages). The image below shows the location of the land (outlined in orange) proposed for development. Fort Point Road is marked in light blue.



The approximately 5 ha (13 acre) parcel of crown land proposed for development is currently mostly forested. The developer has proposed to access the development site by constructing an access road from Fort Point Road to the property where the cottages will be constructed.

In considering the proposed development, Council reviewed several policies of the Municipal Plan:

Policy G-1 of the Plan requires that Council consider the visual impact of a proposed development, and in particular, visibility from the designated Heritage Areas. The proposed development will not be visible from the Heritage Areas.

Policy G-2 of the Plan enables Council to ensure that public access to shorelines is maintained. Public access to the beach will be a required condition of a Development Agreement.

Policy G-3 of the Plan requires that Council prohibit development in areas that are hazardous, such as along coastlines, on steep slopes or floodplains. Cottages within the property proposed for development will be required to be set back from the coastline and the property does not appear to have any hazards that would be a constraint to the proposed development.

Policy G-5 of the Plan requires Council to protect streams, wetlands and ponds. There are no obvious waterway features on the property that would require special consideration.

Policy G-6 of the Plan requires Council to consult with the Provincial Archaeology Office (PAO) as part of consideration of development proposals in areas that have not been disturbed by previous development. The Town has consulted with the PAO who have advised that an archaeological impact assessment will be required. Council will incorporate this requirement into any development approval that may be issued on this site.

Policy G-8 of the Plan states that the Town may require agreements for new developments that include conditions for development. The Town intends to require a Development Agreement for the proposed development to address the access to the property and the provision of services, particularly during winter months.

The property in question is designated and zoned Rural in the Trinity Municipal Plan and Development Regulations. An amendment to the Municipal Plan and

Development Regulations in 2016 enabled the development of seasonal residences at Coleman's Point to accommodate a proposed development there. To date, no development has occurred at that location. The proposed development is located to the northwest of the land at Coleman's Point that was the subject of the Municipal Plan and Development Regulations amendments in 2016. For the purposes of this amendment, Council considers the proposed location to be within the general area of Coleman's Point.

Council, having considered the proposal for development, wishes to amend the Municipal Plan by designating the area subject to the Seasonal Residential land use designation to accommodate the area of the proposed development. A corresponding amendment to the Development Regulations will also be required to re-zone the property to the Seasonal Residential land use zone.

PUBLIC CONSULTATION

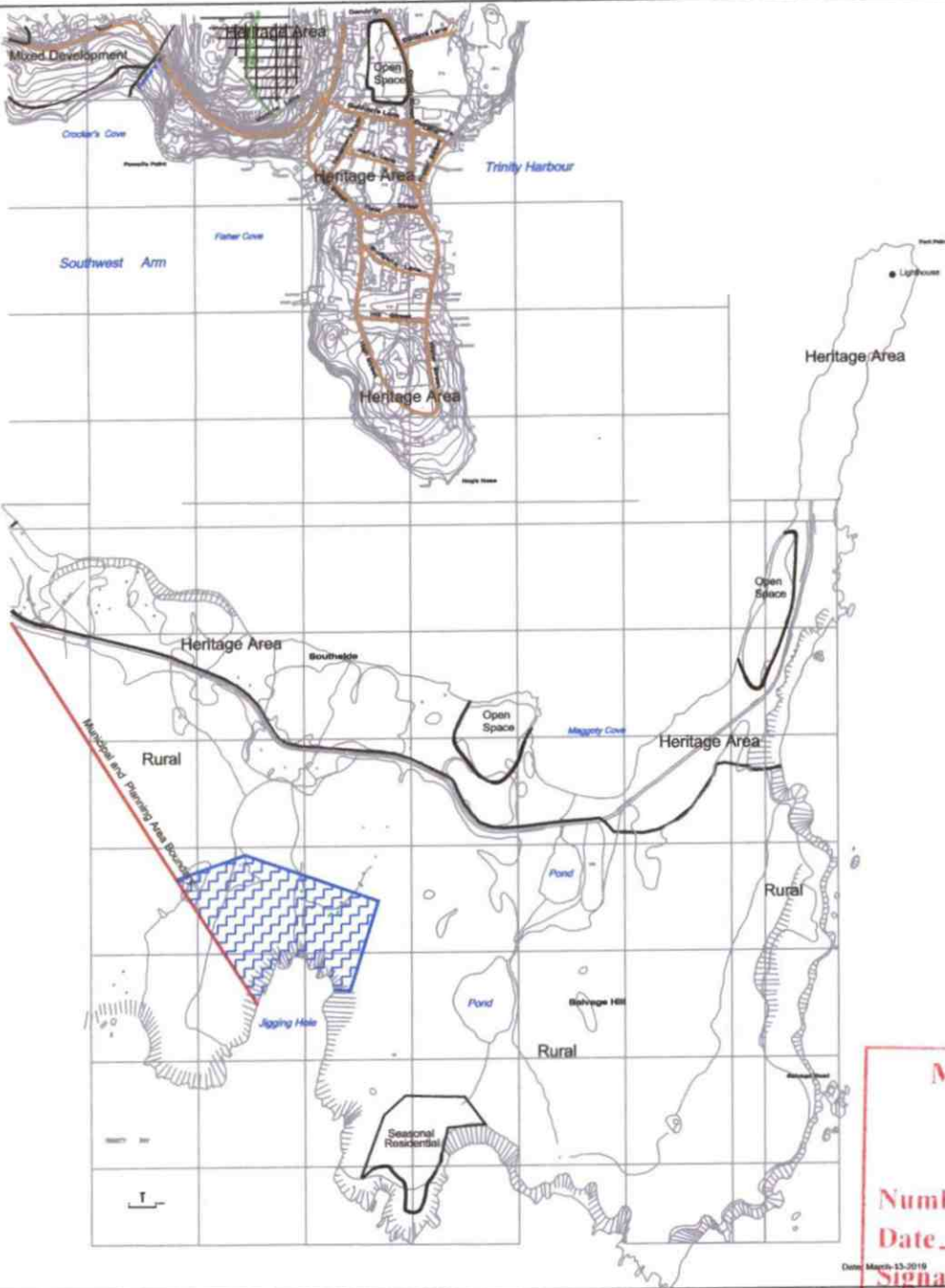
The Town consulted with the Provincial Archaeology Office concerning the potential for uncovering historic resources on the site and have been advised that an archaeological assessment will be required prior to any development.

An opportunity for public input on the proposed amendment was provided by advertisement in the Packet, on March 21st, 2019. No submissions were received by the advertised deadline of April 4th.

AMENDMENT No. 2, 2019

The Trinity Municipal Plan shall be amended as follows:

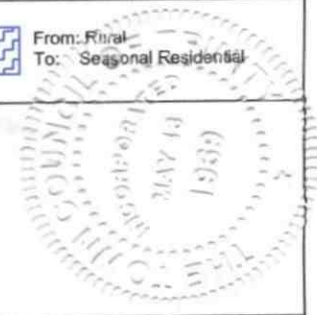
1. Redesignating approximately 5 ha of land located at Jigging Hole northeast of Coleman's Point, off Fort Point Road, from the Rural land use designation on the Future Land Use Map, to the Seasonal Residential land use designation. The lands to be redesignated are shown on the attached Map 2 - Town of Trinity Municipal Plan Amendment No. 2, 2019.



Town of Trinity
 Municipal Plan 2012-2022
 Amendment No. 2, 2019
 Future Land Use Map 2



From: Rural
 To: Seasonal Residential



This 3 day of June, 2019
Jim Miller
 Jim Miller, Mayor
Linda Sweet
 Linda Sweet, Town Clerk

I certify that this Municipal Plan Amendment No.2, 2019 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2006.



Municipal Plan/Amendment
REGISTERED
 Number 5155-2019-002
 Date 17th June, 2019
 Signature Mary D. Bishop