

**TOWN OF BAULINE
MUNICIPAL PLAN 2007 - 2017**



MUNICIPAL PLAN AMENDMENT No. 3, 2012

**“ADD NEW RESIDENTIAL POLICIES”
“OPEN SPACE” TO “RESIDENTIAL”
Bauline Line, Route 21**

MAY, 2012

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF BAULINE
MUNICIPAL PLAN AMENDMENT No. 3, 2012**

Under the authority of section 16, section 11 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Bauline.

- a) Adopted the Bauline Municipal Plan Amendment No. 3, 2012 on the 23rd day of July, 2013.
- b) Gave notice of the adoption of the Town of Bauline Municipal Plan Amendment No. 3, 2012 by advertisement inserted on the 14th day and the 21st day of September, 2013 in *The Telegram* newspaper.
- c) Set the 2nd day of October at 7:30 p.m. at the Bauline United Church, Bauline 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 Bauline approves the Town of Bauline Municipal Plan Amendment No. 3, 2012 as adopted (or as amended).

SIGNED AND SEALED this 22 day of OCTOBER, 2013

Mayor:



(Council Seal)

Clerk:





**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF BAULINE
MUNICIPAL PLAN AMENDMENT No. 3, 2012**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Bauline adopts the Town of Bauline Municipal Plan Amendment No. 3, 2012.

Adopted by the Town Council of Bauline on the 23rd day of July, 2013.

Signed and sealed this 22 day of OCTOBER, 2013.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bauline Municipal Plan Amendment No. 3, 2012 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF BAULINE
MUNICIPAL PLAN AMENDMENT No. 3, 2012

BACKGROUND

The Town of Bauline wishes to amend its Municipal Plan. The Town has received an application for Crown land to extend onto existing private land on the Bauline Line. The total land area will create three (3) unserviced residential lots and will not require approval under the Ground Water Assessment Guidelines as administered by the Water Resources Management Division.

The land is located on the southside of the Bauline Line and will extend the existing Residential designation to the west by approximately 150 metres. There will be no encroachment into any wetland area immediately to the west. The Future Land Use Map has the north side of the Bauline Line designated as Residential. The Future Land Use Map has the area on the southside of the Bauline Line designated as Open Space. The proposed amendment will re-designate this area of land from Open Space to Residential.

The Town of Bauline is recommending that future significant residential subdivision development to have lot areas large enough where services may be located on-site. The present Municipal Plan has no policy for large lot residential development. This amendment proposes to add new policy to the Municipal Plan to allow for large lot residential development.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan Map has designated this area as Rural. It is determined that an amendment to the St. John's Urban Region Regional Plan is required to coincide with this Municipal Plan Amendment.

AMENDMENT No. 3, 2012

The Town of Bauline Municipal Plan is amended by:

- A) Adding** the following *highlighted* change to Section **3.2 Specific Policies - Land Use Designations**.

3.2 SPECIFIC POLICIES - LAND USE DESIGNATIONS

The land resources of the Bauline Planning Area shall be managed in accordance with the proposed land uses shown on the Future Land Use Map 1 and 2 and the land use policies contained within this Municipal Plan.

The Future Land Use Maps establish the pattern of development by dividing the Planning Area into the following land use designations:

Residential

- Residential Community
- Residential Infill
- Residential Rural

- B) Adding** the following *highlighted* change to Section **3.3.2 Residential Density**, as shown below:

3.2.2 RESIDENTIAL DENSITY

There are ~~two~~ *three* categories of residential land use designated within the Planning Area.

- Residential - Community
- Residential - Infill
- Residential - Rural

C) Adding the following **highlighted** new policy to Section **3.2.2.3 Residential - Rural**, as shown below:

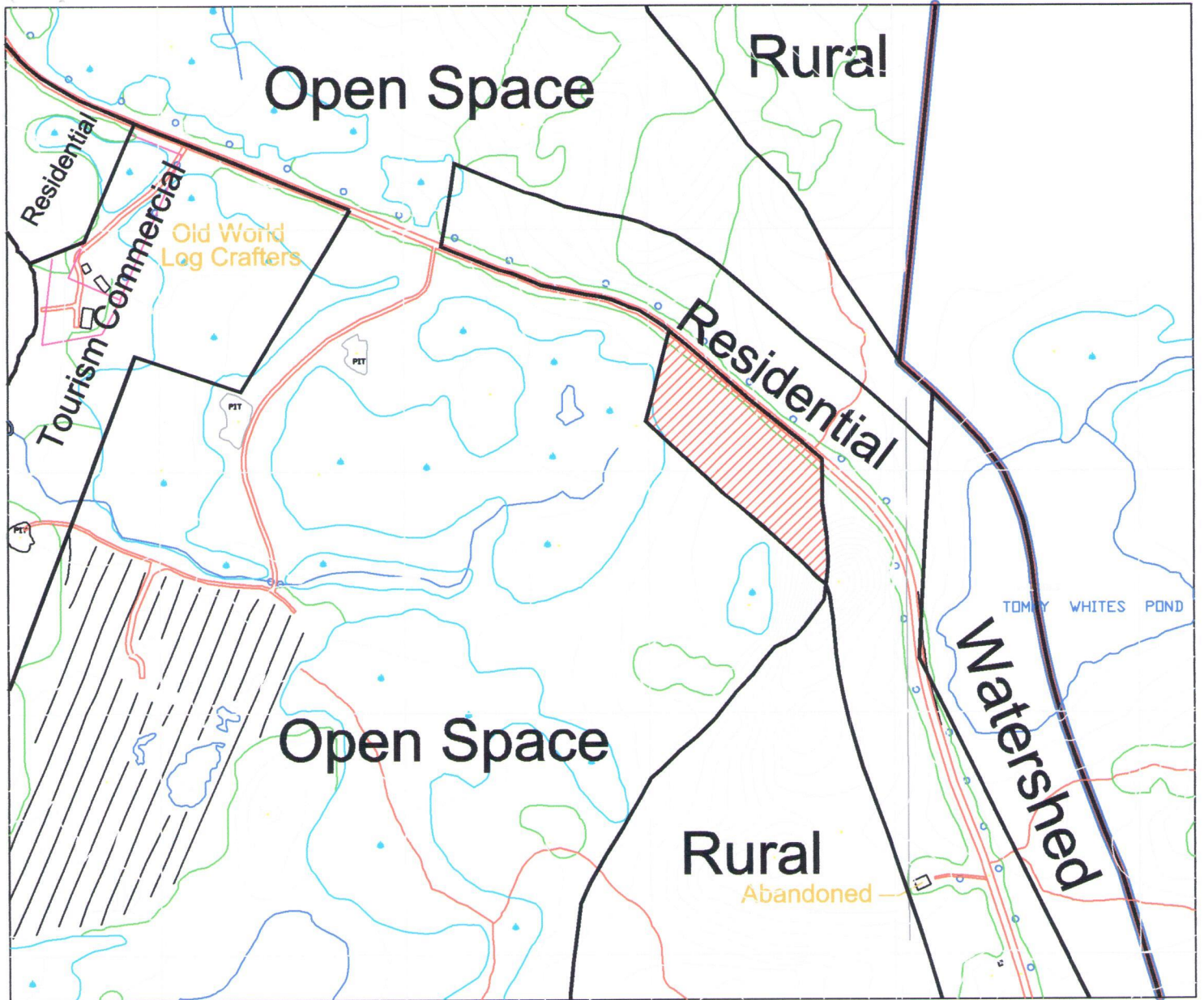
3.2.2.3 RESIDENTIAL - RURAL

Residential Rural designated land is for development of new subdivision area lands with a larger lot size capable of providing onsite water and septic services. A high priority will be attached to meeting physical and environmental site criteria. Maintaining a quality rural community character will be important. Average lot size shall be large enough to maintain this character and blend with adjacent development. This designation shall include land which can accommodate unserviced subdivision development. Development of onsite services for these lands will be subject to meeting health and environmental regulations and the approval of the Service NL and shall require review under the "Ground Water Assessment Guidelines" administered by the Water Resources Management Division, Department of Environment and Conservation.

Policies:

- *Single family dwellings shall be permitted within the Residential Rural designation as established in the Bauline Development Regulations.*
- *Recreational uses such as parks and playgrounds shall be permitted.*
- *Non-residential and compatible open space land uses such as a place of worship, medical and professional including special care such as personal care homes, office and antenna may be permitted within the Residential Rural area.*
- *Local convenience stores, shops, child care, personal service and other limited commercial uses shall be discretionary and only permitted within the Residential Rural areas provided that the use is clearly subsidiary to the residential use.*
- *Boarding House Residential may be permitted subject to the discretion of council and conditions as set out in the Bauline Development Regulations.*

D) Changing an area of land from **"Open Space"** to **"Residential"** as shown on the attached copy of the Town of Bauline Municipal Plan Future Land Use Map.



**TOWN OF BAULINE
MUNICIPAL PLAN 2007-2017**

Dated at Bauline

FUTURE LAND USE MAP

This ____ Day of _____ 2013

**MUNICIPAL PLAN
AMENDMENT No. 3, 2012**

Mayor

Clerk



Area to be changed from: **“Open Space”**
to **“Residential”**

Seal

PLAN-TECH



ENVIRONMENT

Scale: 1: 5000



I certify that the attached Town of Bauline Municipal Plan Amendment No. 3, 2012, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.