

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT No. 9, 2023

(Ragged Beach Dark Coast Land Reserve Amendment)

Town of Witless Bay

NOVEMBER 2023

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 9, 2023

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs:

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 9, 2023 on the ____ day of _____, 2024;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. __, 2024 by advertisement inserted on the ____ day of _____, 2024, in The Telegram newspaper and the ____ day of _____, 2024 in The Shoreline newspaper; and
- c) set the ____ day of _____, 2024 for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 9, 2024, as adopted on the ____ day of _____, 2024.

Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this ____ day of _____, 2024.

Witness

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 9, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No.9, 2023.

Minister of Municipal and Provincial Affairs

Signed and sealed at St. John's, Newfoundland and Labrador

this __ day of _____, 2024.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 9, 2023 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk, FCIP

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 9, 2023

BACKGROUND

The Town Council of Witless Bay is proposing to amend its Municipal Plan and Development Regulations. The **Urban and Rural Planning Act, 2000** (the "Act") sets out the process for amending a Plan and Development Regulations.

The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan.

This Regional Plan amendment will be processed simultaneously to accommodate the following proposed amendments to the Witless Bay Municipal Plan and Development Regulations 2013-2023:

- Municipal Plan Amendment No. 4, 2023 and Development Regulations Amendment No. 5, 2023. The Town has requested amendments to the Regional Plan map to change the Regional Plan designation of land located along the Ragged Beach Dark Coast coastline of Witless Bay within the provincial government's Crown Land Reserve from 'Urban Development' and 'Rural' to 'Restricted Development' to support and become compliant with the intent of the Land Reserve as a natural buffer and sanctuary to the Witless Bay Ecological Reserve.

ST. JOHN'S URBAN REGION REGIONAL PLAN

According to F. Non-Urban Development:

(c) Restricted Development

This designation includes all lands that should be kept free of development mainly because of physical constraints. The designation has been applied to area with organic or very wet soil conditions, steeply sloping lands, significant watercourses and other areas where environmental hazards may exist if development occurs.

Policy

Lands designated as Restricted Development are intended primarily for preservation and conservation of the natural environment. Such uses as agriculture, outdoor recreation, nursery gardening, forestry and conservation shall be permitted. In addition, public or private parks or other outdoor recreation functions such as golf courses, hunting and

fishing shall be permitted. No buildings nor the placing nor removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas subject to periodic flooding or physical limitation. It is recognized that the lands so designated by their nature are to be managed in a fashion as to complement adjacent land use and protect them from any physical hazards or their effects.

Where land designated as Restricted Development is under private ownership, the Plan does not imply that this land will necessarily remain as such indefinitely nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by any public agency.

An application for the re-designation of restricted development lands for other purposes may be given due consideration after taking into account:

- a) The existing environmental and/or physical hazards.*
- b) The potential impacts of these hazards.*
- c) The proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.*

ANALYSIS

The Town is proposing to amend its Municipal Plan to redesignate the subject site to 'Conservation' and to amend its Development Regulations to rezone the subject lands to 'Conservation (Con)'. A text amendment is also proposed to the Conservation use zone to include 'open space' as a permitted use. The purpose of the regional plan is to support and comply with the intent of the Crown Land Reserve Order issued on September 26, 2023 and to allow the Town's municipal plan re-designation and rezoning to '**Conservation**' to proceed.

PUBLIC CONSULTATION

The Town of Witless Bay is responsible for conducting public consultations on the matter. The Town will advertise the proposed amendments in the Shoreline on _____ 2024 and the Telegram on _____ 2024 as well as posting the proposed amendments on the Town's website.

The Town will advise the 14 other municipalities within the St. John's Urban Region about the proposed amendments and request comments.

St. John's Urban Region Regional Plan, 1976

Amendment No. 9, 2023



The proposed St. John's Urban Region Regional Plan amendment would re-designate land located along the Ragged Beach Dark Coast coastline of Witless Bay within the provincial government's Crown Land Reserve from **'Urban Development'** and **'Rural'** to **'Restricted Development'** in accordance with the attached map.

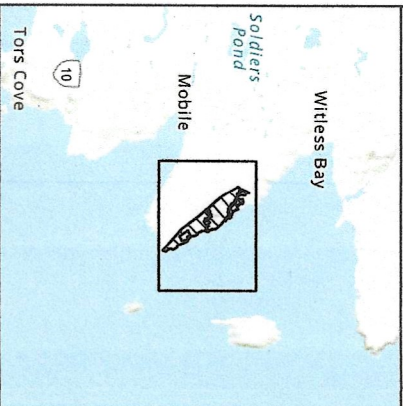
Appendix A

FOR DISCUSSION PURPOSES



St. John's Urban Region Regional
Plan Amendment No. 2023
Town of Witless Bay

-  "Urban Development" to "Restricted Development"
-  "Rural" to "Restricted Development"



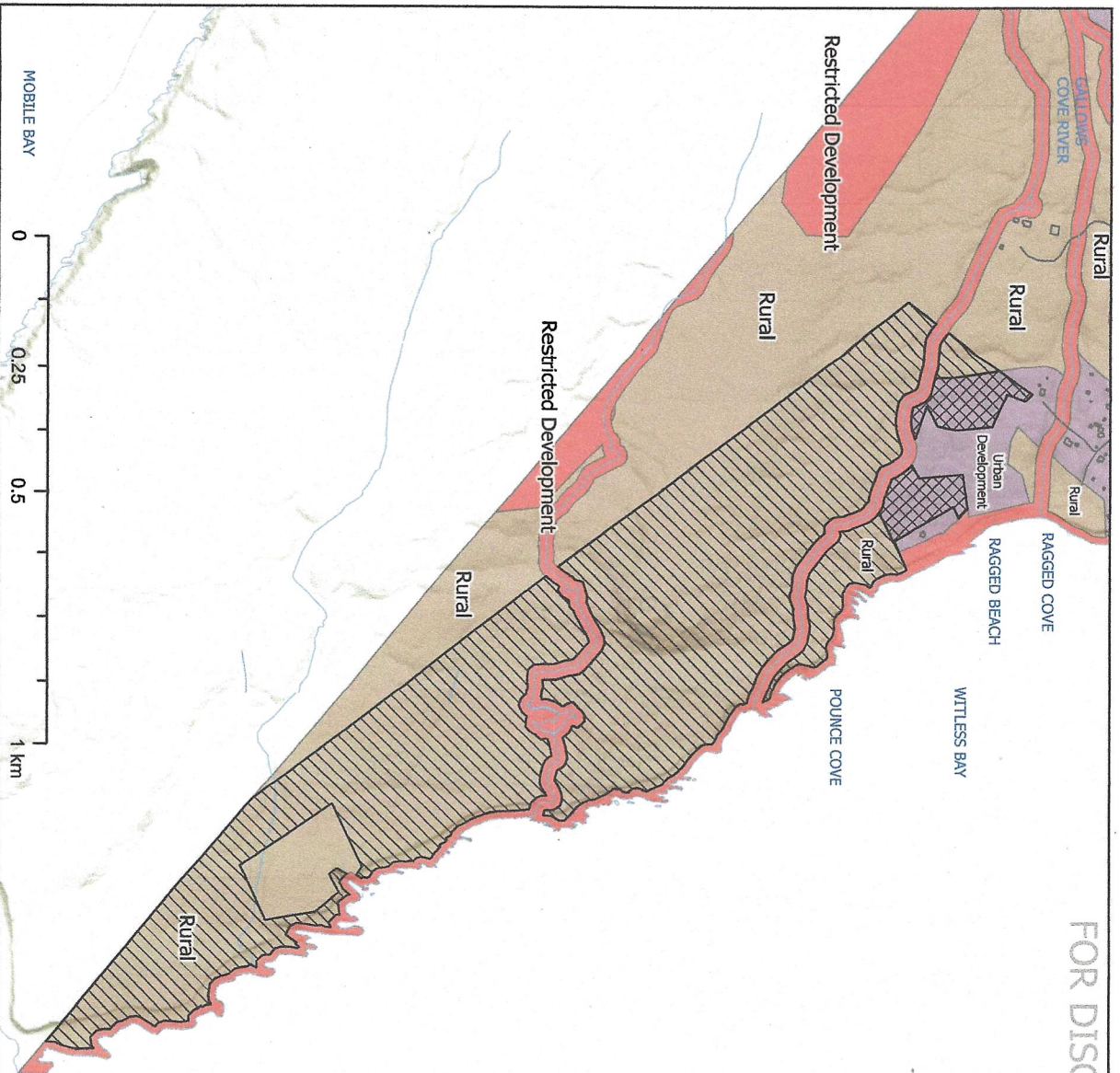
Signed this _____ day of _____, 2023

Minister of Municipal and Provincial Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. , 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

Stephen Jewczyk, FCIP



Witless Point

St. John's Urban Region Regional Plan Amendment

REGISTERED

Number _____

Date _____

Signature _____