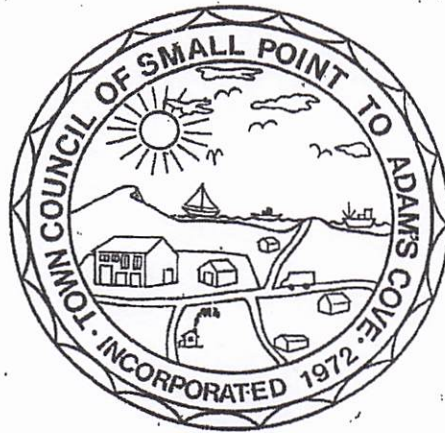


**TOWN OF SMALL POINT-BROAD COVE-BLACKHEAD-
ADAMS COVE
MUNICIPAL PLAN 2011**



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

“Rural (RU)” to “Town (TN)”

JANUARY 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF SMALL POINT-BROAD COVE-BLACKHEAD-ADAMS COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Small Point-Broad Cove-Blackhead-Adams Cove.

- a) Adopted the Small Point-Broad Cove-Blackhead-Adams Cove Development Regulations Amendment No. 1, 2023 on the 10th day of March, 2023.
- b) Gave notice of the adoption of the Town of Small Point-Broad Cove-Blackhead-Adams Cove Development Regulations Amendment No. 1, 2023, by notice posted on the Town's webpage, Facebook page, on display at the Town Office and a notice posted in local stores.
- c) Set the 17th day of April at 7:30 p.m. at the Town Hall, 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 Small Point-Broad Cove-Blackhead-Adams Cove approves the Town of Small Point-Broad Cove-Blackhead-Adams Cove Development Regulations Amendment No. 1, 2023 as adopted (or as amended).

SIGNED AND SEALED this 19th day of April, 2023

Mayor:  (Council Seal)

Clerk: 



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF SMALL POINT-BROAD COVE-BLACKHEAD-ADAMS COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Small Point-Broad Cove-Blackhead-Adams Cove adopts the Town of Small Point-Broad Cove-Blackhead-Adams Cove Development Regulations Amendment No. 1, 2023.

Adopted by the Town Council of Small Point-Broad Cove-Blackhead-Adams Cove on the 10th day of March, 2023.

Signed and sealed this 19th day of April, 2023.

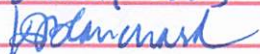
Mayor:  (Council Seal)

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Small Point-Broad Cove-Blackhead-Adams Cove Development Regulations Amendment No. 1, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>4755-2023-002</u>
Date	<u>19 MAY 2023</u>
Signature	<u></u>



TOWN OF SMALL POINT-BROAD COVE-ADAMS COVE DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

BACKGROUND

The Town of Small Point-Broad Cove-Blackhead-Adams Cove proposes to amend its Development Regulations. Development in these communities has been historically centred around the track. Development in these communities is zoned as Town (TN)

The Town of Small Point-Broad Cove-Blackhead-Adams Cove is an amalgamation of four communities. It adopted its first Municipal Plan and Development Regulations in 2011. This will constitute the first Amendment to that Plan. For the communities of Small Point, Broad Cove, Blackhead and Adams Cove, residential development has centered around the "Track". This is the former Newfoundland Railway Branch Line from Carbonear to Bay de Verde. The "Track" is zoned as Track (TR) under the Town's Development Regulations. It is an important physical feature of the Town.

The Town of Small Point-Broad Cove-Blackhead-Adams Cove is a popular location for retirement and summer residences. There is very little land remaining under the Town designation suitable for residential development. The logical area of expansion is on the west side of the track. The Town has identified three areas that may be suitable for future residential development. Area 1 (Map) has an area of approximately 6.12 hectares and is located on the west side of the track in the community of Small Point. Area 2 (Map 2) has an area of approximately 38.0 hectares and is located on the west side of the track in the community of Broad Cove and area 3 (Map 3) has an area of approximately 10.0 hectares and is located on the west side of the track in the community of Adams Cove. All three areas are for the most part Crown Land with some private land.

ANALYSIS

Ideally, these three areas should be development through a comprehensive development scheme (CDA). The Development Regulations do not zone any areas as future CDA's.

Land on the west side of the track, for the most part is Crown land. Council proposes

development will be on a lot-by-lot basis for Crown land. It would be the responsibility of each individual to carry out any road upgrades. While this proposal will not utilize the wisest and best use of land, the Town is not adverse to a developer acquiring Crown Land for a planned subdivision development.

This amendment proposes to change the present Land Use Zone for three separate areas from “Rural” to “Town”. Area 1 (Map1) will use an existing access, Broad Cove Pond Road. Area 2 (Map 2) will use three existing roads: Moores Road, Trestle Road and Firehills Road. Area 3 (Map 3) will be accessed by Georges Road and Station Road.

Lots, either individually or as a subdivision, will be develop to the standards of the Town (TN) Land Use Zone Table. The minimum lot size will be 1860m² with a 30 metre frontage. All Lots will have direct access and front onto a public road. Lots shall have on site water and sewer.

PUBLIC CONSULTATION

At a public meeting held on September 12, 2022, the Town conducted its own Public Consultations on the existing Municipal Plan and Development Regulations. The meeting was advertised by notices posted in the Town Office, both local stores, the Town’s Facebook page and website. The Town’s website indicated over 100 different ip address hits to view the Town’s amendments during the period when the notices were posted and the day of the meeting.

The purpose of the consultations was to enable interested persons or groups to provide input and receive information on the planned and required amendments to Municipal Plan and Development Regulations. At the meeting, the Mayor presented a summary of proposed changes to the Municipal Plan and Development plans. Regulations. Significant changes are: updating background data including most recent census numbers, well information, landfill now closed and property tax introduced. Highlighted was the need for more land for future development. As a result of the meeting three areas were identified to be re-designated from “Rural” to “Town” (DRA 1). There was interest indicated in developing these areas as they are accessible by existing roads. Extending electrical services would be required and are within a reasonable distance to these identified areas.

Other Issues identified were:

- a) the pressure on existing roads due to an increase in traffic.
- b) The "Track" road is narrow and used by various all terrain vehicles and pedestrians. The track would need to be upgraded to allow for an increase in development.
- c) Land locked parcels of land should be considered and allow access from other landowners.

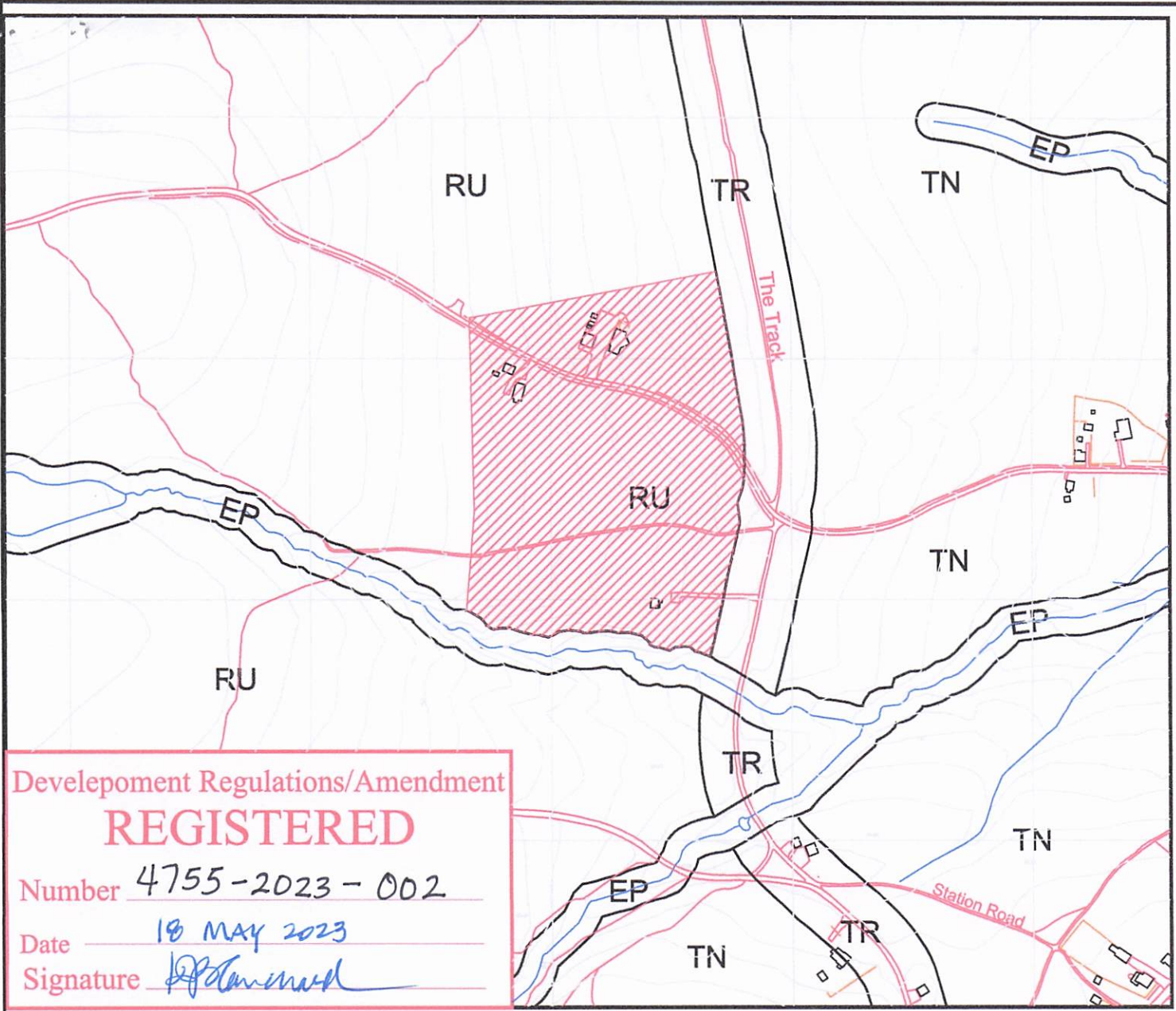
The potential for construction of subdivisions is low as much of this land is already privately owned.

Upon receiving copies of the draft amendment documents, Council undertook a second Public Consultation so that individuals and groups could provide further input to the proposed Municipal Plan Amendment. The Town Council of Small Point-Adams Cove posted a notice in the Town Office, both local stores, the Town's Facebook page and website, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from January 17, to January 24, 2023, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No letters or objections were received by the Town during the public consultation period.

AMENDMENT No. 1, 2023

The Town of Small Point-Broad Cove-Blackhead-Adams Cove Development Regulations are amended by:

- A) *Changing* three areas of land from "Rural (RU)" to "Town (TN)" as shown on the attached Map 1, Map 2 and Map 3 of the Town of Small Point-Broad Cove-Blackhead-Adams Cove Land Use Zone Map.**



Development Regulations/Amendment
REGISTERED
 Number 4755-2023-002
 Date 18 MAY 2023
 Signature [Signature]

TOWN OF SMALL POINT-BROAD COVE-
 BLACKHEAD-ADAMS COVE
 MUNICIPAL PLAN 2011
 LAND USE ZONE MAP

Dated at Small Point

This 19 Day of April, 2023

[Signature] Mayor

[Signature] Clerk

DEVELOPMENT REGULATIONS
 AMENDMENT No. 1, 2023

Map 1 of 3 – Small Point



Area to be changed from: "Rural" to "Town"

PLAN-TECH



ENVIRONMENT

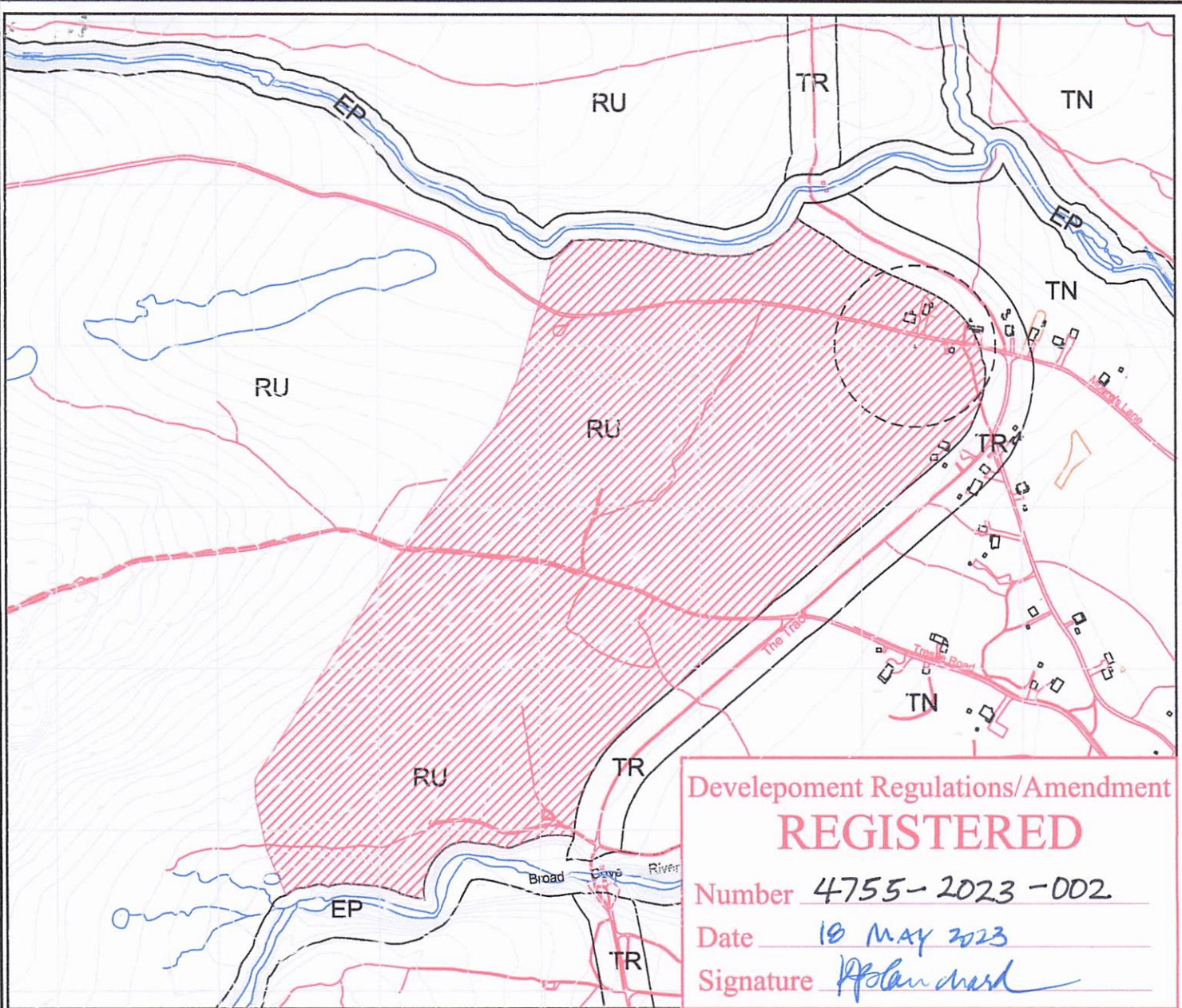
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Seal



I certify that the attached Town of Small Point-Broad Cove-Black Head-Adams Cove Development Regulations Amendment No. 1, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



**TOWN OF SMALL POINT-BROAD COVE-
BLACKHEAD-ADAMS COVE
MUNICIPAL PLAN 2011
LAND USE ZONE MAP**

**DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2023**

Map 2 of 3 – Broad Cove



Area to be changed from: "Rural" to "Town"

PLAN-TECH



ENVIRONMENT

Scale: 1:7500



Dated at Small Point

This 19 Day of April, 2023

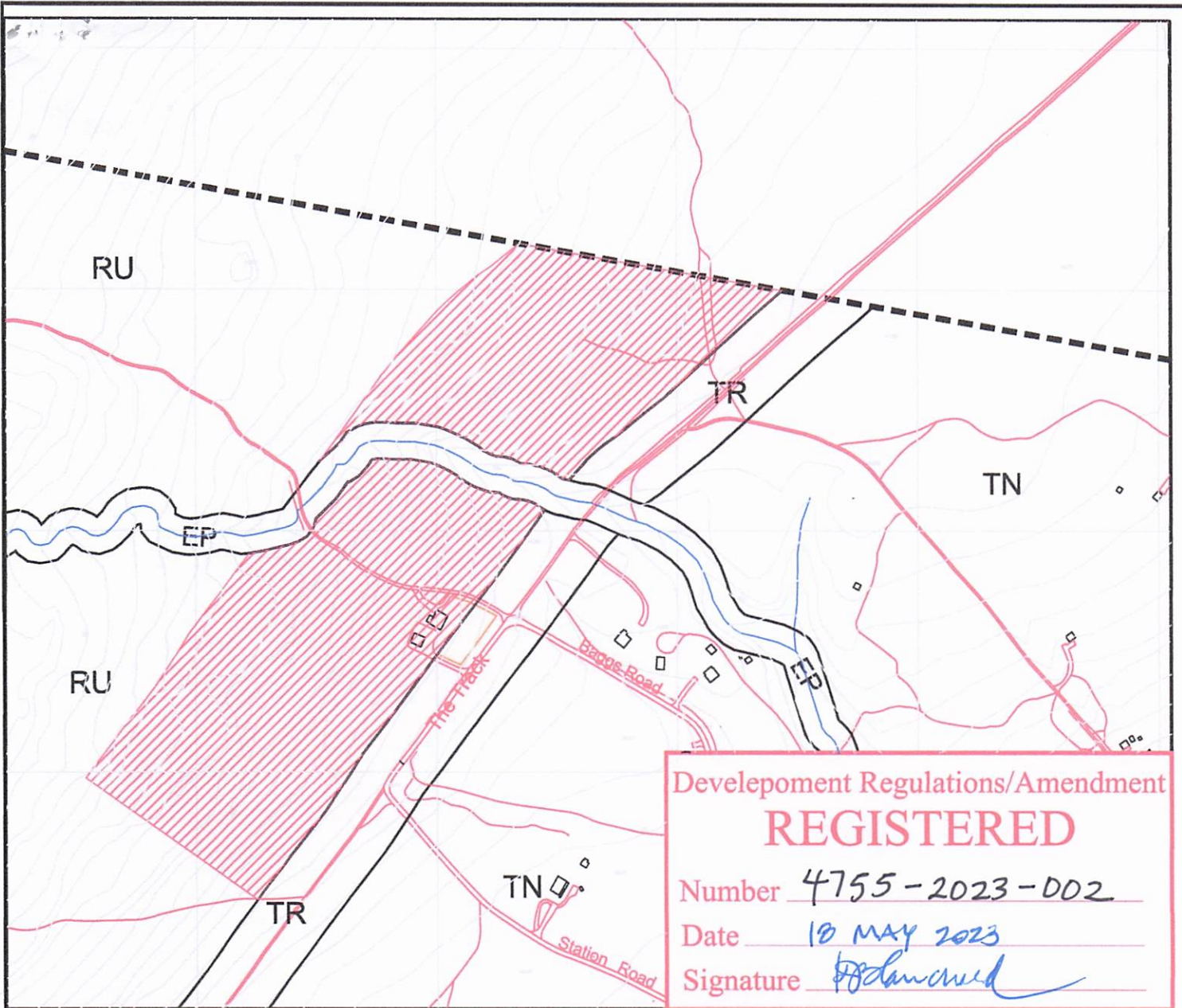
[Handwritten Signature] Mayor

[Handwritten Signature] Clerk

Seal



I certify that the attached Town of Small Point-Broad Cove-Black Head-Adams Cove Development Regulations Amendment No. 1, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Development Regulations/Amendment
REGISTERED
 Number 4755-2023-002
 Date 10 MAY 2023
 Signature [Signature]

TOWN OF SMALL POINT-BROAD COVE-
 BLACKHEAD-ADAMS COVE
 MUNICIPAL PLAN 2011
 LAND USE ZONE MAP

Dated at Small Point

This 19 Day of April, 2023

DEVELOPMENT REGULATIONS
 AMENDMENT No. 1, 2023

[Signature] Mayor

Map 3 of 3 – Adams Cove

[Signature] Clerk



Area to be changed from: "Rural" to "Town"

Seal



PLAN-TECH



Scale: 1:5000



ENVIRONMENT

I certify that the attached Town of Small Point-Broad Cove-Black Head-Adams Cove Development Regulations Amendment No. 1, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.