

**TOWN OF TERRA NOVA
DEVELOPMENT REGULATIONS
AMENDMENT No. 1, 2024**

**From Mixed Use to Rural
for Quarry Expansion
Terra Nova Road (Route 301)**

**Prepared by
John Baird, MCIP**



URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF TERRA NOVA
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

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

- a) Adopted the Terra Nova Development Regulations Amendment No. 1, 2024 on the ____ day of _____ 202__.
- b) Gave notice of the adoption of Terra Nova Development Regulations Amendment No. 1, 2024 by advertisement posted on the ____ day of _____ 202__ as follows:
 - (i)
 - (ii)
 - (iii)
- c) Set the __ day of _____ 202__ at _____ p.m. for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Terra Nova approves the Terra Nova Development Regulations as amended.

SIGNED AND SEALED this ____ day of _____ 202__

Mayor: _____
Andrea Granberg

(Council Seal)

Clerk: _____
Angela Tucker

Development Regulations / Amendment

REGISTERED

Number _____

Date _____

Signature _____

URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF TERRA NOVA
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Terra Nova adopts the Terra Nova Development Regulations Amendment No. 1, 2024.

Adopted by the Town Council of Terra Nova on the ____ day of _____ 2024.

Signed and sealed this ____ day of _____ 202__

Mayor: _____
Andrea Granberg

(Council Seal)

Clerk: _____
Angela Tucker

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: _____
John Baird

(MCIP Seal)



TOWN OF TERRA NOVA
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

BACKGROUND

Amendment No. 1, 2024 to the Terra Nova Development Regulations is enacted to comply with Amendment No. 1, 2024 to the Terra Nova Municipal Plan.

The amendment rezones approximately 18 hectares of land adjacent to Terra Nova Road (Route 301) from Mixed Use to Rural.

PUBLIC CONSULTATION

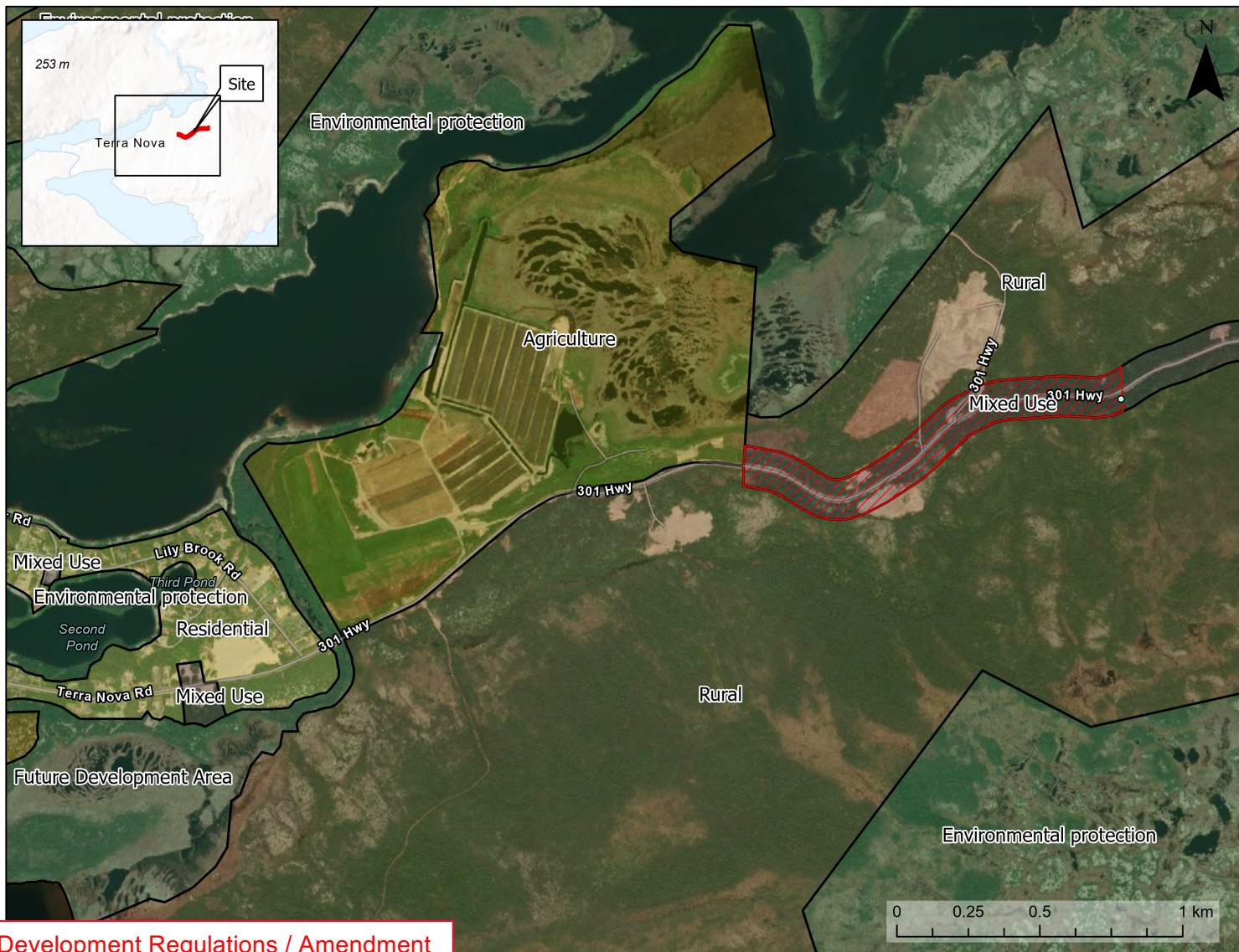
Public notice of the proposed amendment was posted on August 23, 2024 as follows:

- Town's website - townofterrannova.ca (see attached)
- Town's Facebook page (see attached)
- Bulletin boards at the Dep Store, Eddie Eastman Hall, and Calloway Park.

The notice provided up to Wednesday, September 4, for submission of written comments. No submissions were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024

The Terra Nova Land Use Zoning Map is amended as shown on the attached map.



Town of Terra Nova

Development Regulations Amendment No. 1, 2024 Land Use Zoning Map



From: Mixed Use (MU)
To: Rural (RU)

Dated at Terra Nova, Newfoundland and Labrador

This _____, Day of _____,
2024

Mayor, Andrea Granberg

Town Clerk, Angela Tucker

(Count Seal)

I certify that this Development Regulations
amendment for the Town of Terra Nova has been
prepared in accordance with the requirements of
the Urban and Rural Planning Act 2000:

John Baird, MCIP

Development Regulations / Amendment
REGISTERED

Number _____

Date _____

Signature _____