

**TOWN OF CLARENVILLE
MUNICIPAL PLAN 2022 - 2032**



MUNICIPAL PLAN AMENDMENT No. 1, 2024

“Amendment to Plan Policy RMD-1”

JANUARY, 2024

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF CLARENVILLE
MUNICIPAL PLAN 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 Clarendville.

- a) Adopted the Clarendville Development Municipal Plan Amendment No. 1, 2024, on the ___th day of _____, 2024.

- b) Gave notice of the adoption of the Town of Clarendville Municipal Plan Amendment No. 1, 2024, by advertisement inserted on the ___st day of December, 2024, in _____ newspaper.

- c) Set the ___ day of _____ at 7:30 p.m. at the Fire Hall, Clarendville 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 Clarendville approves the Town of Clarendville Municipal Plan Amendment No. 1, 2024, as adopted.

SIGNED AND SEALED this ___ day of _____, 2024

Mayor: _____ (Council Seal)

Clerk: _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF CLARENVILLE
MUNICIPAL PLAN AMENDMENT No. 1, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarendville adopts the Town of Clarendville Municipal Plan Amendment No. 1, 2024.

Adopted by the Town Council of Clarendville on the ___th day of _____, 2024.

Signed and sealed this _____ day of _____, 2024.

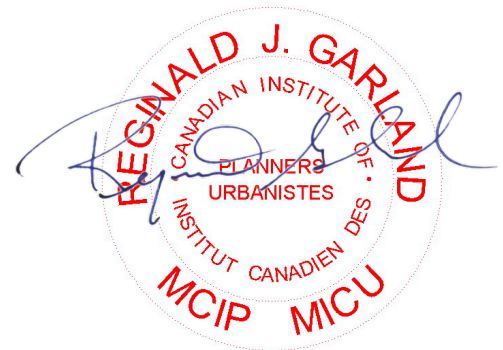
Mayor: _____ (Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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

Municipal Plan/Amendment REGISTERED
Number _____
Date _____
Signature _____



TOWN OF CLARENVILLE

MUNICIPAL PLAN AMENDMENT No. 1, 2024

BACKGROUND

The Town of Clarenville proposes to amend its Municipal Plan. Clarenville is experiencing tremendous residential growth. Its population grew by 6.6% during the last census period. Consequently, Clarenville may be classed as a Regional Growth Centre due to its location at the apex of the Burin, Bonavista and Avalon Peninsula.

New residential subdivisions are presently being developed or proposed mostly in the form of single-family dwellings. In its recent Municipal Plan review, the Town was promoting a higher densification due to its topography, and limited land supply. Residential land is at a premium. Developers were promoting double dwellings and row dwellings as well as Townhouses.

ANALYSIS

Municipal Plan Policy RMD-1 lists single-family dwellings, double dwellings and row housing as permitted uses. Residents living in close proximity to these developments would only be aware of the subdivisions once development began. The purpose of this Amendment is to Amend Municipal Plan Policy RMD-1 by deleting Double Dwelling, Townhouse, and Row Dwelling as Permitted uses and adding as Discretionary uses and deleting Subsidiary Apartment as a Discretionary use and adding as a Permitted use. This change will allow residents to comment on subdivision applications, Council is proposing to move Double Dwelling, Townhouse and Row Dwelling from permitted uses to discretionary uses. Discretionary use applications must be advertised to allow for public comment prior to the application being voted on by the Council.

PUBLIC CONSULTATION

AMENDMENT No. 1, 2024

The Town of Clarendville Municipal Plan is amended by:

- A)** Amending Municipal Plan Policy RMD-1 by ~~deleting with strikeout~~ “Double Dwelling, Townhouse, and Row Dwelling as Permitted uses and **adding** as Discretionary uses, and
- B)** deleting ***Subsidiary Apartment*** as a Discretionary use and adding as a Permitted use as shown below:

RMD-1. Residential Medium Density Designation

Permitted uses in the Residential Medium Density (RMD) zone include Single Dwelling, ~~Double Dwelling, Townhouse, Row Dwelling,~~ ***Subsidiary Apartment***, Modular House, Open Space Recreation and Environmental Protection.

Discretionary uses include: ***Double dwelling, Townhouse, Row dwelling,*** Apartment Building, Premanufactured (Mini) Home, ~~Subsidiary Apartment,~~ Convenience Store, Home Occupation, Bed and Breakfast, Childcare, Seniors Housing and Personal Care Facility, Recreation Facility, Urban Agriculture, Sawmill, and Mineral Exploration.