

**TOWN OF TRINITY
MUNICIPAL PLAN AMENDMENT
NO. 4, 2022**

Rural to Mixed Development, Railroad Road

**Prepared by:
Mary Bishop, FCIP
June, 2022**

MUNICIPAL PLAN AMENDMENT NO. 4, 2022

INTRODUCTION

The Town of Trinity reviewed and revised its Municipal Plan in 2012. The Town is now considering an amendment to the Plan and Development Regulations and this report has been prepared to explain the proposed change, and to serve as a basis for consideration by the general public before it is adopted and approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration as required under the *Urban and Rural Planning Act, 2000*.

BACKGROUND

The Town has received an application for the construction of a residential dwelling located at Civic No. 19 Railway Road. The property, shown in Figure 1 below is 0.206 hectares in area.



Figure 1. Civic No. 19, Railway Road, Trinity

In reviewing the proposal Council considered that there is an existing pattern of low density residential development on the southeast side of Railway Road bordering Southwest Arm. Properties on both sides of the subject property are developed for residential use. The proposed development would be located within this pattern of development and will be consistent with the existing development in the area.

Municipal Plan and Development Regulations

The proposed development is located in an area that is designated Rural in the Municipal Plan. Policies of the Plan limit residential development to remote seasonal cabins around specified ponds located away from accessible built-up areas. Residential development is not permitted in other areas designated Rural such as the proposed location. In the Development Regulations, the area is zoned Rural. In order to accommodate the proposed development, an amendment to both the Municipal Plan and the Development Regulations is required.



Figure 2. Trinity Future Land Use Map

Lands in the general area of the proposed development are designated and zoned Mixed Development and Rural as shown in Figure 2. The Mixed Development land use designation and use zone permit residential development and allow a number of commercial uses, home-based businesses and tourism accommodations subject to conditions that are intended to prevent conflict with existing residential uses.

Having reviewed the application and considered development in the area surrounding the property proposed for development, Council is now proposing to amend the Municipal Plan to change the land use designation of the subject property from Rural, to Mixed Development. In doing so, Council is also proposing to include other lands on the southeast side of the street that are included in the Rural land use designation. A corresponding amendment to the Development Regulations will rezone the area to the Mixed Development land use zone. The area included in the proposed changed is approximately 2ha.

PUBLIC CONSULTATION

An opportunity for public input on the proposed amendment was provided by advertisement in the Trinity Bay Enterprise, and by posting public notices at various locations in the community and on the Town's social media channels,

AMENDMENT No. 4, 2022

The Trinity Municipal Plan shall be amended as follows:

1. Redesignating approximately 2 ha of land located on the southeast side of Railway Road, from the Rural land use designation on the Future Land Use Map, to the Mixed Development land use designation. The lands to be redesignated are shown on the attached Map 2 - Town of Trinity Municipal Plan Amendment No. 4, 2022.

**Town of Trinity
Municipal Plan 2012-2022
Amendment No. 4, 2022
Future Land Use Map 2**

**From: Rural
To: Mixed Development**



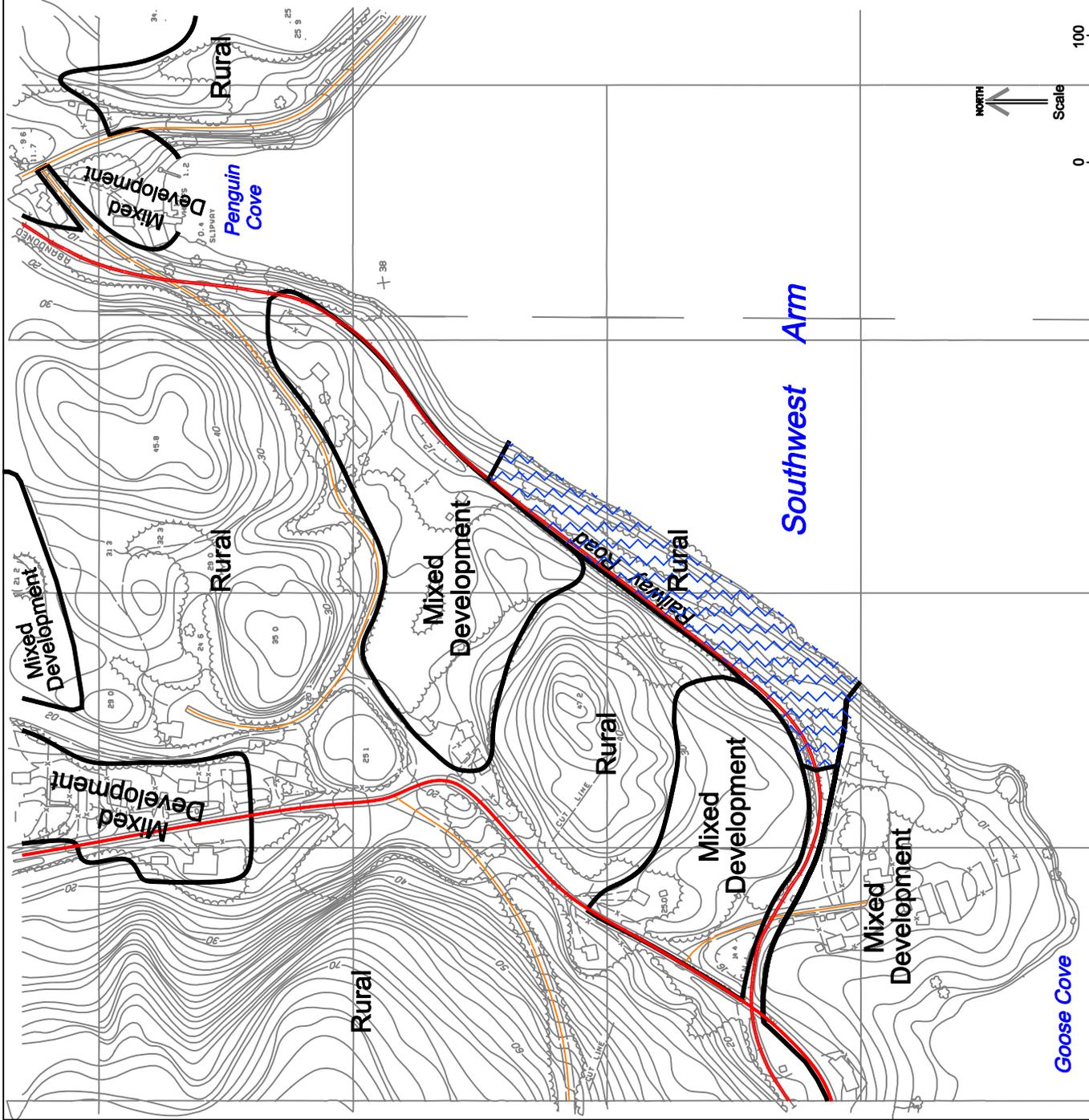
This _____, day of _____, 2022

Jim Miller, Mayor

Linda Sweet, Town Clerk

I certify that this Municipal Plan Amendment No.4, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

Mary D. Bishop, FCIP



**DEVELOPMENT REGULATIONS
AMENDMENT NO. 6, 2022**

**Rural Land Use Zone to Mixed Development,
Railroad Road**

**Prepared by:
Mary Bishop, FCIP
June, 2022**

TOWN OF TRINITY DEVELOPMENT REGULATIONS AMENDMENT NO. 6, 2022

INTRODUCTION

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 4, 2022.

The Town has received an application to develop single residential dwelling at Civic No. 19, Railway Road, outlined in red on the following aerial image. The property is 0.206 ha in area.



The land is zoned Rural in the Trinity Development Regulations. This land use zone only permits small seasonal cabins in remote areas around specified ponds. Residential development in the Rural Zone in the area of the proposed development is not permitted. To accommodate the proposed development, a rezoning of the property is required.

Council reviewed development in the general area of the subject property. There are several existing homes located along Railway Road between the street and the shoreline.

The applicant has designed the development to meet the requirements of the Mixed Development land use zone. Lands in the general area of the subject

property are also zoned Mixed Development. In reviewing the application and the general area, Council proposes to extend the Mixed Development Zone along the southeastern side of the street to encompass the subject property and include the existing development properties. The area affected by the proposed change is approximately 2ha.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for Municipal Plan Amendment No. 4, 2022.

AMENDMENT

The Trinity Development Regulations shall be amended as follows:

1. Rezoning approximately 2 ha of land along the southeast side of Railway Road from the Rural (RUR) Land Use Zone to the Mixed Development (MD) Land Use Zone. The lands to be rezoned are shown on the attached Map 2 - Town of Trinity Development Regulations Land Use Zoning Map - Amendment No. 6, 2022.

**Town of Trinity
Development Regulations 2012-2022
Amendment No. 6, 2022
Land Use Zoning Map 2**

**From: Rural (RU)
To: Mixed Development (MD)**



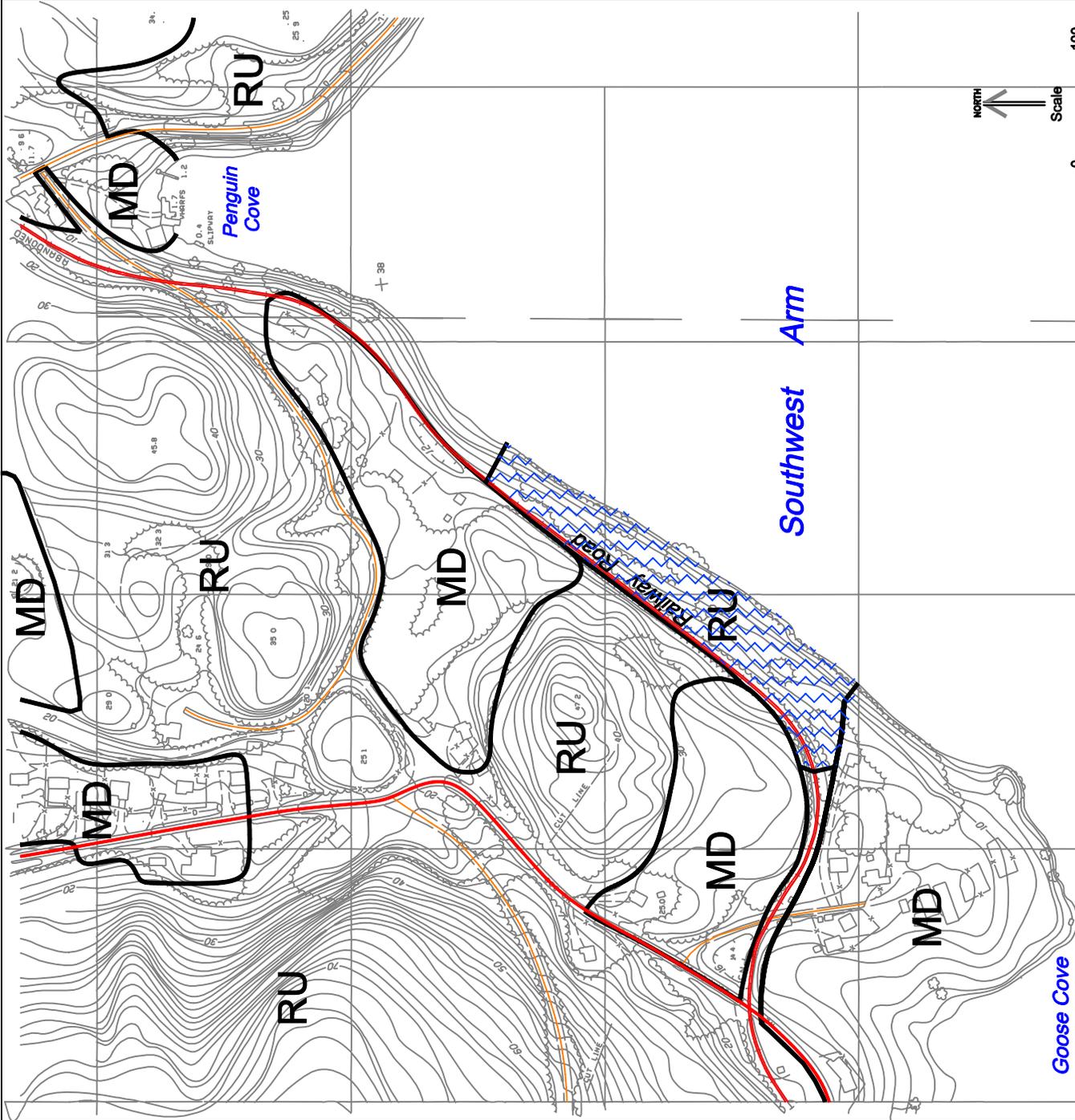
This _____, day of _____, 2022

Jim Miller, Mayor

Linda Sweet, Town Clerk

I certify that this Development Regulations Amendment No.6, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

Mary D. Bishop, FCIP



Date: June 17-2022