

*The Urban and Rural Planning Act 2000*

**MOUNT PEARL DEVELOPMENT REGULATIONS**

**AMENDMENT NO. 188, 2008**

**(MOFFATT ROAD WEST COMPREHENSIVE DEVELOPMENT SCHEME AMENDMENT)**

**February 2009**

*The Urban and Rural Planning Act 2000*

**RESOLUTION TO APPROVE**

**CITY OF MOUNT PEARL**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 188, 2008**

**(MOFFATT ROAD WEST AMENDMENT)**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl:

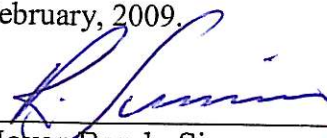
- a) Brought forward a Notice of Motion to amend schedule "E" land use zoning map of the Mount Pearl Development Regulations to include Amendment No. 188, 2008, on the 13<sup>th</sup> day of January, 2008.
- b) Gave notice of the proposed change to the Mount Pearl Development Regulations by, circulating to 256 property owners within the Moffatt Road West Comprehensive Development Area, by posting on the City's website, and by advertisement inserted on the 25<sup>th</sup> of October, 2008 in the Telegram newspaper.
- c) Set the 12<sup>th</sup> day of November, 2008 at 7:00 p.m. at Mount Pearl City Hall for the holding of briefing session to receive input on the proposed amendment.
- d) The briefing session proceeded as scheduled.

Now, under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl approves the Mount Pearl Development Regulations Amendment No. 188, 2008 as adopted.


**APPROVED** by the City Council of Mount Pearl on the 10<sup>th</sup> day of February, 2009.

**SIGNED AND SEALED** this 24<sup>th</sup> day of February, 2009.

Mayor:

  
Mayor Randy Simms

Chief Administrative Officer:

  
Gerard Lewis

**PROVINCIAL REGISTRATION**

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	3345-2009-082
Date	March 18, 2009
Signature	Comm. Minto

*The Urban and Rural Planning Act 2000*

**RESOLUTION TO ADOPT**

**CITY OF MOUNT PEARL**  
**DEVELOPMENT REGULATIONS AMENDMENT NO. 188, 2008**

**(MOFFATT ROAD WEST AMENDMENT)**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl adopts the Mount Pearl Development Regulation Amendment No. 188, 2008.

The purpose of the Amendment is to rezone land the Moffatt Road West Comprehensive Development Area to allow for the orderly growth development and use of land for primarily residential and open space recreational purposes. The following outlines the details of the Amendment.

**The Mount Pearl Development Regulations 1988 Zoning Map:**

An amendment to the Zoning Map of the Development Regulations to re-zone land within the boundaries of the Moffatt Road West Comprehensive Development Area as follows:

- Rezone land currently zoned Restricted (RESTRICTED) to Residential Single Unit-3 (RSU-3);
- Rezone land currently zoned Recreational Open Space (OS) to Residential Single Unit-3 (RSU-3), Residential Medium Density (RMD) and Mixed Development (MD);
- Rezone land currently zoned Residential Medium Density (RMD) to Recreational Open Space (OS) and Residential Single Unit-3 (RSU-3);
- Rezone land currently zoned Conservation (CON) to Residential Single Unit-3 (RSU-3) and Recreational Open Space (OS);
- Rezone land currently zoned Industrial-Light (LI) to Recreational Open Space (OS), Residential Single Unit-3 (RSU-3) and Mixed Development (MD);
- Rezone land currently zoned Mixed Development (MD) to Residential Single Unit-3 (RSU-3) and Recreational Open Space (OS);
- Rezone land currently zoned Residential High Density (RHD) to Residential Single Unit-3 (RSU-3) and Recreational Open Space (OS); and,
- Rezone land currently zoned Recreational Open Space (OS) to Restricted (RESTRICTED).

In conjunction with the re-zoning, the City is also undertaking minor mapping rectification.

Those lands not being re-zoned shall maintain their present zoning.


The Land Use Zoning Map as amended and attached as **Schedule A** should be referred to in order to locate more precisely the lands covered by Amendment No. 188, 2008 above.

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl adopts the Mount Pearl Development Regulations Amendment No. 188, 2008.


**ADOPTED** by the City Council of Mount Pearl on the 16<sup>th</sup> day of December, 2008.

**SIGNED AND SEALED** this 24<sup>th</sup> day of February, 2009.

Mayor:

  
Mayor Randy Simms

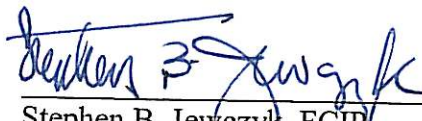
Chief Administrative Officer:

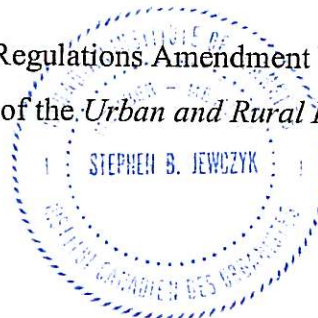
  
Gerard Lewis

#### CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Mount Pearl Development Regulations Amendment No. 188, 2008 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

FCIP:

  
Stephen B. Jewczyk, FCIP

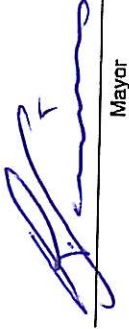


REGISTRATION

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>3345-2009-082</u>
Date	<u>March 18, 2009</u>
Signature	<u>Comm' Pairs</u>



CITY OF MOUNT PEARL

  
Mayor

  
Chief Administrative Officer  
December 16, 2008

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 188, 2008 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

  
STEPHEN B. JEWZYN  
City Planner

FCIP:

PROVINCIAL REGISTRATION

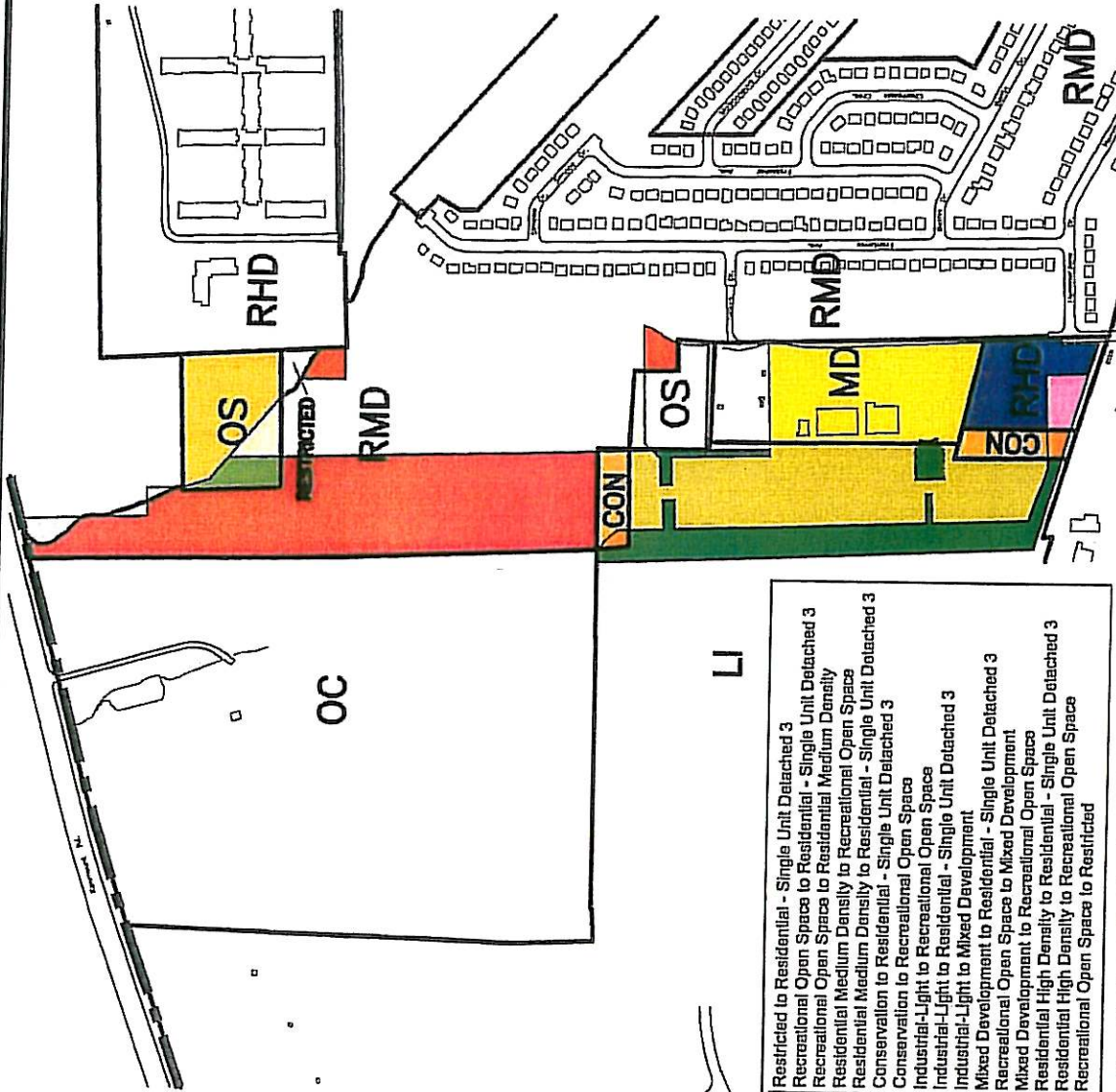
Development Regulations/Amendment

**REGISTERED**

Number 3345-2009-082

Date March 18, 2009

Signature 



Schedule "A"

City of Mount Pearl Development Regulations 1988  
Amendment Number 188, 2008  
(Mofatt Road West CDS)



Mount Pearl

*The Urban and Rural Planning Act 2000*

**MOUNT PEARL MUNICIPAL PLAN**

**AMENDMENT NO. 72, 2008**

**(MOFFATT ROAD WEST COMPREHENSIVE DEVELOPMENT SCHEME AMENDMENT)**

**February 2009**

*The Urban and Rural Planning Act 2000*

**RESOLUTION TO APPROVE**

**CITY OF MOUNT PEARL MUNICIPAL PLAN AMENDMENT NO. 72, 2008**

**(MOFFATT ROAD WEST COMPREHENSIVE DEVELOPMENT SCHEME AMENDMENT)**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl:

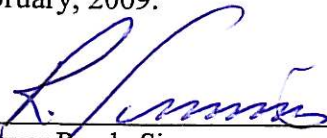
- a) Adopted the Mount Pearl Municipal Plan Amendment No. 72, 2008 on the 16<sup>th</sup> day of December, 2008.
- b) Gave notice of the adoption of the Mount Pearl Municipal Plan Amendment No. 72, 2008 by advertisement inserted on the 6<sup>th</sup> day and 10<sup>th</sup> day of January, 2009, in the *Telegram* newspaper, by circulating the notice to surrounding property owners and by posting the advertisement on the City of Mount Pearl website.
- c) Set the 20<sup>th</sup> day of January, 2009 at 7:00 p.m. at Mount Pearl City Hall for the holding of a public hearing to consider objections and submissions.
- d) Within the time stipulated in the notice of public hearing, the Mount Pearl City Council received one written representation.

Now, under Section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl approves the Mount Pearl Municipal Plan Amendment No. 72, 2008 as adopted.

**APPROVED** by the City Council of Mount Pearl on the 10<sup>th</sup> day of February, 2009.

**SIGNED AND SEALED** this 24<sup>th</sup> day of February, 2009.

Mayor:

  
\_\_\_\_\_  
Mayor Randy Simms

Chief Administrative Officer:

  
\_\_\_\_\_  
Gerard Lewis

**PROVINCIAL REGISTRATION**

<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>3345-2009-029</u>
Date	<u>March 18, 2009</u>
Signature	<u>Colin Davis</u>



*The Urban and Rural Planning Act 2000*

**RESOLUTION TO ADOPT**

**MOUNT PEARL MUNICIPAL PLAN AMENDMENT NO. 72, 2008**

**(MOFFATT ROAD WEST COMPREHENSIVE DEVELOPMENT SCHEME AMENDMENT)**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl adopts the Mount Pearl Municipal Plan Amendment No. 72, 2008.

The purpose of the Amendment is to amend the Mount Pearl Municipal Plan by approving the Moffatt Road West Comprehensive Development Scheme and its policies and land use designations as they relate to the Moffatt Road West Comprehensive Development Area to allow for the orderly growth and development of this area.

The Mount Pearl Municipal Plan Amendment No. 72, 2008 consists of the following:

**1. Moffatt Road West Comprehensive Development Scheme, 2008**

Amend the text of the Mount Pearl Municipal Plan that is in effect for the Moffatt Road West Comprehensive Development Area and replace these policies with the policies outlined in the Moffatt Road West Comprehensive Development Scheme.

**2. The Mount Pearl Municipal Plan 1988 Future Land Use Plan:**

Amend the future land use map within the limits of the Moffatt Road West Comprehensive Development Area by redesignating lands from *Industrial* to *Open Space Recreation* and *Residential, Mixed Use* to *Residential, Open Space Conservation* to *Residential, Restricted Use* to *Residential*, and *Open Space Recreation* to *Residential and Restricted Use*.

The land use designations affected by Mount Pearl Municipal Plan Amendment No. 72, 2008 are illustrated on the Future Land Use Plan attached as Schedule A.

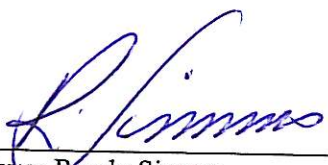
Those lands not being redesignated shall maintain their present designation.




**ADOPTED** by the City Council of Mount Pearl on the 16<sup>th</sup> day of December, 2008.

**SIGNED AND SEALED** this 24<sup>th</sup> day of February, 2009.

Mayor:

  
\_\_\_\_\_  
Mayor Randy Simms

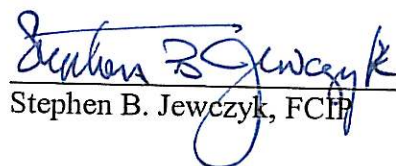
Chief Administrative Officer:

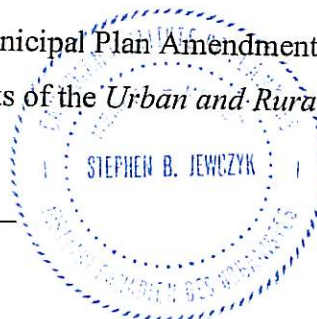
  
\_\_\_\_\_  
Gerard Lewis

#### **CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Mount Pearl Municipal Plan Amendment No. 72, 2008 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

FCIP:

  
\_\_\_\_\_  
Stephen B. Jewczyk, FCIP





CITY OF MOUNT PEARL

*[Signature]*  
Mayor

*[Signature]*  
Chief Administrative Officer  
December 16, 2008

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 72, 2008 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

FCIP: *[Signature]*  
City Planner

STEPHEN B. JEWEL

PROVINCIAL REGISTRATION

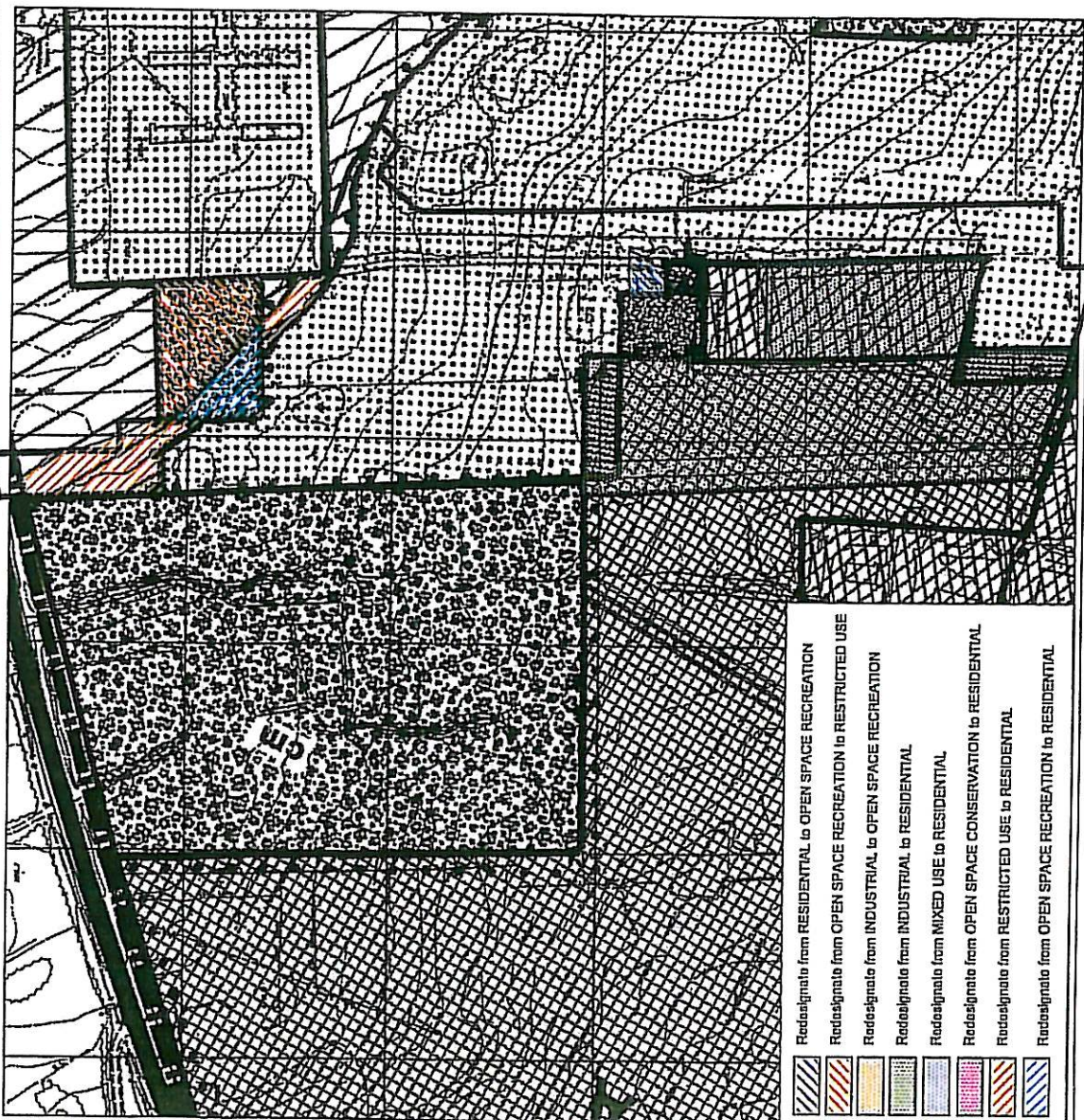
Municipal Plan/Amendment

REGISTERED

Number 3345-2009-029

Date March 18, 2009

Signature *[Signature]*



Schedule "A"

Mount Pearl Municipal Plan Amendment No. 72, 2008  
Future Land Use  
(Moffatt Road West CDS)

North  
NTS



Mount Pearl