

**MUNICIPALITY OF TRINITY BAY NORTH  
MUNICIPAL PLAN AMENDMENT  
NO. 3, 2023**

**Adding Recreational Vehicle Parks to the  
Open Space Land Use Designation**

**Prepared by:  
Mary Bishop, FCIP  
February, 2023**

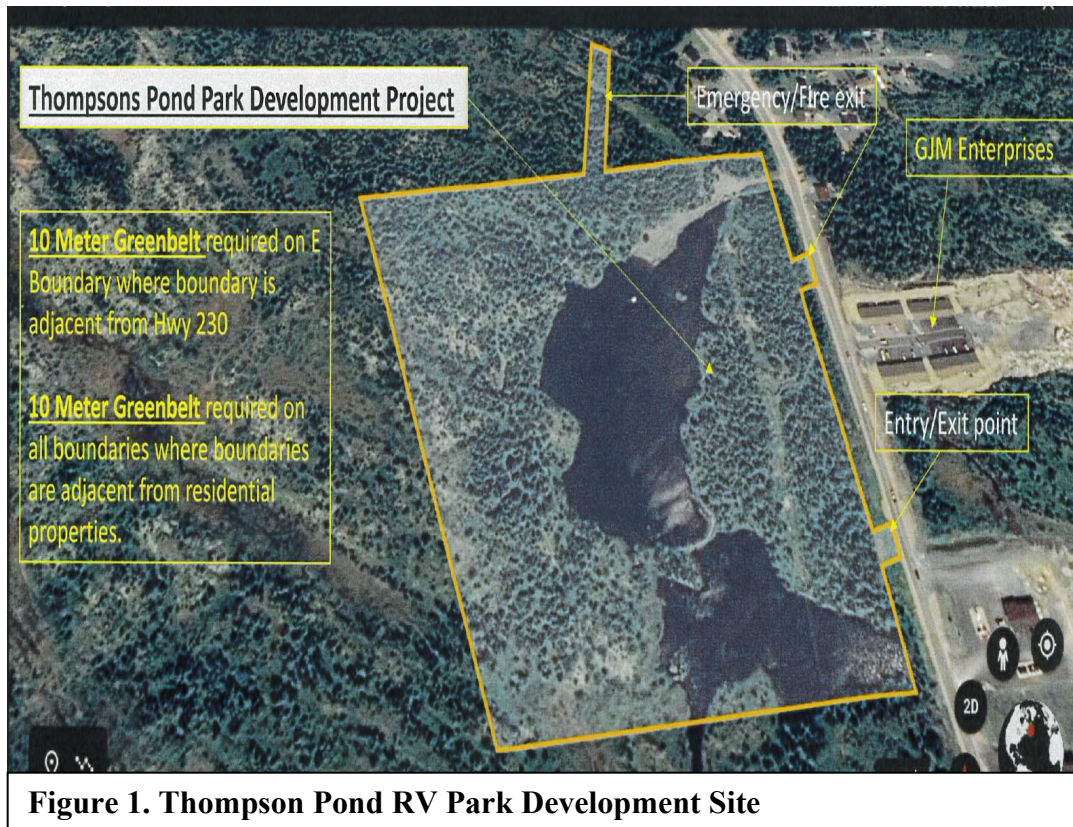
# MUNICIPAL PLAN AMENDMENT NO. 3, 2023

## INTRODUCTION

The Municipality of Trinity Bay North Municipal Plan came into effect in 2019. The Municipality has received a proposal which requires an amendment to the current 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.

## BACKGROUND

The Town has received a proposal for development of a Recreational Vehicle Park. The applicant, Glenn Mackey, proposes to acquire land that is currently the municipal Thompson Pond Park plus an additional area of Crown Land adjacent to the park. The area of interest is shown in Figure 1.



The area of land is approximately 10ha. The site is bound to the east by the Bonavista Highway, where there is a seniors housing development near the proposed main entrance to the park. Lands to the south, west and north of the proposed RV Park are in a natural and largely undisturbed state.

A preliminary concept plan has been prepared for a first phase of development. The plan, shown in Figure 2 includes a parking area at the entrance off the Bonavista Highway, and 39 RV sites along a looped roadway within the development. A second access off the Bonavista Highway is also indicated, as well as an extension to the proposed looped roadway to the south of the development to access a future phase. The plan recognizes the existing powerline right of way through the site. The main area of the existing park is not included in Phase I of the RV park.

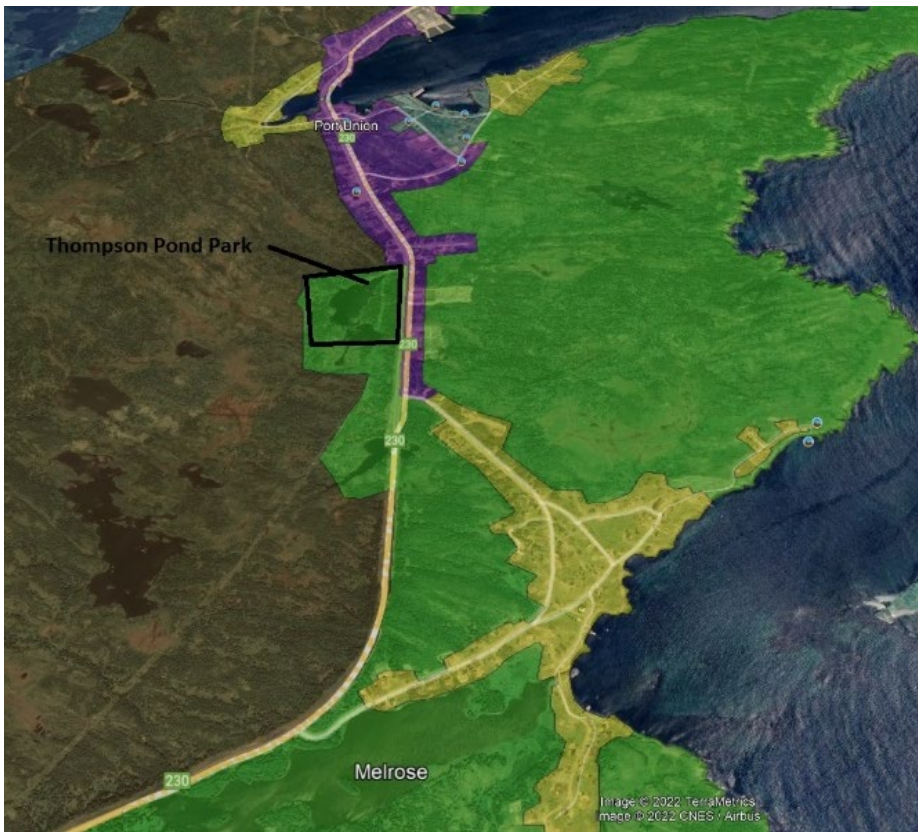


**Figure 2. Preliminary Site Plan – Phase I.**

### **Municipal Plan Policy**

The site of the proposed RV park is located within an area that is designated in the Trinity Bay North Municipal Plan as Open Space. Figure 3 shows the site. Green areas on this portion of the Future Land Use Map are designated Open Space.

The Open Space land use designation includes existing parks within the community such as Thompson's Pond Park and Lookout Pond Park. It also includes large areas outside the built-up parts of the municipality between the main highway and the coastline. Since the Plan has been in place, several coastal trails have been developed within the areas designated Open Space, such as the trail between Port Union and Melrose.



**Figure 3. Future Land Use Map**

Policy OS-3 of the Municipal Plan - **Recreational Open Space** - states that Open Space areas that include municipal parks shall continue to be used as centres for community events, outdoor recreation, festivals and events. Recreational, cultural or civic facilities may also be considered for development in this area. Hiking trails, boardwalks and nature interpretation structures shall be designed and developed with minimal environmental disturbance.

In the Development Regulations, the proposed RV Park site is zoned Open Space, Here, Recreational Open Space uses are listed as permitted uses. Appendix C of the Development Regulations lists a number of examples of such uses that include:

- Campgrounds
- Hiking Trails
- Parks
- Playing Fields and Courts
- Playgrounds
- Sports Grounds

Recreational Vehicle Parks are not specifically addressed as a use that can be considered. As a result, Council wishes to amend the Municipal Plan and

Development Regulations to add Recreational Vehicle Parks as a use that can be considered in the Open Space land use designation and use zone subject to policies and conditions on where they can be located and the requirements for their development.

In considering an amendment of this nature, Council is aware of the growth of the tourism sector on the Bonavista Peninsula and the need for an increased supply and variety of accommodations for both provincial and inter-provincial tourists. It is expected that tourism in the region will continue to grow as communities invest in tourism infrastructure such as hiking trails, attractions and events, and private investment increases the supply of tourism services such as food and accommodations, shops and tour operations.

In addition to Thompson's Pond Park, the Town also operates and maintains Lookout Pond Park which is the main municipal recreational park. Council recognizes that Thompson's Pond Park is underutilized as a municipal park. The location is ideal for use as an RV park as it has access to a source of power, is located just off the main peninsula highway throughfare, and has existing amenities such as a pond, beach and hiking trail.

The Town is also aware that the proposal for the RV Park may require registration and subsequent release from review under the *NL Environmental Assessment Act*.

## **PUBLIC CONSULTATION**

Prior to considering an amendment to the Town Plan and Development Regulations, Council held an initial public meeting on the proposed RV Park on May 18, 2022. Community feedback on the proposal was generally positive.

This amendment was subsequently prepared and an opportunity for broader public comment provided by posting notices on the Town website and Facebook pages, in several public places in the Town and at the Town Hall.

Notices provided a two week window for comments with a deadline of XXXXXX. XXX inquiries/representations were received by the time of the advertised deadline of XXXXX.

The Town is currently involved in discussions with the NL Eastern Habitat Joint Venture, of the Wildlife Division, Department of Fisheries, Forestry and Agriculture to identify and protect wetland habitat in the municipality. It has been determined that none of the area for the proposed RV Park has been identified as wetland habitat.

NL Power was consulted concerning the existing powerline that runs through the subject property.

Crown Lands have been advised of the application as the land in question belongs to the Crown.

**AMENDMENT No. 3, 2022**

The Municipality of Trinity Bay North Municipal Plan shall be amended as follows:

1. By adding the following to Policy OS-3 of the Municipal Plan –  
*Recreational vehicle parks may be considered in the Open Space designation in areas removed from the coastline, with access to existing streets and electrical power service.*

**MUNICIPALITY OF TRINITY BAY NORTH  
DEVELOPMENT REGULATIONS  
AMENDMENT NO. 3, 2023**

**Text Amendment  
Adding Recreational Vehicle Parks to the  
Open Space Land Use Zone**

**Prepared by:  
Mary Bishop, MCIP, FCIP  
February, 2023**

# MUNICIPALITY OF TRINITY BAY NORTH DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2023

## BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 3, 2023.

The Municipality has received a proposal to develop a Recreational Vehicle Park at Thompson Pond. The development will include the area of the current municipal park at Thompson Pond and a larger area of Crown Land outside the park. The area in question is shown in Figure 1.



**Figure 1. Thompson Pond RV Park Development Site**

The site is designated Open Space in the Municipal Plan and zoned Open Space in the Development Regulations.

In the Open Space use zone, recreational open space uses are permitted. Appendix C of the Development Regulations lists a number of examples of such uses that include:

- Campgrounds
- Hiking Trails
- Parks



- Playing Fields and Courts
- Playgrounds
- Sports Grounds

Recreational Vehicle Parks are not specifically addressed as a use that can be considered. As a result, Council wishes to amend the Development Regulations to add Recreational Vehicle Parks as a discretionary use so that it can consider the proposal. The proposed amendment would also add new definitions to Section 2, and Recreational Vehicle Parks to the list of examples of Open Space Recreation uses in Appendix C of the Development Regulations. A new condition for the development of RV Parks will be added to the Open Space use zone table.

Conditions to be added will limit the size of RV parks, establish parameters around where they can be located, requirements for access, servicing, retaining public access to picnic, swimming areas and walking trails and compliance with provincial and federal regulations.

## **PUBLIC CONSULTATION**

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 3, 2023.

## **AMENDMENT**

The Trinity Bay North Development Regulations shall be amended by making the following changes to the Open Space Land Use Zone in Section 8.9:

1. By adding Recreational Vehicle Parks as a discretionary use in Section 8.9.2, and excluding them as a Permitted use in Section 8.9.1. Permitted and Discretionary uses to be listed to read:

### **8.9.1 Permitted Uses**

Conservation

Recreational Open Space (excluding Recreational Vehicle Parks)

### **8.9.2 Discretionary Uses**

Forestry

Agriculture

Marine Transportation

Public Works and Utilities

Small Scale Agriculture

Recreational Vehicle Park

2. By adding the following as Condition 8.9.5:
  1. Recreational Vehicle Parks may be considered where they

- a) Occupy sites that are a minimum of 2ha and no greater than 10ha in area.
  - b) Are within 400m of a public street or highway to which they will have access.
2. Proposals for Recreational Vehicle Parks shall include:
- a) Plans for the layout of the park, including RV sites, roads, access, the location of facilities necessary to the operation and management of the park, and amenity space.
  - b) Plans for site services such as water and waste disposal,
  - c) Details on how the park will be operated and managed.
  - d) Measures to control and prevent year round residency.
  - e) Measures to be taken to minimize environmental disturbance during construction and operation including preserving tree cover, setbacks from streams, wetlands and ponds.
  - f) Plans to ensure public use of any existing trails, beach or picnic areas that will be retained as part of the development.
3. Recreational vehicle parks shall be developed in accordance with applicable federal and provincial regulations.

Add the following definitions to Section 2:

***Recreational vehicle*** means motorized or non-motorized vehicles designed for recreation and travel purposes, and is not a dwelling. This includes, but is not limited to, motor homes, travel trailers, fifth wheels, truck campers, tent trailers, park model trailers, camper van conversions.

***Recreational vehicle park*** means a parcel of land specifically developed for locating only recreational vehicles on lots or planned sites on a seasonal, short-term basis.

By adding Recreational Vehicle Park to the list of examples for Recreational Open Space uses in Appendix C.