

**TOWN OF BRYANT'S COVE
MUNICIPAL PLAN 2021-2031**



DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2024

**"Add a Condition to the Conservation Land Use Zone Table,
Schedule C"**

FEBRUARY, 2024

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF BRYANT'S COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2024

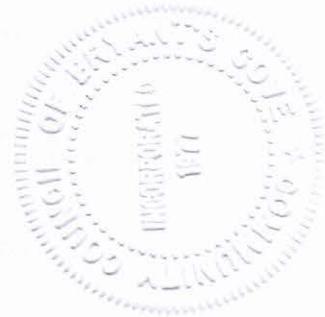
Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bryant's Cove adopts the Town of Bryant's Cove Development Regulations Amendment No. 2, 2024.

Adopted by the Town Council of Bryant's Cove on the 19th day of March, 2024.

Signed and sealed this 26th day of MARCH, 2024.

Mayor: Mari Best (Council Seal)

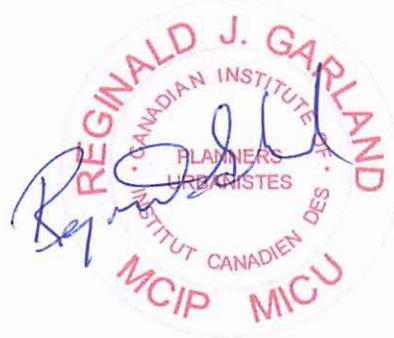
Clerk: W. Bruce Antle



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bryant's Cove Development Regulations Amendment No. 2, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	680-2024-002
Date	19 APRIL 2024
Signature	<u>Reginald J. Garland</u>



THREE-DIMENSIONAL

SEARCHING FOR THE VORTEX

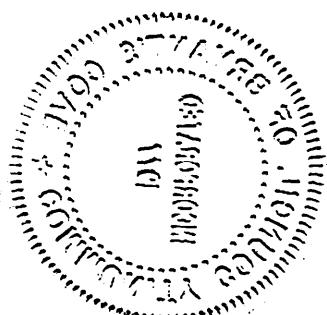
ASCE 31-16 于 2016 年 12 月 1 日起实施，取代了 2015 版 ASCE 31-15。ASCE 31-16 为美国和加拿大的建筑提供了统一的规范。

Another angle, however, is that the two groups are likely to be more similar than different in their responses to the intervention.

ASIAN JOURNAL OF HUMANITIES

Digitized by srujanika@gmail.com

1990. The 1990s saw the first major changes in the industry.



1966-1967 Annual Report of the Board of Education of the City of New York

《中国古典文学名著集成·元曲卷》由人民文学出版社出版。

Therefore, the established insurance model is also often used to cover off-budget, self-insured risk.

Journal of Health Politics, Policy and Law, Vol. 35, No. 2, April 2010
DOI 10.1215/03616878-35-2 © 2010 by the Southern Political Science Association

300.5 μ A per channel

لِيَ خَلَقَهُ مِنْ نَارٍ
أَنْ يَكُونَ لِيَ خَلِيقاً

TOWN OF BRYANT'S COVE DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2024

BACKGROUND

The Town of Bryant's Cove proposes to amend its Development Regulations. Like many Towns dotted along the coastline, the fishery was the mainstay of these communities, residential development was located close to the seashore. Little regard was given to location as the main criteria was access to the sea. Built on unstable foundations and in areas prone to rock outcrops and steep slopes, many of these dwellings are vacant today.

For an out of province buyer, the location of these dwellings, close to the sea with a desirable view, is exactly what these purchasers are looking for. Unfortunately, many of these properties are purchased sight unseen. This can uncover a new set of problems.

ANALYSIS:

The 2021 Municipal Plan recognized this problem and addressed it through policy. Municipal Plan Policy Con-3 states: *"It is Council's policy that environmentally sensitive lands or areas important for wildlife habitat are designated as Conservation and are to be left in a relatively natural state for scenic purposes, and for the protection of steep slopes and rock outcrops, wetlands, waterways and coastal areas or the need to provide buffers between potentially incompatible land uses."*

The Municipal Plan policy is adequate in dealing with steep slopes and rock outcrop. Unfortunately, the Development Regulations falls short in dealing with unoccupied dwellings in the Conservation Zone. The purpose of this amendment is to add a condition to the Conservation Land Use Zone Table that will provide Council with the authority to refuse a renovation or re-development of an existing dwelling on a case-by-case basis. The Regulation is designed to provide Council with greater authority and flexibility in allowing re-development of existing in the Conservation Zone.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Bryant's Cove published a notice in the February 16 edition of the Shoreline Newspaper, placed a notice on its Facebook Page, posted a notice on the Town's outside Bulletin Board and posted a notice in the Town Office on February 16, 2024, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed Development Regulations Amendment on display at the Town Council Office from February 19, to February 23, 2024, for residents to view and to

provide any comments or concerns in writing to the Council concerning the proposed amendment. No written comments were received objecting to the Amendment.

AMENDMENT No. 2, 2024

The Town of Bryant's Cove Development Regulations are amended by:

A) *Adding* the following Condition 5, to the list of conditions as found in the Conservation Land /Use Zone Table, Schedule C, as shown below:

5. Restricted Development

- a) New or re-development in areas of steep slopes, rock outcrops and areas prone to rock slippage shall be restricted in the Conservation Zone primarily in areas between the Cove Road area and the seashore.**
- b) Renovations to the existing dwellings in this Zone shall be determined by Council on a case-by-case basis.**