

TOWN OF GAMBO
DEVELOPMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF GAMBO DEVELOPMENT REGULATIONS
AMENDMENT NO. 2, 2018

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Gambo

- a) adopted the Gambo Development Regulations Amendment No. 2 on the 9th day of April 2018,
- b) gave notice of the adoption of the Gambo Development Regulations Amendment No. 2, 2018 by advertisement inserted on the 12th day and the 19th day of April 2018 in the Beacon newspaper.
- c) set the 30th day of April 2018 at 7:00 p.m. at the Smallwood Interpretation Centre, Gambo 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 Gambo approves the Gambo Development Regulations Amendment No. 2, 2018 as adopted.

SIGNED AND SEALED this 23rd day of May 2018

Mayor:

Dennis Lush
Dennis Lush

(Council Seal)

Clerk:

Crystal Pardy For
Lorne Greene

Development Regulations/Amendment	
REGISTERED	
Number	<u>1755-2018-022</u>
Date	<u>June 18, 2018</u>
Signature	<u>Mary O'Leary</u>

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF GAMBO DEVELOPMENT REGULATIONS
AMENDMENT No. 2, 2018

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gambo adopts the Gambo Development Regulations Amendment No. 2, 2018.

Adopted by the Town Council of Gambo on the 9th day of May 2018.

Signed and sealed this 23rd day of May 2018.

Mayor: Dennis Lush
Dennis Lush

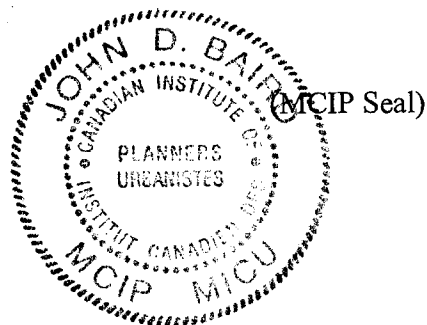
Clerk: Cryptal Pardey for
Lorne Greene

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: John Baird
John Baird



TOWN OF GAMBO

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

BACKGROUND

Amendment No. 2 to the Gambo Development Regulations is enacted to comply with Amendment No. 2 to the Gambo Municipal Plan. The amendment creates a new "Tourism Recreation" zone and adds a Use Zone Table for the zone to Schedule C.

PUBLIC CONSULTATION

Please refer to the Public Consultation report in Municipal Plan Amendment No. 2.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

Amendment No. 2 to the Gambo Development Regulations includes the following changes.

1. Schedule C - Use Zone Tables

ADD the following Use Zone Table to Schedule C.

ZONE TITLE	TOURISM RECREATION	"TR"
PERMITTED USE CLASSES (See Regulation 97)	DISCRETIONARY USE CLASSES (See Regulations 30 and 98)	
Campground (See Condition 3) Conservation Open space Recreational open space Tourist cottage establishment (See Condition 3)	Catering (See Condition 4) Commercial outdoor recreation Energy generation facility (See Condition 6) General assembly Outdoor assembly Shop (See Condition 4) Subsidiary apartment (See Condition 5) Take-out food service (See Condition 4) Transportation	

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at Council's discretion provided the development will be complementary to the uses within the Permitted Use Classes, compatible with surrounding development, and not contrary to the general intent of the Municipal Plan and Development Regulations.

2. Development Standards

All development must clearly meet the development standards prescribed by Council.

3. Tourist Cottages and Campgrounds

- (1) *A proposal for a tourist cottage establishment or campground will require a development plan satisfactory to Council, containing the following information:*
 - (a) *Location and size of operation, including campsites and/or cottage units*
 - (b) *Internal roads and accesses*
 - (c) *Parking areas*
 - (d) *Accessory uses such as laundry facilities, storage areas, washrooms, showers, convenience store, caretaker residence, and outdoor and indoor recreation facilities*
 - (e) *Water supply and wastewater disposal*
 - (f) *Landscaping*
 - (g) *Buffers and screening between the site and other land uses*
 - (h) *Delineation of the property on a legal survey*
 - (i) *Where deemed necessary by Council, a phasing plan for development.*
- (2) *All campsites, cottages, and on-site facilities that form part of the development will be accessible only via the internal road network of the development.*
- (3) *Council may require the development to include suitable buffers and screening where the development that abuts an existing or future public street or residential area.*
- (4) *The development permit will specify the maximum number of cottage units and/or campsites that will be permitted on the site.*
- (5) *No expansion or alteration of a campground, other than repairs and maintenance, will take place without the approval of Council.*
- (6) *The operation will comply with all bylaws and regulations of Council pertaining to noise and unruly behaviour.*
- (7) *Where deemed necessary by Council, a deposit sufficient to cover the cost of buffers and screening shall be deposited with Council until the work is completed in accordance with the approved plan.*

4. Shops, Catering, and Take-Out Food Services

Shops, catering, and take-out food services will be permitted only as accessory uses to a developed main use if they are deemed by Council to be appropriate for the area proposed.

5. Subsidiary Apartment

- (1) *One subsidiary apartment may be permitted in a commercial building.*
- (2) *Approval of a subsidiary apartment will be subject to the following conditions:*
 - (a) *The apartment will be completely self-contained, with facilities for cooking, sleeping, and bathing.*
 - (b) *A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.*

6. Energy Generation Facility

An energy generation facility, if permitted at Council's discretion, will be subject to Regulation 58 of the General Development Standards.


7. *Exemption from Street Frontage Requirement*

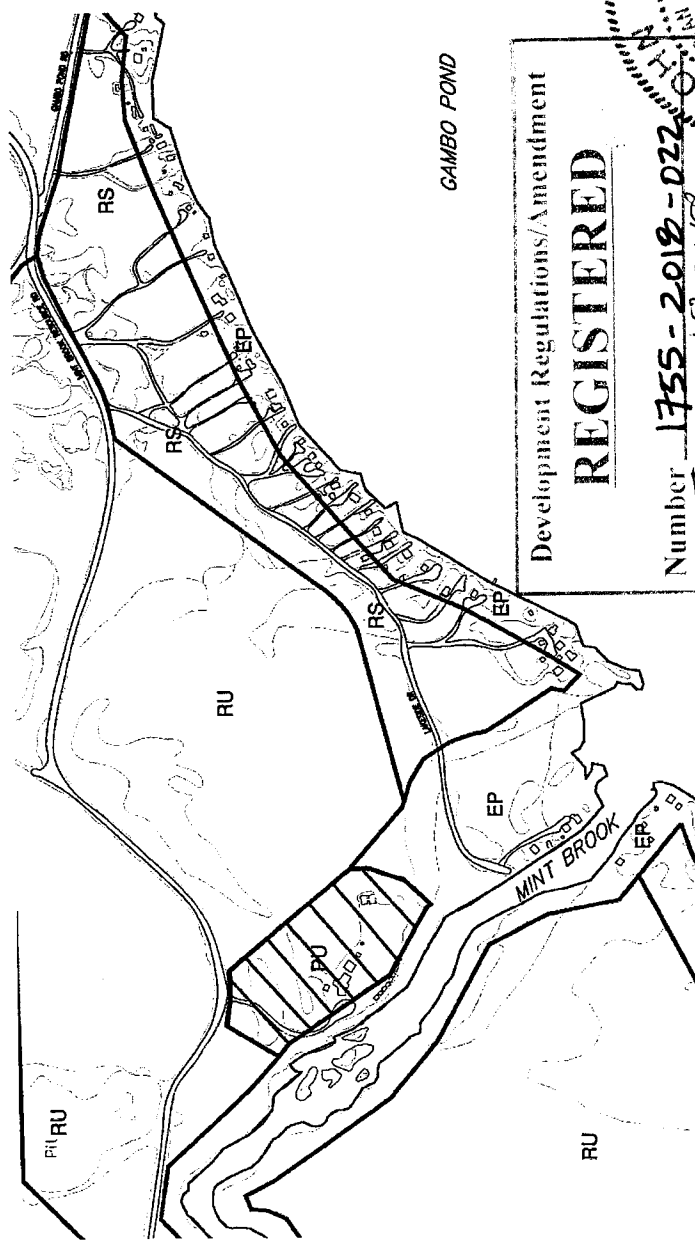
At Council's discretion, lots in this zone may be exempted from Regulation 50 of Part II of these Regulations, which does not permit a building to be erected on a lot that does not front onto a public street.

2. Land Use Zoning Map 3 – Rezone from “Public Use” to “Tourism Recreation”

AMEND Gambo Land Use Zoning Map 3 as shown on the following page.

The amendment rezones approximately 4.5 hectares of land on the north side of Mint Brook (the former Mint Brook Church Camp site) from “Public Use” to “Tourism Recreation.”

Town of Gambo Gambo Municipal Plan 2014-2024 Land Use Zoning Map 3 Amendment No. 2, 2018	
 From: Public Use (PU) To: Tourism Recreation (TR)	Dated at Shepleyville, Newfoundland and Labrador This <u>23rd</u> day of <u>May</u> , 2018 Dennis Luen, Mayor Crystal Hardy For Larra Greene, Town Clerk
I certify that this Development/Regulations Amendment No. 2, 2018 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2002:	



Development Regulations/Amendment

REGISTERED

Number 1755-2018-022

Date June 18, 2018

Signature [Signature]

