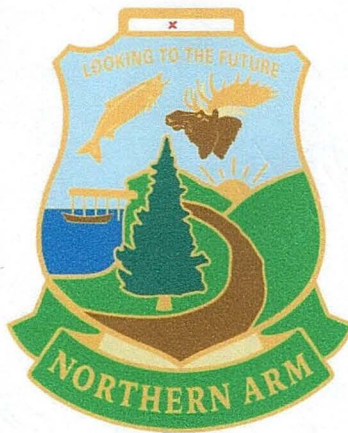


**TOWN OF NORTHERN ARM**  
**MUNICIPAL PLAN 2013-2023**



**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2021**

**Amendment to Accessory Building Condition, Schedule C"**  
**"Residential Medium Density (RMD)" To "Mixed Development (MD)"**  
**"Commercial Tourist (CT)" To "Mixed Development (MD)"**

**Main Street**

**FEBRUARY, 2021**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF NORTHERN ARM**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2021**

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

- a) Adopted the Northern Arm Development Regulations Amendment No. 1, 2021, on the 13<sup>th</sup> day of April, 2021.
- b) Gave notice of the adoption of the Town of Northern Arm Development Regulations Amendment No.1, 2021, by advertisement posted on its Facebook page; on the Town's Bulletin Board and posted in the Town Office, effective April 15<sup>th</sup> - April 30<sup>th</sup>.
- c) Set the 30<sup>th</sup> day of April, 2021, at 7:30 p.m. at the Hemeon Hall, Northern Arm 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 Northern Arm approves the Town of Northern Arm Development Regulations Amendment No. 1, 2021, as adopted.

SIGNED AND SEALED this 13 day of May, 2021

Mayor: [Signature] (Council Seal)  
Clerk: [Signature]

|                                   |                      |
|-----------------------------------|----------------------|
| Development Regulations/Amendment |                      |
| <b>REGISTERED</b>                 |                      |
| Number                            | <u>3560-2021-001</u> |
| Date                              | <u>June 24, 2021</u> |
| Signature                         | <u>[Signature]</u>   |



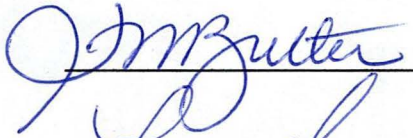
**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF NORTHERN ARM**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2021**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Northern Arm adopts the Town of Northern Arm Development Regulations Amendment No. 1, 2021.

Adopted by the Town Council of Northern Arm on the 13 day of April, 2021.

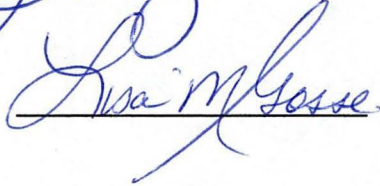
Signed and sealed this 13 day of May, 2021.

Mayor:



(Council Seal)

Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Northern Arm Development Regulations Amendment No. 1, 2021, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.





# **TOWN OF NORTHERN ARM**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2021**

### **BACKGROUND**

The Town of Northern Arm is proposing to amend its Development Regulations. This Amendment is divided into two parts.

#### **PART A**

The Town has received enquiries regarding larger accessory buildings that the present maximum of 75m<sup>2</sup> and mostly on larger tracts of land. Council will remove the maximum accessory building size and replace it with a 7% maximum lot coverage. The accessory Building paragraph (a) will reflect this change to read "*Accessory buildings shall have a combined maximum lot coverage not exceeding 7%*", and paragraph (h) will be changed to read "*The maximum combined lot coverage of all buildings on a property shall not exceed 40%*".

#### **Part B**

The former Osprey Landing Resort is zoned as Commercial Tourist. The resort has since closed and land assets are being severed and sold. The new owners feel that a Mixed Development Zone provided greater opportunities for future development.

The purpose of this Amendment is to re-zone the eastern portion of the former Osprey Landing Resort from **Residential Medium Density (RMD)** to **Mixed Development (MD)** and **Commercial Tourist (CT)** to **Mixed Development (MD)**.

### **PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town of Northern Arm placed a copy of the Public Consultation Ad on its Facebook page and posted a copy on the Town's Bulletin Board stating that the amendments would be on display from February 3 to February 17, 2021. The Town also placed the proposed amendments on display at the Town Council Office for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No letters or objections were received by the Town during the public consultation period.

### **AMENDMENT No. 1, 2021**

The Town of Northern Arm Development Regulations are amended by:

- A) *Changing*** paragraph (a) and paragraph (h) of the Accessory Building Condition as found in the Residential Medium Density (RMD) condition 5, Residential Rural (RR) Condition 4, Residential Seasonal (RS) condition 4 and Mixed Development (MD) condition 3 and more particularly as shown below:

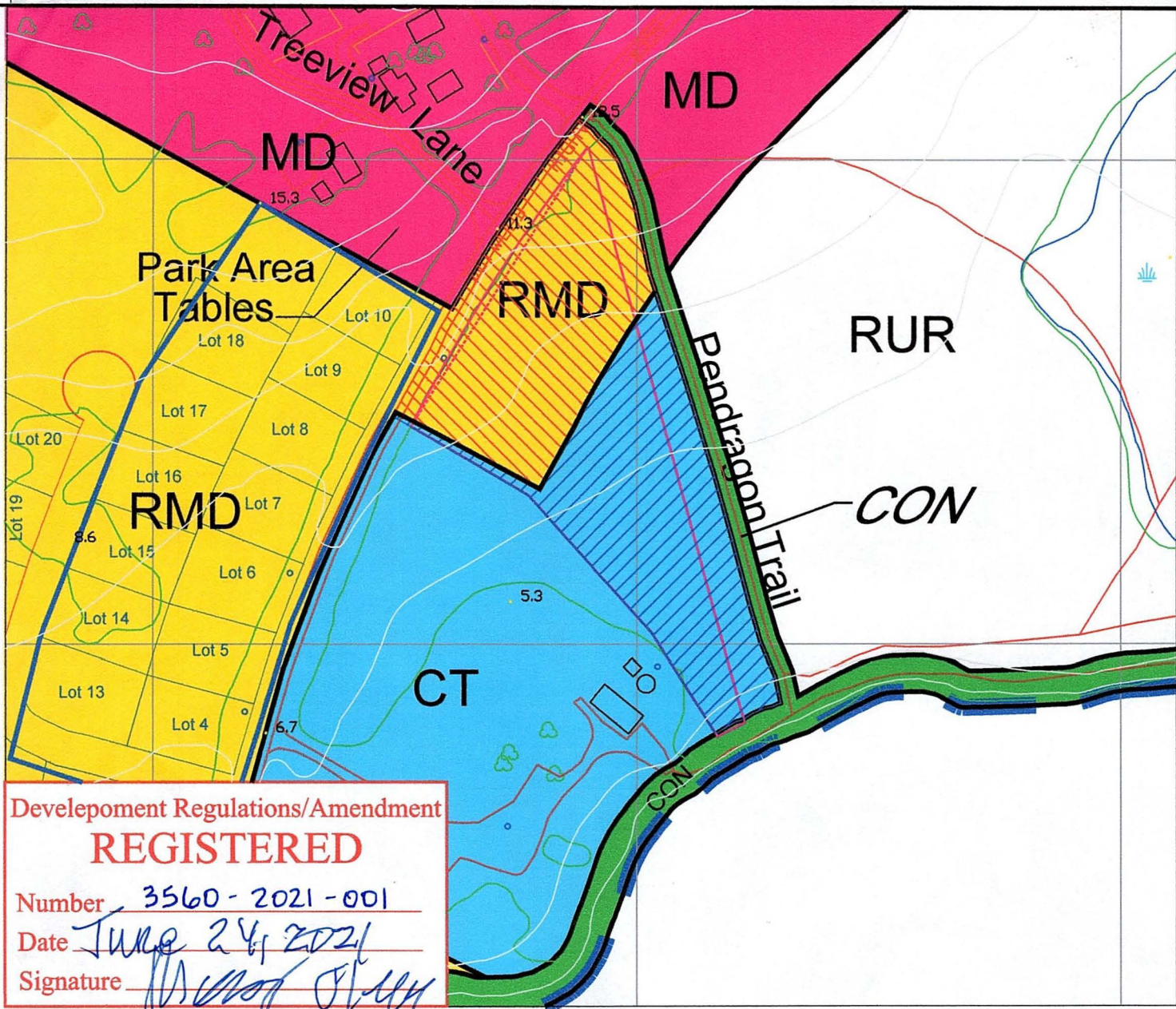
## Accessory Buildings

- (a) ~~All accessory buildings shall have a maximum combined floor area of 75m<sup>2</sup> (800 sq. ft).~~ **Accessory buildings shall have a combined maximum lot coverage not exceeding 7%.**
- (b) An accessory building shall be prohibited to project in front of a building line or in the flanking sideyard of a corner lot.
- (c) Accessory buildings shall be located on the same lot as the residential dwelling and shall be clearly incidental and complementary to the main use of the residential dwelling in character, use, style and exterior finish, and shall be located so as to minimize any visual impacts on adjoining properties.
- (d) The maximum height shall be 4m with a minimum of 1m from any property line and 2m from the nearest corner of a residential dwelling.
- (e) Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion, but not in the flanking sideyard of a corner lot.
- (f) Residential lots may have more than one accessory building provided that the maximum combined floor area of all buildings, including a second storey, shall not be greater than the maximum area as set out in the General Development Regulations and this Land Use Zone Table.
- (g) Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
- ~~(h) Where it can be clearly demonstrated that a need exists for a larger accessory building, Council shall have discretion where the proposed accessory building will exceed the maximum floor area of 75m<sup>2</sup>, and the maximum height of 4m.~~ **The maximum combined lot coverage of all buildings on a property shall not exceed 40%.**

B) **Changing** an area of land from "Residential Medium Density (RMD)" to "Mixed Development (MD)", and

C) **Changing** an area of land from "Commercial Tourist (CT)" to "Mixed Development (MD)" as shown on the attached copy of the Town of Northern Arm Land Use Zone Map.





**TOWN OF NORTHERN ARM  
MUNICIPAL PLAN 2013-2023**

**Dated at Northern Arm**

**LAND USE ZONE MAP**

**DEVELOPMENT REGULATIONS  
AMENDMENT No. 1, 2021**

This 13 Day of May 2021

[Signature] Mayor

[Signature] Clerk



Area to be changed from: "Residential Medium Density" to "Mixed Development"



Area to be changed from: "Commercial Tourist" to "Mixed Development"

**PLAN-TECH**



**ENVIRONMENT**

Scale: 1:2500



Seal



I certify that the attached Town of Northern Arm Development Regulations Amendment No. 1, 2021 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.