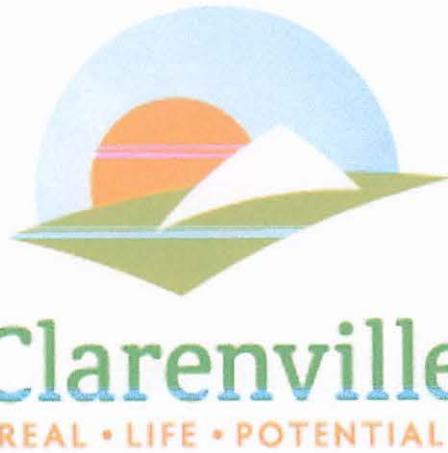


**TOWN OF CLARENVILLE**  
**MUNICIPAL PLAN 2022 - 2032**



**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

**Amendment to Residential Medium Density Land Use Zone  
Tables, Schedule C**

**JANUARY 2024**



**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF CLARENVILLE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

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

- a) Adopted the Clarenville Development Regulations Amendment No. 1, 2024, on the 16<sup>th</sup> day of July, 2024.
- b) Gave notice of the adoption of the Town of Clarenville Development Regulations Amendment No. 1, 2024, by a Public Notice posted on the Town's Web page and Facebook page, as well as Public Notices posted at the Events Centre, Post Office and at the Town Hall.
- c) Set the 29<sup>th</sup> day of August at 7:30 p.m. at the Town Hall, Clarenville 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 Clarenville approves the Town of Clarenville Development Regulations Amendment No. 1, 2024, as adopted.

SIGNED AND SEALED this 9 day of October, 2024

Mayor:



(Council Seal)

Clerk:



**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF CLARENVILLE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Clarenville adopts the Town of Clarenville Development Regulations Amendment No. 1, 2024.

Adopted by the Town Council of Clarenville on the 16<sup>th</sup> day of July, 2024.

Signed and sealed this 9 day of October, 2024.

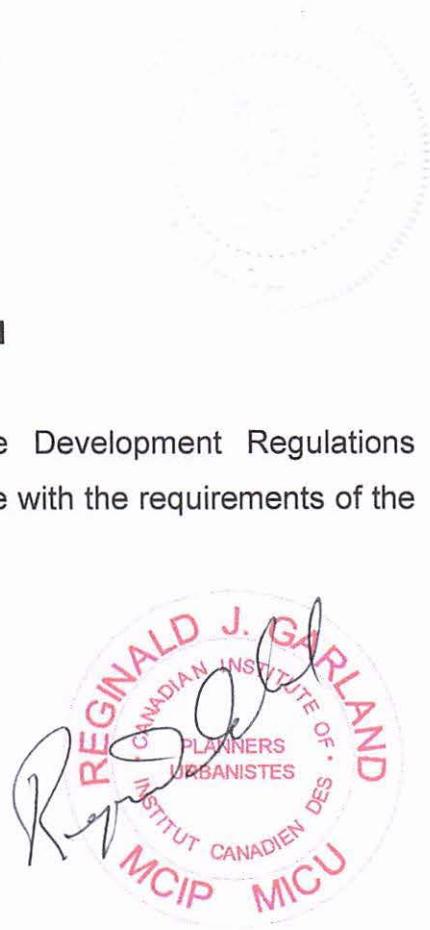
**Mayor:**  (Council Seal)

**Clerk:** 

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Clarenville Development Regulations Amendment No. 1, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	1055 - 0016 - 2024
Date	23 Dec 2024
Signature	<u>Reginald J. Garland</u>



# **TOWN OF CLARENVILLE**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2024**

### **BACKGROUND**

The Town of Clarenville proposes to amend its Development Regulations. Clarenville is experiencing tremendous residential growth. With an increase of population by 6.6% during the last census period, the demand for housing is high.

New residential subdivisions are presently being developed or proposed mostly in the form of single-family dwellings. Some subdivision developments are higher in density and are in the form of duplex, row housing or townhouses. These newer developments may be in close proximity to existing single family development. In its recent Municipal Plan review, the Plan considered housing demand, topography and limited land supply and allowed for a higher densification on the land base. Residential land is at a premium. Developers are proposing double dwellings and row dwellings as well as Townhouses.

### **ANALYSIS**

The Residential Medium Density (RMD) Land Use Zone Table, Schedule C, lists single-family dwellings, double dwellings and row housing as permitted uses in that zone. Residents living in close proximity to these new developments would only be aware of the type of subdivisions once development began.

The purpose of this Amendment is to change the Residential Medium Density (RMD) Land Use Zone Table by deleting Double Dwelling, Townhouse, and Row Dwelling as Permitted uses and listing these uses as Discretionary uses. General Development Regulation 30(4) states: *"Notice of an application to develop a discretionary use will be by advertisement in a newspaper circulating in the area, and a minimum of seven (7) days will be provided for persons to respond"*. This change will allow residents to comment on subdivision applications. Discretionary use applications must be advertised to allow for public comment prior to the application being voted on by the Council.

## 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 posted a Public Consultation Notice on the Town's Web page and Facebook page advertising the proposed amendment seeking comments or representations from the public. The Town also posted notices at the Events Centre, Post Office and at the Town Hall from April 12<sup>th</sup>, to April 19<sup>th</sup>, 2024, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. The submission deadline was April 19, 2024. No written comments or objections were received.

## AMENDMENT No. 1, 2024

The Town of Clarenville Development Regulations is amended by:

- A) ***Deleting*** Double Dwelling, Townhouse, and Row Dwelling as Permitted uses in the Residential Medium Density (RMD) Land Use Zone Table and listing them as Discretionary uses.
- B) ***Deleting Subsidiary Apartment*** as a Discretionary use in the Residential Medium Density (RMD) Land Use Zone Table and adding as a Permitted use as shown below:

## Residential Medium Density (RMD)

### PERMITTED USE CLASSES - (see Regulation 102)

Single dwelling, ~~Double dwelling, Townhouse, Row dwelling, Subsidiary apartment, Modular house, Open Space Recreation and Environmental Protection.~~

### DISCRETIONARY USE CLASSES - (see Regulations 22 and 104)

***Double dwelling, Townhouse, Row dwelling, Subsidiary apartment, Convenience Store, Home Occupation, Bed and Breakfast, Childcare, Seniors Housing and Personal Care Facility, Recreation facility, Urban Agriculture, Sawmill, and Mineral Exploration.***