

DEVELOPMENT REGULATIONS 2024-2034



Town of Norris Point



TRACT

CONTACT INFORMATION

Neil Dawe – President

100 LeMarchant Road, St. John's, NL A1C 2H2

P. 709.738.2500 F. 709.738.2499

ndawe@tractconsulting.com tractconsulting.com

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
THE TOWN OF NORRIS POINT
DEVELOPMENT REGULATIONS, 2024-2034

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

- a) Adopted the Town of Norris Point Development Regulations, 2024-2034 on the 30th day of April, 2024;
- b) Gave notice of the adoption of Development Regulations, 2024-2034 by advertisement in the Telegram on May, 18, 2024 and June 1, 2024 and on the Town website on May 10 2024.
- c) Scheduled the 6th day of June 2024 at the Norris Point Town Hall, for the holding of a public hearing to consider objections and submissions to the Development Regulations, 2024-2034.

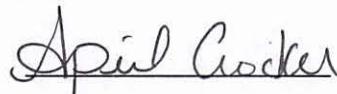
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Norris Point approves the Development Regulations for the Town of Norris Point as adopted.

SIGNED AND SEALED this 10 day of July, 2024.

Mayor:



Town Clerk:



Development Regulations/Amendment
REGISTERED

Number 3515-2024-000

Date 25 JULY 2024

Signature H. Boland

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF NORRIS POINT
DEVELOPMENT REGULATIONS, 2024-2034

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Norris Point adopts the Norris Point Development Regulations, 2024-2034.

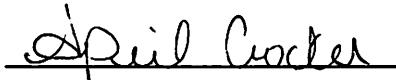
The Development Regulations, 2024-2034 were adopted by the Town Council of Norris Point on the 30th day of April, 2024.

Signed and sealed this 10th day of July 10, 2024.

Mayor:



Town Clerk:



Town seal

CANADIAN INSTITUTE OF PLANNERS (CIP) CERTIFICATION

I certify that the Town of Norris Point Development Regulations, 2024-2034 have been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000* of the Province of Newfoundland and Labrador.



Member of Canadian Institute of Planners (MCIP)

res

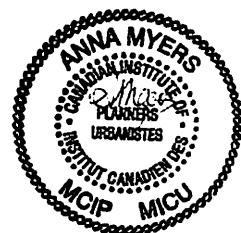


TABLE OF CONTENTS

1.0	AUTHORITIES AND RESPONSIBILITIES	1
1.1	APPLICABILITY	1
1.2	COMPLIANCE WITH STATUTES, REGULATIONS, POLICY AND GUIDELINES	1
1.3	LEGAL EFFECT.....	2
1.4	DELEGATION OF AUTHORITY FOR IMPLEMENTATION OF DEVELOPMENT REGULATIONS.....	2
2.0	ADMINISTRATION OF THE REGULATIONS	3
2.1	WHEN IS A PERMIT REQUIRED.....	3
2.2	APPLICATION FOR A PERMIT	4
2.2.1	<i>Who can apply and how.....</i>	4
2.2.2	<i>Application Requirements for all Applications.....</i>	4
2.2.3	<i>Application Information Requirements for Discretionary Uses.....</i>	5
2.2.4	<i>Application Information Requirements for Planned Unit Developments.....</i>	5
2.3	VARIANCES, NON-CONFORMING USES & NON-CONFORMING DEVELOPMENT, AND DEVELOPMENT REGULATION AMENDMENTS	7
2.3.1	<i>Variances.....</i>	7
2.3.2	<i>Non-Conforming Uses & Non-Conforming Development.....</i>	7
2.3.3	<i>Amendment to Development Regulations.....</i>	9
2.4	COUNCIL DECISION-MAKING	10
2.4.1	<i>Discretionary Decision-making Powers of Council.....</i>	10
2.4.2	<i>Timely Decision-making</i>	10
2.4.3	<i>Deferment of Application:.....</i>	10
2.4.4	<i>Public Notice.....</i>	10
2.4.5	<i>Briefing Sessions</i>	11
2.4.6	<i>Approval in Principle</i>	12
2.4.7	<i>Approval of Development Permit.....</i>	12
2.4.8	<i>Permit responsibilities of the applicant.....</i>	13
2.4.9	<i>Temporary Use Permit</i>	13
2.4.10	<i>Correction of Errors and Remedial Work.....</i>	13
2.4.11	<i>Revoke Permit.....</i>	13
2.4.12	<i>Fee for Permit.....</i>	14
2.4.13	<i>Written Reasons for Refusing a Permit or Setting Conditions on a Permit</i>	14
2.4.14	<i>Refusal: Premature development</i>	14
2.4.15	<i>Appeal.....</i>	14
2.4.16	<i>Register</i>	14
2.5	SPECIAL REQUIREMENTS FOR DEVELOPMENT	14
2.5.1	<i>Development Agreement</i>	14
2.5.2	<i>Planning Impact Analysis</i>	15
2.5.3	<i>Financial Guarantees by Developer</i>	15
2.5.4	<i>Service Levy</i>	16
2.5.5	<i>Require Land Conveyed for Public Work Purpose</i>	16
2.5.6	<i>Restoration of Land.....</i>	16
2.6	ENFORCEMENT AUTHORITY	16
2.6.1	<i>Delegation of Authority.....</i>	16
2.6.2	<i>Right of Entry.....</i>	16
2.6.3	<i>Enforcement Authorities</i>	17
3.0	LAND USE ZONES, OVERLAYS, ACCESSORY USES & BUILDINGS, HOME BUSINESSES	19
3.1	INTERPRETATION OF LAND USE ZONING AND DEVELOPMENT STANDARDS.....	19
3.1.1	<i>Land Use Zones.....</i>	19
3.1.2	<i>Land Use Zone Tables: Permitted and Discretionary uses.....</i>	19

3.1.2.1	Permitted Uses	19
3.1.2.2	Discretionary Uses	19
3.1.3	<i>Accessory Uses& Accessory Buildings and Home Businesses</i>	20
3.1.4	<i>Uses Not Permitted</i>	20
3.1.5	<i>Uses Permitted in all Zones and requirements that apply in all zones</i>	20
3.1.6	<i>Development Standards and Requirements</i>	21
3.2	LAND USE ZONES	22
3.2.1	<i>Commercial</i>	22
3.2.2	<i>Conservation</i>	24
3.2.2.1	<i>Environmental Protection</i>	24
3.2.2.2	<i>Open Space, Parks and Trails</i>	25
3.2.2.3	<i>Protected Water Supply</i>	26
3.2.3	<i>Industrial-Commercial Waterfront</i>	27
3.2.3.1	<i>Waterfront-Wild Cove</i>	27
3.2.3.2	<i>Waterfront-Neddie's Harbour</i>	29
3.2.3.3	<i>Waterfront-Inner Harbour</i>	30
3.2.3.4	<i>Waterfront-Norris Cove</i>	31
3.2.4	<i>Mixed Development</i>	32
3.2.5	<i>Residential</i>	34
3.2.6	<i>Rural</i>	38
3.3	OVERLAYS ON LAND USE ZONING MAPS	39
3.4	ACCESSORY USES & ACCESSORY BUILDINGS AND HOME BUSINESSES	42
3.4.1	<i>ACCESSORY USES</i>	42
3.4.1.1	<i>General accessory Uses</i>	42
3.4.1.2	<i>Subsidiary Apartments</i>	42
3.4.1.3	<i>Outdoor Storage</i>	43
3.4.2	<i>ACCESSORY BUILDINGS</i>	43
3.4.2.1	<i>Accessory Buildings – General</i>	43
3.4.2.2	<i>Accessory Buildings - Residential Use Classes</i>	44
3.4.2.3	<i>Accessory Buildings – Non-Residential Use Classes</i>	45
3.4.2.4	<i>Wharf/Boathouse/Slipway/Breakwater</i>	45
3.5	HOME BUSINESS IN THE RESIDENTIAL LAND USE CLASS	46
3.5.1	<i>General Home Business</i>	46
3.5.2	<i>Development Conditions for Specific Home Businesses</i>	48
3.5.2.1	<i>Bed and Breakfast</i>	48
3.5.2.2	<i>Boarding House</i>	48
3.5.2.3	<i>Day Care: Residential</i>	49
3.5.2.4	<i>Parking for Home Business</i>	49
4.0	GENERAL DEVELOPMENT STANDARDS	50
4.1	NUISANCE PROHIBITION, BUFFERS AND LIGHT POLLUTION	50
4.1.1	<i>Prohibition on Nuisance, Dangerous or Unsightly Land Use/Development</i>	50
4.1.2	<i>Reducing Light Pollution</i>	50
4.1.3	<i>Buffers and Separation between uses</i>	51
4.1.4	<i>Lot and Building Siting</i>	53
4.1.4.1	<i>Lot Size Integrity</i>	53
4.1.4.2	<i>Unsubdivided Land</i>	53
4.1.4.3	<i>Lot to Front on to a Publicly Maintained Road</i>	53
4.1.4.4	<i>Building Line and Setbacks (Refer to Appendix C)</i>	53
4.1.4.5	<i>Flanking or Corner lots and double fronting lots</i>	53
4.1.4.6	<i>Side Yards</i>	53
4.1.4.7	<i>Multiple Uses on One Lot</i>	54

4.1.4.8	Civic numbering.....	54
4.1.4.9	Building Design and Town Character.....	54
4.1.4.10	Heritage Building or Structure	54
4.2	<i>Landscaping</i>	54
4.3	<i>Municipal Services and Public Utilities.....</i>	55
4.3.1	Access and Streets	56
4.3.2	Storm Water Management.....	56
4.3.3	Effluents:.....	57
4.3.4	On-Site Services (Wells and onsite sanitary sewer systems)	57
4.3.5	Environmental Investigations	57
4.4	<i>Parking and Off-Street Loading</i>	57
4.5	<i>Signs (Advertisements).....</i>	58
5.0	LAND USE & DEVELOPMENT DEFINITIONS AND CONDITIONS.....	61
5.1	INTERPRETATION	61
5.2	AGRICULTURE LAND USE CLASS	61
5.2.1	<i>Commercial Agriculture</i>	61
5.2.2	<i>Urban Agriculture</i>	62
5.2.2.1	General Conditions	62
5.2.2.2	Community Garden	62
5.2.2.3	Keeping of Fowl or Livestock on Residential lots.....	62
5.2.2.4	Kennel.....	63
	5.2.2.5 Hobby Farm	63
5.3	COMMERCIAL LAND USE CLASS.....	64
5.3.1	<i>Amusement Establishment/Use</i>	64
5.3.2	<i>Amusement Park/Attraction.....</i>	64
5.3.3	<i>Auto Body Shop</i>	64
5.3.4	<i>Automotive Repair.....</i>	65
5.3.5	<i>Automotive Sales and Service Establishment</i>	65
5.3.6	<i>Bar/Licensed Liquor Establishment.....</i>	66
5.3.7	<i>Building Supply Store</i>	66
5.3.8	<i>Business Support Service</i>	66
5.3.9	<i>Campground, including RV campgrounds</i>	67
5.3.10	<i>Child Care – Non-residential (Note: residential child care is under Home Business)</i>	67
5.3.11	<i>Club and Lodge.....</i>	68
5.3.12	<i>Contractor, Limited (Small).....</i>	68
5.3.13	<i>Convenience Store</i>	68
5.3.14	<i>Custom Manufacturing Service and Sales (small/artisan).....</i>	69
5.3.15	<i>Garage, Public parking /taxi stand</i>	69
5.3.16	<i>General Service/Repair Shop</i>	69
5.3.17	<i>Hotel or Inn</i>	69
5.3.18	<i>Marina</i>	70
5.3.19	<i>Medical or Dental Clinic/Office</i>	71
5.3.20	<i>Motel</i>	71
5.3.21	<i>Outdoor Commercial Patio.....</i>	71
5.3.22	<i>Outdoor Market.....</i>	72
5.3.23	<i>Personal Service.....</i>	72
5.3.24	<i>Offices: Professional, Financial and Associated Support Services</i>	73
5.3.25	<i>Resort – Tourist Establishment</i>	73
5.3.26	<i>Restaurants</i>	73
	5.3.26.1 Drive-Through and Take-Out.....	73
	5.3.26.2 Full-Service Restaurant.....	74

5.3.26.3	Mobile Take-Out/Canteen or Street Vendor	74
5.3.27	<i>Retail</i>	75
5.3.28	<i>Shopping Centres/ Retail Warehouse/Strip Mall</i>	75
5.3.29	<i>Service Station</i>	76
5.3.29.1	Service Station – Residential.....	76
5.3.29.2	Service Station –Highway	76
5.3.30	<i>Veterinarian Clinic</i>	77
5.3.31	<i>Mobile Street Vendor (non-food) or office</i>	77
5.3.32	<i>Hostel</i>	77
5.3.33	<i>Short Term Residential Rental</i>	78
5.4	INDUSTRIAL LAND USE CLASS	79
5.4.1	<i>Aquaculture Facility</i>	79
5.4.2	<i>Crematorium</i>	79
5.4.3	<i>Composting Facility</i>	79
5.4.4	<i>Contractor, General</i>	79
5.4.5	<i>Energy Generation Facilities</i>	80
5.4.7	<i>Forestry Activities</i>	81
5.4.8	<i>Industrial - General</i>	82
5.4.9	<i>Industrial – Heavy And/or Hazardous</i>	83
5.4.10	<i>Industrial - Light</i>	83
5.4.11	<i>Industrial Mall</i>	84
5.4.12	<i>Mineral Exploration</i>	84
5.4.13	<i>Mineral Working</i>	85
5.4.14	<i>Mining</i>	86
5.4.15	<i>Natural Resource-Related Uses</i>	87
5.4.16	<i>Salvage/Scrap Yard</i>	88
5.4.17	<i>Solid Waste Recycling/Disposal and Composting Site</i>	88
5.5	CONSERVATION LAND USE CLASS	89
5.5.1	<i>Environmental Protection</i>	89
5.5.2	<i>Open Space, Parks and Trails</i>	90
5.6	PUBLIC/INSTITUTIONAL LAND USE CLASS	91
5.6.1	<i>Cemetery</i>	91
5.6.2	<i>Institutional Use</i>	91
5.6.3	<i>Protective and Emergency Services</i>	92
5.6.4	<i>Public Gathering Places -Indoor</i>	92
5.6.5	<i>Public Gathering Places - Outdoor</i>	93
5.6.6	<i>Sports and Recreation Facilities</i>	94
5.7	RESIDENTIAL LAND USE CLASS	94
5.7.1	<i>Single Detached Dwelling</i>	94
5.7.2.	<i>Semi-Detached Dwelling (Double dwelling)</i>	94
5.7.3	<i>Townhouses</i>	94
5.7.4	<i>Apartment Building</i>	95
5.7.5	<i>Cottage</i>	95
5.7.6	<i>Mini-Home</i>	96
5.7.7	<i>Mobile Home</i>	96
5.7.8	<i>Tiny Homes</i>	97
5.7.9	<i>Non-Market Housing</i>	97
5.7.9.1	Assisted Living, Residential or Personal care home	97
5.7.9.2	Non-profit housing:.....	97
5.7.9.3	Supportive housing:.....	98

5.7.11 <i>Dormitory</i>	99
5.8 PUBLIC INFRASTRUCTURE AND UTILITIES	100
5.8.1 <i>Communications</i>	100
5.8.2 <i>Easement</i>	100
5.8.3 <i>Utilities</i>	101
5.8.4 <i>Municipal Drinking Water Treatment Facility</i>	101
5.8.5 <i>Municipal wastewater (sewer) treatment facility</i>	101
6.0 SUBDIVISION OF LAND	103
6.1 SUBDIVISION STANDARDS	103
6.1.1 <i>Permit Required</i>	103
6.1.2 <i>Public Notice</i>	103
6.1.3 <i>Subdivision Subject to Zoning</i>	103
6.1.4 <i>Subdivision design standards apply</i>	103
6.1.5 <i>Subdivisions design standards do not apply</i>	103
6.1.6 <i>Subdivision Permit Subject to Considerations</i>	104
6.1.7 <i>Restriction on Sale of Lots</i>	104
6.1.8 <i>Building Permits Required</i>	104
6.1.9 <i>Land for Park/Public Use in Subdivisions</i>	104
6.1.10 <i>Landscaping requirements in subdivisions</i>	105
6.2 SUBDIVISION PERMIT REQUIREMENTS	105
6.2.1 <i>Subdivision Development Agreement</i>	105
6.2.2 <i>Municipal Services to be Provided</i>	105
6.2.3 <i>Private Well water source: Groundwater Supply Assessment and Reporting</i>	105
6.2.4 <i>Fees, Service Levies, and Development Charges</i>	106
6.2.4.1 <i>Subdivision Fees</i>	106
6.2.4.2 <i>Service Levies and Local Improvement Assessments</i>	106
6.2.4.3 <i>Deposit of Securities</i>	106
6.2.4.4 <i>Land for Public Open Space</i>	107
6.3 SUBDIVISION DESIGN STANDARDS	107
6.4 SUBDIVISION ENGINEERING STANDARDS	109
6.4.1 <i>Engineer to Design Works and Certify Construction Layout</i>	109
6.4.2 <i>Developer to Pay Engineer's Fees and Charges</i>	109
6.4.3 <i>Street Works May Be Deferred</i>	109
6.4.4 <i>Construction of Utilities</i>	109
6.4.5 <i>Structures in Street Reservation</i>	110
6.4.6 <i>Transfer of Streets and Utilities to Council</i>	110
6.4.7 <i>Mini/mobile home park subdivision</i>	110
APPENDICES	111
APPENDIX A: PROVINCIAL AND FEDERAL INTEREST REQUIREMENTS	113
A.1 <i>Climate Change Division, Department of Environment and Climate Change</i>	113
A.2 <i>Crown Land Administration Division, Department of Fisheries, Forestry and Agriculture</i>	113
A.3 <i>Digital Government and Service NL</i>	113
A.4 <i>Fisheries and Oceans Policy Division, Department of Fisheries, Forestry and Agriculture</i>	114
A.5 <i>Fisheries and Oceans Canada</i>	114
A.6 <i>Forestry Division, Department of Fisheries, Forestry and Agriculture</i>	114
A.7 <i>Environmental Assessment, Department of Environment and Climate Change</i>	114
A.8 <i>GIS & Mapping Division, Department of Fisheries, Forestry and Agriculture</i>	114
A.9 <i>Land Resources Stewardship Division, Department of Fisheries, Forestry and Agriculture</i>	115
A.10 <i>Mineral Lands Division, Department of Industry, Energy and Technology</i>	115
A.11 <i>National Codes and Regulations</i>	116

<i>A.12</i>	<i>Newfoundland and Labrador Hydro- Easements</i>	116
<i>A.13</i>	<i>Pollution Prevention Division, Department of Environment and Climate Change</i>	116
<i>A.14</i>	<i>Provincial Archaeology Office</i>	117
<i>A.15</i>	<i>Water Resources Management Division, Department of Environment and Climate Change</i>	117
<i>A.16</i>	<i>Wildlife Division, Department of Fisheries, Forestry and Agriculture</i>	118
APPENDIX B: PARKING AND OFF-STREET LOADING		121
<i>B.1</i>	<i>Parking Standards</i>	121
<i>B.2</i>	<i>Designated Mobility Impaired Parking Spaces</i>	122
<i>B.3</i>	<i>Off-Street Parking Requirements</i>	122
<i>B.4</i>	<i>Off-Street Loading Requirements</i>	124
APPENDIX C:		125
INTERPRETATION OF TECHNICAL TERMS USED IN THE DEVELOPMENT REGULATIONS		125
APPENDIX D: MINISTER'S DEVELOPMENT REGULATIONS		133
APPENDIX E: WATER RESOURCE MANAGEMENT DIVISION POLICY DIRECTIVES		142
APPENDIX F: LAND USE ZONING MAP		153

1.0 AUTHORITIES AND RESPONSIBILITIES

1.1 Applicability

These Development Regulations apply to:

- all persons proposing to undertake a land use and/or development within the Municipal Planning Area boundary, whether residents or non-residents; and,
- the Mayor and Councillors and their delegates as they make land use and development decisions.

All development, including the subdivision/severance of land, change of use of land, and accessory uses and accessory buildings, carried out within the Municipal Planning Area must have a permit issued by Council in accordance with the Municipal Plan and these Development Regulations.

The Town of Norris Point Development Regulations, 2024-2034, are prepared pursuant to the authority of Section 35 of the *Urban and Rural Planning Act, 2000*.

1.2 Compliance with statutes, regulations, policy and guidelines

Even though an applicant may receive a municipal permit, the applicant is responsible for ensuring compliance with all relevant Federal and Provincial legislation, regulations, policies and guidelines prior, and Municipal regulations under the *Municipalities Act, 1999*, to commencing a land use or development approved under these Development Regulations. Council may require proof of compliance prior to approval.

The applicant must undertake any requirements set out by the Town as conditions to approval of the permit prior to the issuance of an occupancy permit.

The applicant is also responsible for ensuring compliance with all other Town regulations and policies.

The Development Regulations shall be subject to all Federal and Provincial legislation, regulations, policies and guidelines. Notwithstanding this requirement, these Development Regulations shall incorporate specific compliance requirements as set out in Appendix A-Provincial and federal interests and requirements. The National Building Code, and associated codes, such as the Plumbing Code, the Fire Code, the Electrical Code, the Life Safety Code, and any other ancillary code and other municipal regulations or bylaws regulating or controlling the development, conservation, and use of land shall, under these Regulations, apply to the entire Municipal Planning Area.

1.3 Legal Effect

Upon publication of the notice of registration of these Development Regulations in the Newfoundland and Labrador Gazette, the previous Development Regulations are hereby repealed and replaced. Similarly, for amendments, publication in the Newfoundland and Labrador Gazette is required before they are in legal effect.

These Regulations may be cited as the “Town of Norris Point Development Regulations 2024”, prepared under the authority of Section 35 of the *Urban and Rural Planning Act, 2000*.

To assist interpretation of the Municipal Plan and Development Regulations, technical planning definitions are found in Appendix C. The definitions from the *Urban and Rural Planning Act, 2000* and the (Minister’s) *Development Regulations 03/01* cannot be amended by the Council.

As required under Section 36 of the *Urban and Rural Planning Act, 2000*, the Ministerial *Development Regulations 03/01* are included in these regulations (Appendix D).

1.4 Delegation of Authority for implementation of Development Regulations

Under Section 109 (2) of the *Urban and Rural Planning Act, 2000*, a council may appoint/designate an employee of Council to approve or reject applications to develop land in accordance with the plan and regulations and that employee may outline the conditions applicable to that development. Council shall make that designation in writing.

2.0 ADMINISTRATION OF THE REGULATIONS

This Chapter deals with the administration of processing applications for proposed land use and developments. It outlines: when a permit is required, the process for making an application for a permit, the decision-making process by Council or its delegate, including the conditions and requirements that may be attached to the permit, the appeal process, and the enforcement responsibilities of the Council.

2.1 WHEN IS A PERMIT REQUIRED

All development including the subdivision (severance) of land carried out within the Municipal Planning Area shall have a permit issued by Council in accordance with these Regulations, and any other by-law or regulation enacted by Council. No site work (clearing or grubbing) shall commence until a development permit is issued. The definition of development and subdivision are provided below:

Development means: (*Urban and Rural Planning Act, 2000*)

“...the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of a material change in the use, or the intensity of use of land, buildings or premises and the

- i. making of an access onto a highway, road or way,
- ii. erection of an advertisement or sign,
- iii. construction of a building,
- iv. parking of a trailer, or vehicle used for the sale of refreshments or merchandise, or as an office, or for living accommodation,

and excludes the

- v. carrying out of works for the maintenance, improvement or other alteration of a building, being works which affect only the interior of the building or which do not materially affect the external appearance or use of the building,
- vi. carrying out by a highway authority of works required for the maintenance or improvement of a road, being works carried out on land within the boundaries of the road reservation,
- vii. carrying out by a local authority or statutory undertakers of works for the purpose of inspecting, repairing or renewing sewers, mains, pipes, cables or other apparatus, including the breaking open of street or other land for that purpose, and
- viii. use of a building or land within the courtyard of a dwelling house for a purpose incidental to the enjoyment of the dwelling house as a dwelling...”;

“Subdivision means the dividing of land, whether in single or joint ownership into 2 or more pieces for the purpose of development” (*Urban and Rural Planning Act, 2000*)

For further clarification, no land over which there is an existing structure shall be subdivided for the purpose of creating distinct title to different dwelling units unless:

- i. Each dwelling unit is entirely comprised within the new title and self-contained within the new lot with no common spaces or shared services;
- ii. The fire separation for each dwelling unit is confirmed (for zero lot line);
- iii. A permit for the subdivision is first obtained from the Town;
- iv. A subsidiary apartment cannot be subdivided from the self-contained dwelling that it is constructed within.

2.2 APPLICATION FOR A PERMIT

2.2.1 Who can apply and how

An application for a *Permit* or for *Approval in Principle* (see 2.4.6) shall be made only by the owner, or by a person authorized by the owner, to Council on such form as may be prescribed by Council.

Development is not permitted on un-subdivided land unless sufficient area is reserved to satisfy the yard and other allowances called for in the Use Zone in which it is located and the allowances shall be retained when the adjacent land is developed.

Council shall, on request, supply to every applicant a copy of the application forms and a description of the plans, specifications, and drawings required to be provided with the application. Council shall provide all available information and requirements to assist in the preparation of the application (Section 35 (1) (f) of the *Urban and Rural Planning Act, 2000*).

Council has the ability to determine typology of development permit to be issued based on development application submitted and approval in principle issued in conformity with the definition of development under Section 2(g) of the *Urban and Rural Planning Act, 2000*.

2.2.2 Application Requirements for all Applications

An application for a Development Permit shall contain the information needed to satisfy the applicable requirements in these Regulations. Every application shall include:

- a. such plans, specifications and drawings as Council may require;
- b. the permit fee required by Council; and,
- c. all information required to process the application in accordance with these Regulations, such information shall include at least the following:
 - d. For the *proposed land*, such information shall include at least the following:
 - i. location of the site on a map;
 - ii. details of proposed use: type, size and scale of operation, landscaping;
 - iii. lot area, lot frontage, siting of structures;
 - iv. contours and significant natural features such as wetlands, watercourses, drainage channels, and slopes that exceed 15 percent, existing vegetation, trees, and any other environmentally sensitive features;
 - v. existing streets, buildings, and land uses in the vicinity of the site;
 - vi. a conceptual layout of proposed streets, trails, other main elements of the development;
 - vii. proposed access/egress, parking, loading requirements;
 - viii. a landscaping plan, including buffers and/or separation distances;
 - ix. proposed water supply, waste disposal and storm water drainage services; and,
 - x. a legal survey plan prepared by a registered Newfoundland and Labrador land surveyor or other proof of ownership acceptable to Council.
- e. If the application involves a *building*, the following information should be added, as appropriate (see Section 4.2):
 - i. siting of building on the lot, including building line setback and yards;

- ii. bulk and height, in terms of floor area and building height;
- iii. off-street parking, circulation, and loading;
- iv. proposed access/egress, parking, loading requirements;
- v. a landscaping plan and buffers;

2.2.3 Application Information Requirements for Discretionary Uses

Discretionary Uses may only be considered for an application to develop where:

- a. the Discretionary Use is stated in the applicable Use Zone table (Chapter 3); and,
- b. Council has, at the applicant's expense, published a notice in a newspaper circulating in the area or provided other suitable notification (posting of notices in buildings, Social media, Town website) of the application and considered any representations or submissions received in response to that advertisement. It is recommended that Council notify the neighbouring property owners directly regarding the proposed discretionary use.

In addition to the information requirements for lots and buildings in 2.2.2, an application for a Discretionary Use shall contain the following information relating to Discretionary Uses involving operation of a business/service, if applicable:

- a. floor area to be used for Discretionary Use,
- b. number of employees employed on site, and
- c. hours of operation.

2.2.4 Application Information Requirements for Planned Unit Developments

Definition: Planned Unit Development means an integrated planned development which may involve a single use class or mix of use classes or a mix of uses that responds to a unique market opportunity and involves special development standards not otherwise permitted in the zone. The most common example of a Planned Unit Development is a vacant land condominium/bare strata development consisting of a contiguous area to be planned, developed, operated, and maintained as a single entity and containing one or more structures with common areas that belong to them, such as a box store complex, resort, multi-unit residential. A Planned Unit Development may be approved by Council in any zone as a development and/or subdivision on public or private services.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4);
- 2) A Planned Unit Development shall front on to a publicly maintained road and comply with use requirements of the Zone within which it is located. Notwithstanding the requirement for serviced development, if municipal services are not feasible to the standard required by the Town, the provision of on-site services shall meet requirement of provincial agencies, in particular, Water Resource Management Division and Service NL;
- 3) Roads and services provided in a Planned Unit Development whether they are publicly or privately owned, may be treated as if they were public roads, public services and public utilities for the purpose of approvals by the Authority and other agencies.
- 4) The development and/or subdivision shall comply with the requirements of the Municipal Plan or any scheme adopted under it, and with the zoning for the site as it pertains to land use, height, and have a suitable relationship to nearby land uses in respect to appearance, traffic requirements, and demands on municipal services; and, the Planned Unit Development would be prepared and reviewed by the Council according to its regular development approval process.

5) In a Planned Unit Development, the Council may also, at its discretion, approve the erection of buildings which are designed to form part of a zero lot line development provided that the buildings are designed to provide both privacy and reasonable access to natural daylight, and the overall density conforms to standard set out in the Use Zone Table, and Service NL requirements.

Planned Unit Development Application:

6) In addition to the information in 2.2.2, the following requirements shall apply to all proposed Planned Unit developments applications involving new street construction or development of large sites for commercial (including commercial recreational), industrial, residential and public institutional development. A Planned Unit development application would normally contain the following:

- a. Goals, objectives and land use policies for the development area;
- b. Identification of developable area of site, indicating accommodation of site conditions such as poor drainage, steep slopes, flooding potential and rocky ground;
- c. Proposed siting of new buildings, or additions, including building square footage area size, building height, and setback distances to property lines;
- d. Building lot area coverage where applicable;
- e. Total number of proposed multi-unit residential dwellings, or strata unit commercial and/or industrial units, and interior floor plans;
- f. Layout drawing of proposed parking area, total number and size of parking spaces and manoeuvring aisles, access and egress locations to parking area, provisions for bicycle parking where applicable, landscape screening for parking areas and storm water drainage management;
- g. Identification of outdoor amenity and open space and recreation areas;
- h. Identification of unenclosed storage areas and area size; and,
- i. Overview of landscaping treatment and approach for the site development.
- j. phasing of the development;
- k. Street and servicing layout, including on-site road pattern and traffic and relation to surrounding community in conformance with Town standards;
- l. Indicate any issues related to the long-term maintenance of streets and other services;
- m. if required, an amendment to the Municipal Plan and Development Regulations where the Planned Unit Development is not listed in the Use Zone table for the zone in which it occurs.

2.3 VARIANCES, NON-CONFORMING USES & NON-CONFORMING DEVELOPMENT, AND DEVELOPMENT REGULATION AMENDMENTS

2.3.1 Variances

Where the proposed development does not comply with any numeric requirement in the applicable use zone table set out in these Regulations for the zone in which the site occurs, Council may, in its discretion, provide a variance to the requirement to a maximum of ten percent (10%) if, in Council's opinion, compliance with the development standards would prejudice the proper development of the land, building, or structure in question or would be contrary to public interest (the 10% is stipulated in the Minister's *Development Regulations 3/01* in Appendix D and cannot be amended by Council). The applicant may request the variance.

Council shall not allow a variance from development standards set out in the zone as set out in these Development Regulations if that variance, when considered together with other variances made or to be made with respect to the same land, building, or structure would have a cumulative effect that is greater than a ten percent (10%) variance even though the individual variances are separately no more than ten percent (10%);

Council shall not permit a variance from the development standards where the proposed use would increase the non-conformity of an existing development or would result in the creation of non-conformity of any existing legal development.

Where Council is to consider a proposed variance, Council shall give written notice of the proposed variance from development standards to all persons whose land is in the immediate vicinity of the land that is the subject of the variance and allow a minimum period of seven (7) days for response.

2.3.2 Non-Conforming Uses & Non-Conforming Development

Refer to Section 108(2) of the *Urban and Rural Planning Act 2000* and Sections 14, 15, 16, and 76 of the *Ministerial Development Regulations* found in Appendix D.

The following excerpts set out the requirements for non-conforming uses.

Section 108(2) of the *Urban and Rural Planning Act 2000*:

““non-conforming use” means a legally existing use that is not listed as a permitted or discretionary use for the use zone in which it is located or which does not meet the development standards for that use zone;” ...

“108. (1) Notwithstanding a plan, scheme or regulations made under this Act, the minister, a council or regional authority shall, in accordance with regulations made under this Act, allow a development or use of land to continue in a manner that does not conform with a regulation, scheme, or plan that applies to that land provided that the non-conforming use legally existed before the registration under section 24 of the plan, scheme or regulations made with respect to that kind of development or use.

(2) Notwithstanding subsection (1), a right to resume a discontinued non-conforming use of land shall not exceed 6 months after that discontinuance unless otherwise provided by regulation under this Act.

(3) A building, structure or development that does not conform to a scheme, plan or regulations made under this Act that is allowed to continue under subsection (1)

- (a) shall not be internally or externally varied, extended or expanded unless otherwise approved by the minister or appropriate council, regional authority or authorized administrator;
- (b) shall not be structurally modified except as required for the safety of the building, structure or development;
- (c) shall not be reconstructed or repaired for use in the same non-conforming manner where 50% or more of the value of that building, structure or development has been destroyed;
- (d) may have the existing use for that building, structure or development varied by the appropriate council, regional authority or authorized administrator to a use that is, in their opinion more compatible with a plan and regulations applicable to it;
- (e) may have the existing building extended by the appropriate council, regional authority or authorized administrator where, in its opinion that extension is not more than 50% of the existing building;
- (f) where the non-conformance is with respect to the standards included in development regulations, shall not be expanded if the expansion would increase the non-conformity; and
- (g) where the building or structure is primarily zoned and used for residential purposes, may, in accordance with the appropriate plan and regulations, be repaired or rebuilt where 50% or more of the value of that building or structure is destroyed.”

Excerpt - Sections 14, 15, and 16 of the *Ministerial Development Regulations 3/01*:

“Residential non conformity

14. A residential building or structure referred to in paragraph 108(3)(g) of the Act must, where being repaired or rebuilt, be repaired or rebuilt in accordance with the plan and development regulations applicable to that building or structure.

Notice and hearings on change of use

15. Where considering a non-conforming building, structure or development under paragraph 108(3)(d) of the Act and before making a decision to vary an existing use of that non-conforming building, structure or development, an authority, at the applicants expense, shall publish a notice in a newspaper circulating in the area or by other means give public notice of an application to vary the existing use of a non-conforming building, structure or development and shall consider any representations or submissions received in response to that advertisement.

Non-conformance with standards

16. Where a building, structure or development does not meet the development standards included in development regulations, the building, structure or development shall not be expanded if the expansion would increase the non-conformity and an expansion must comply with the development standards applicable to that building, structure or development.

Discontinuance of non-conforming use

17. An authority may make development regulations providing for a greater period of time than is provided under subsection 108(2) of the Act with respect to the time by which a discontinued non-conforming use may resume operation.”

If a non-conforming development or land use is discontinued after these Regulations came into legal effect, a right to resume a discontinued non-conforming use of land shall not exceed **two years** after the discontinuance occurred.. For the purpose of this Regulation, discontinuance of a non-conforming use begins when any one of the following conditions is met:

- i. The building or use of land is clearly vacated or the building is demolished,
- ii. The owner or tenant has ceased paying business taxes for that use, and

- iii. The owner or tenant has stated in writing that the use has ceased.

Regarding a notice of an application to change a non-conforming use: this shall be by advertisement in a newspaper circulating in the area, or by other reliable means as deemed appropriate by Council, and a minimum of seven (7) days shall be provided for persons to respond. (*Minister's Development Regulations 3/01-see Appendix D*);

2.3.3 Amendment to Development Regulations

An amendment to these Development Regulations may be requested by any person and shall be submitted to the Council. This might also require an associated amendment to the Municipal Plan.

All costs for the amendment are to be borne by the person requesting the amendment, (Section 27, the *Urban and Rural Planning Act, 2000*) except when initiated by Council.

A person requesting an amendment application shall be the property owner or a person operating under the owner's written consent. A copy of this written consent must accompany the application for an amendment to the text of the Development Regulations or rezoning of the Land Use Zoning Map.

An amendment to the text of the Development Regulations and/or the Land Use Zoning Map which requires an associated amendment to the Municipal Plan must follow the amendment process set out in Sections 14 – 25 of the *Urban and Rural Planning Act, 2000*.

An amendment to the text of the Development Regulations and/or the Land Use Zoning Map which **does not** require an associated amendment to the Municipal Plan does not follow the full process set out in Sections 14-25 of the *Urban and Rural Planning Act, 2000*; however, section 14 public consultation is required as part of the Council review process. Council then must adopt the amendment by resolution at a Regular Meeting of Council as per Section 35 (5) of the *Urban and Rural Planning Act, 2000*. The Amendment shall be submitted in the required form to the Local Governance and Land Use Planning Division for Registration.

Where a Plan amendment and/or Development Regulation amendment is requested, all, or some, of the following criteria may be considered:

- a. all of the criteria listed in the policies of the Plan;
- b. the height, location and spacing of any buildings in the proposed development, and any potential impacts on surrounding land uses;
- c. the location of vehicular access points the likely impact of traffic generated by the proposal on streets, pedestrian and vehicular safety, and on surrounding properties;
- d. the exterior design in terms of bulk, scale, and layout of buildings, and the integration of these uses with present and future land uses in the area;
- e. the potential impact of the development on surrounding natural features and heritage resources;
- f. constraints posed by the environment, including but not limited to locations where adverse effects from landfill sites, sewage treatment plants, methane gas, contaminated soils, noise, ground borne vibration, and rail safety may limit development;
- g. compliance of the proposed development with the provisions of the Town's Municipal Plan and Development Regulations; and,
- h. measures planned by the applicant to mitigate any adverse impacts on surrounding land uses and streets which have been identified as part of the Planning Impact Analysis.

An applicant for a proposed change in land use may be required to provide information and details on the development and its likely impacts.

2.4 COUNCIL DECISION-MAKING

2.4.1 Discretionary Decision-making Powers of Council

In considering an application for a permit to carry out development, Council shall take into account the policies expressed in the Municipal Plan and any further scheme, plan or Regulations pursuant thereto, and shall assess the general appearance of the development of the area, the amenity of the surroundings, availability of utilities, public safety and convenience, and any other considerations which are, in its opinion, material, and notwithstanding the conformity of the application with the requirements of these Regulations, Council may, in its discretion, and as a result of its consideration of the matters set out in this Regulation, approve, approve with conditions, or refuse the application, and shall inform the applicant in writing.

2.4.2 Timely Decision-making

Applications properly submitted in accordance with these Regulations which have not been determined by Council and on which a decision has not been communicated to the applicant within eighty (80) days of the application being received by Council, shall be deemed to be refused or deferred.

2.4.3 Deferment of Application:

Council may, with the written agreement of the applicant, defer consideration of an application. Council may defer decisions on an application for a Development Permit and/or an application.

If the application is not deferred within 80 (eighty) days of submission and no decision is made by Council, the application shall be deemed refused.

Council may defer decisions on an application for a Development Permit and/or an application for an amendment to these Regulations within a specified area where Council has directed that a planning study or other similar study pertaining to the future use and development of the specified area be undertaken. A decision to defer an application when a Council requests further information or studies does not allow an appeal under Section 42 (1) of the *Urban and Rural Planning Act, 2000*.

An application may be withdrawn only on receipt of a written request from the applicant.

2.4.4 Public Notice

Council shall, at the applicant's expense, publish a notice in a newspaper circulating in the area of the application, or by any other means approved by the Local Governance and Land Use Planning Division, and consider any representations or submissions received in response to that advertisement, for the following:

1. A **change in a non-conforming use**; notice of an application to change a non-conforming use shall be by advertisement in a newspaper circulating in the area, or by other reliable means as deemed

appropriate by Council, and a minimum of seven (7) days shall be provided for persons to respond. (*Minister's Development Regulations 3/01-see Appendix D*);

2. A proposed development is listed as a *discretionary use*; notice of an application regarding a proposed discretionary use be by advertisement in a newspaper circulating in the area, or by other reliable means as deemed appropriate by Council, this may include providing notice given directly to persons whose land is in the immediate vicinity of the land that is subject to the proposed discretionary use, and a minimum of seven (7) days shall be provided for persons to respond.
3. A *Planned Unit Development* is proposed; Council shall publish a notice in a newspaper circulating in the area or by other reliable means as deemed appropriate by Council, give public notice, and shall provide a minimum of fourteen (14) days for persons to respond;
4. *If Council determines that the public should be notified of an application*; notice of the application shall be by advertisement in a newspaper circulating in the area, or by other reliable means as deemed appropriate by Council, and a minimum of seven (7) days shall be provided for persons to respond;
5. A *Planning Impact Analysis* is proposed; Council shall publish a notice in a newspaper circulating in the area or by other reliable means as deemed appropriate by Council, give public notice, and shall provide a minimum of fourteen (14) days for persons to respond;
6. A *variance*: written notice of a variance application shall be given directly to persons whose land is in the immediate vicinity of the land that is the subject of the variance who are likely to be affected (*Minister's Development Regulations 3/01-see Appendix D*) and a minimum of seven (7) days shall be provided for persons to respond.

2.4.5 Briefing Sessions

Council may require a public meeting to be held in respect of any matter arising under these Regulations. An elected member of Council shall act as Chairperson of the briefing session.

Council shall advertise or require the applicant to advertise the application by a minimum of one (1) advertisement in a newspaper circulating in the local area or by other reliable means as deemed appropriate by Council, at least ten (10) calendar days prior to the holding of a briefing session where the application shall be discussed.

The notice shall: (a) contain a general description of the application; (b) specify the date set for the briefing session at which the application is to be discussed; (c) specify the date set for receipt of written representation on the application by the Town; (d) identify the place and time where the application can be viewed by the public; and (e) specify that Council shall cancel the briefing session if no written response is received by the deadline for the receipt of responses.

Council may make such effort as it deems reasonable to provide that written notices are mailed to the addresses of property owners, as identified on the current Town's assessment role, within a radius of at least one hundred and fifty metres (150 metres) from the application site, a minimum of fourteen (14) calendar days prior to a briefing session where such application is discussed.

Notes of the proceedings of the briefing session shall be recorded and these notes, together with any written representations, shall be considered by Council when it makes its decision on the matter, which is the subject of the briefing session.

An elected member of Council shall act as Chairperson of the briefing session.

2.4.6 Approval in Principle

Council may grant an approval in principle if it determines that the proposed development complies generally with the intent and purposes of the Municipal Plan and these Regulations.

Council shall attach to the approval in principle such conditions that it deems necessary to ensure the proposed development shall be in accordance with the Municipal Plan and these Regulations. It shall also outline such details that the applicant shall be required to address before a final development permit shall be granted.

An approval in principle shall be valid for a period of one (1) year and may be extended for one (1) additional year, up to a maximum of two (2) years.

Where Approval in Principle is granted under these Regulations, it shall be subject to the subsequent approval by Council of the details and conditions as listed in the Approval in Principle, which shall be received *not later than one year* from the issuance of the Approval in Principle. If the details and conditions are not received, and there is no request for an extension, then the Approval in Principle is void and the application is rejected.

Where approval in principle is granted, approval of a final development permit shall be subject to the subsequent approval by Council of any details and conditions that were outlined in the approval in principle. If the details and conditions are not received, and there is no request for an extension (as per 2.5.5) then the Approval in Principle is void and the application is rejected.

Approval in principle shall not constitute permission to commence development. No form of development shall commence until Council has issued a proper development permit.

Council may revoke approval in principle if it determines that the applicant has changed the proposed development in a way that significantly alters the original intent of the application or has not adequately addressed conditions or details stipulated in the approval in principle.

A decision by Council on an application for an approval in principle can be appealed in accordance with Section 42 of the *Urban and Rural Planning Act, 2000*.

2.4.7 Approval of Development Permit

- 1) A written development permit issued by Council or its designated staff shall constitute permission to develop in accordance with these Regulations.
- 2) This permission shall not relieve the applicant from full responsibility for obtaining all other permits or approvals prior to commencement of development and complying with all other regulations and statutes during development.

- 3) Council may attach conditions in writing to a development permit to ensure compliance with the Municipal Plan and these Regulations, and the permit holder shall be responsible for full compliance with these conditions.
- 4) When approving a discretionary use, Council shall state in writing the basis for approval.
- 5) A permit is valid for such period, not in excess of two years, as may be stated therein, and if the development has not commenced, the permit may be renewed for a further period not in excess of one year, but a permit shall not be renewed more than three years; except for Signs (Section 7.2).
- 6) No person shall change the application for which a development permit was issued unless written approval of the change has been issued by Council.
- 7) A copy of the development permit, along with plans and specifications, shall be kept on the site until the development is completed.
- 8) A decision by Council on an application to undertake development can be appealed in accordance with Section 42 of the *Urban and Rural Planning Act, 2000*.

2.4.8 Permit responsibilities of the applicant

The applicant shall meet the requirements of the Regulations and conditions attached to the permit to develop. Even though an applicant may receive a municipal development permit, the applicant is responsible for ensuring compliance with all relevant federal and provincial legislation, regulations, policies and guidelines prior to commencing a land use or development approved under these Development Regulations. Council may require proof of compliance with federal or provincial requirements before issuing municipal approval.

2.4.9 Temporary Use Permit

Definition: A temporary use permit means a permit for a development or the use of land that is limited in scope, duration, and frequency and is allowed to operate on a short-term basis, such as, a temporary outdoor market.

Conditions:

- 1) At its discretion, Council may issue a development permit for a temporary use, which shall comply with the Municipal Plan and these Regulations.
- 2) The permit may be for a period not exceeding 1 year of continuous occupation, and may be extended at the request of the applicant for 1 additional year, up to a maximum of 2 years.
- 3) The permit may be issued for a shorter period of time on an annual basis.

2.4.10 Correction of Errors and Remedial Work

The approval of any plans or drawings or the issuance of a Development Permit or permit shall not prevent Council or any officer from thereafter requiring the correction of errors or from ordering the cessation of, or remedial work on any development being carried out in the event that the same is in violation of these or any other regulations or statutes.

2.4.11 Revoke Permit

Council or any designated officer may revoke an approval and any subsequent permits for (1) failure by the holder, to comply with these Regulations or any condition attached to the permit or (2) where the permit was issued contrary to the applicable regulations or (3) was issued on the basis of incorrect information or issued in error.

2.4.12 Fee for Permit

Council may charge a fee for a development permit in accordance with the annual schedule of fees adopted by Council.

2.4.13 Written Reasons for Refusing a Permit or Setting Conditions on a Permit

- 1) Council shall, when refusing to issue a permit or attaching conditions to a permit:
 - a. state the reasons for so doing; and,
 - b. advise the applicant of their right to appeal (Section 42 of the *Urban and Rural Planning Act, 2000*);
 - c. provide the decision in writing.
- 2) Where a development application for a land or building development or for an amendment to the Development Regulations has been refused by resolution of Council, an application for the same development, building or amendment shall not be considered within 12 months of the date of the previous refusal.

2.4.14 Refusal: Premature development

No permit shall be issued for development within the Municipal Planning Area when in the opinion of Council, it is premature by reason of the site lacking adequate road access, power, drainage, sanitary facilities, or domestic water supply, or being beyond the natural development of the area at the time of application, unless the applicant contracts to pay the full cost of construction of the services deemed necessary by Council and such cost shall attach to and upon the property in respect of which it is imposed.

2.4.15 Appeal

The person to whom a Town's decision applies shall have the right to appeal that decision in accordance with the provisions of Sections 40 to 46.2 of the *Urban and Rural Planning Act, 2000* and Sections 5 to 11 of the Development Regulations under that *Urban and Rural Planning Act, 2000*.

The applicant shall be informed of the right to appeal in the letter of refusal.

2.4.16 Register

Council shall keep a register of all applications for development and shall enter therein Council's decision upon each application and the result of any appeal from that decision.

2.5 SPECIAL REQUIREMENTS FOR DEVELOPMENT

2.5.1 Development Agreement

Definition: A development agreement is a voluntary contract between a local jurisdiction and a person who owns or controls property within the jurisdiction, detailing the obligations of both parties and specifying the standards and conditions that shall govern development of the property.

These agreements can specify various elements of the development process ranging from phasing of a larger comprehensively planned community, to tax-sharing for retail development, to critical infrastructure responsibilities. Development agreements are sometimes used in combination with a Planned Unit Development (Section 2.5.1) Development Scheme, Section 29 of the *Urban and Rural Planning Act, 2000*, in the form of a binding agreement that specifies the negotiated terms of the development, but these tools may also be used independently.

Where a Development Agreement is required as a condition of a Development Permit or Approval-in-Principle, the Development Agreement set out the terms specific to that agreement and shall be signed by the applicant and Council within one year of the approval granted by Council.

Development cannot proceed until all conditions of the Development Permit are met and the Development Agreement is signed by the applicant and Council.

2.5.2 Planning Impact Analysis

Council may require a Planning Impact Analysis to evaluate any proposed land use, development and/or situation that affects the implementation of policies contained in the Municipal Plan.

A Planning Impact Analysis (PIA) may be required by Council to evaluate applications to determine the appropriateness of a proposed change in land use, and to identify potential issues and provide proposals for mitigation. The PIA shall document the criteria used in the application review process.

The Terms of Reference for a Planning Impact Analysis shall be approved by Council prior to its execution and shall become an integral part of the report itself. The PIA shall be prepared by qualified individuals/consultants. The report and any supporting studies may be prepared at the expense of the applicant, at Council's discretion. The report shall identify significant impacts, evaluate their importance, and recommend a Mitigation Plan indicating measures of control or mitigation, where appropriate.

Prior to the approval of a Planning Impact Analysis, Council shall provide adequate time for a public review of the report, using the procedures for public notification as outlined in Section 2.4.4.

2.5.3 Financial Guarantees by Developer

Council may require a developer, before commencing a development, to make such financial provisions and/or enter into such agreements as may be required to guarantee the payment of service levies, ensure site reinstatement, and to enforce the carrying out of any other condition attached to a permit (including landscaping). The financial provisions may be made in the form of:

- a. a cash deposit from the developer, to be held by Council;
- b. a security or guarantee by a bank, or other institution acceptable to Council, for expenditures by the developer;
- c. a performance bond provided by an insurance company or a bank, or;
- d. an annual contribution to a sinking fund held by Council.

The financial guarantee shall be returned when the site has been restored and any conditions attached to the development permit have been carried out to Council's satisfaction.

2.5.4 Service Levy

Council may require a developer to pay a service levy where development is made possible or where the density of potential development is increased, or where the value of real property is enhanced by the carrying out of public works either on or off the site of the development (Section 149 (2) *Municipalities Act, 1999*).

A service levy shall not exceed the cost, or estimated cost, including finance charges to Council of constructing or improving the public works referred to above that are necessary for the real property to be developed in accordance with these Regulations.

A service levy shall be assessed on the real property based on: (a) the amount of real property benefited by the public works related to all the real property so benefited, and (b) the density of development made capable or increased by the public work.

Council may require a service levy to be paid by the owner of the real property; (a) at the time the levy is imposed, (b) at the time development of the real property commences, (c) at the time development of the real property is completed, or (d) at such other time as Council may decide.

2.5.5 Require Land Conveyed for Public Work Purpose

A Council may, for a development that is not involving a subdivision, require a portion of the land to be developed to be conveyed to the Town for a public purpose where public works are required to accommodate the proposed for development.

2.5.6 Restoration of Land

Where the use of a site is discontinued, the intensity of its use is decreased, a development permit has been revoked or has expired, or a temporary development permit has expired, Council may order the developer, the occupier of the site, the owner, or all of them to restore the site, remove all or any buildings or erections, cover or fill all wells or excavations, and close all or any accesses, or to do any or all of these things, as the case may be, and the developer, occupier or owner shall carry out the order of Council and shall put the site in a clean and sanitary condition to Council's satisfaction.

2.6 ENFORCEMENT AUTHORITY

2.6.1 Delegation of Authority

The *Urban and Rural Planning Act, 2000* provides for delegation of enforcement responsibilities under Section 109, where, an employee of a council may issue an order under the section (see below). An order made by an employee shall be confirmed by a majority vote of the members of the council present at the next meeting of that Council after the order is made and if the order is not confirmed in this manner, it shall be considered to be cancelled.

2.6.2 Right of Entry

Council or an officer may enter upon any public or private land and may at all reasonable times enter any development or building upon the land for the purpose of making surveys or examinations or

obtaining information relative to the carrying out of any development, construction, alteration, repair, or any other works whatsoever which Council is empowered to regulate (Section 105 of *Urban and Rural Planning Act, 2000*).

2.6.3 Enforcement Authorities

1. Where it is determined that a use of land or development is contrary, or apparently contrary, to the Municipal Plan and Development Regulations, Council may issue an order pursuant to Section 102 of the *Urban and Rural Planning Act, 2000*; An order issued by council is subject to appeal under the *Urban and Rural Planning Act, 2000*.
2. Council may initiate enforcement measures by issuing a stop work order. A stop work order requires that person to stop the development or work connected therewith pending the final adjudication in any prosecution arising out the of the development.
3. Every inspector shall keep a record of any violation of these Regulations and report that violation to Council.
4. A person who does not comply with an Order is guilty of an offence under the provisions of the *Urban and Rural Planning Act, 2000*.

3.0 LAND USE ZONES, OVERLAYS, ACCESSORY USES & BUILDINGS, HOME BUSINESSES

3.1 INTERPRETATION OF LAND USE ZONING AND DEVELOPMENT STANDARDS

3.1.1 Land Use Zones

- 1) The Municipal Planning Area is divided into Land Use Zones which are shown on the Land Use Zoning Maps attached to, and forming part of, these Regulations. For each zone, the intent and governing policies are set out in Chapter 3 of the Municipal Plan.
- 2) The boundaries of the Use Zones shown on the Land Use Zoning Maps are general only and, except where they coincide with roads, shorelines, or other prominent physical features, are not intended to define exact limits. No Development Regulation amendment shall be required in order to accommodate minor adjustments of the Use Zone boundaries.
- 3) Other than such minor boundary adjustments, no development shall be permitted that does not conform to the Use Zone delineated on the Land Use Zoning Maps.
- 4) Where there is uncertainty regarding the existence of a watercourse identified on the zoning map, this can be confirmed in the field. If it is determined that the watercourse does not exist, the area in question shall be treated as if it is occurring within the surrounding zone.
- 5) The Municipal Plan states the objectives and policies for each of the land use designation including the establishment of the following zones:
 - Commercial
 - Environmental Protection
 - Residential
 - Mixed Development
 - Open Space, Park & Trails
 - Protected Water Supply
 - Rural
 - Waterfront -Wild Cove
 - Waterfront-Neddie's Harbour
 - Waterfront-Inner Harbour
 - Waterfront-Norris Cove

3.1.2 Land Use Zone Tables: Permitted and Discretionary uses

This Chapter provides a Use Zone Tables which sets out the permitted, and discretionary uses for each Zone. The standards, requirements and conditions applicable to these Uses are set out in an associated Development Standards table with zone-specific conditions, in addition to the overall requirements set out in these Regulations. . Sections 2.4.1 and 2.4.14 provide Council with discretion regarding decisions for both permitted and discretionary uses.

3.1.2.1 Permitted Uses

Subject to these Regulations, Permitted Uses set out in the Use Zone Table shall be permitted by the Council in that Use Zone provided that it meets the requirements of the Development Regulations.

3.1.2.2 Discretionary Uses

The discretionary uses listed in the Use Zone Tables may be permitted at the discretion of Council, provided that they are complimentary to uses within the permitted use class, or that their development shall not inhibit or prejudice the existence or the development of such uses.

Council shall be satisfied that the development would not be contrary to the general intent and purpose of these Regulations, the Municipal Plan, or any further scheme or plan or regulation pursuant thereto, and to the public interest.

Council is required to provide public notice of the application in accordance with Provision 2.4.4. Council shall consider any objections or representations which may have been received on the matter.

3.1.3 Accessory Uses& Accessory Buildings and Home Businesses

A permit is required for accessory uses & accessory buildings and home businesses. Definitions and examples of an are provided in Section 3.4 and 3.5.

3.1.4 Uses Not Permitted

Uses that are not listed as Permitted or Discretionary Use on a Use Zone Table shall not be permitted in that Use Zone.

3.1.5 Uses Permitted in all Zones and requirements that apply in all zones

- 1) The following uses shall be permitted in all land use zone.
 - a. Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5);
 - b. Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12);
 - c. Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8);
 - d. Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use.
- 2) The traditional trail network in the Town shall be protected by a minimum 15-metre undisturbed buffer between the proposed development and the trail. Where trails are located along existing street rights of way, no buffer is required. These trails are intended for pedestrian use and in the interests of public safety ATV/snowmobile use on these pathways is prohibited except on trails that are identified specifically for ATV/snowmobile use.
- 3) Council shall ensure that new development does not obstruct views from public vantage points to the waters of Bonne Bay, such as down streets perpendicular to the water; and require an assessment of the impact of the height of the structure on the views of neighbouring properties is a requirement for consideration to restrict the height of the structure or alter the design to mitigate the impact;
- 4) New development shall be required be designed to minimize environmental impacts. Council shall preserve natural features such as beaches, mature tree cover, areas of steep slopes and wetlands to support the preservation of ecosystems and cultural landscape features.
- 5) Council shall ensure that public access to and along the shoreline is preserved. New development shall not be permitted to block or prevent public access by virtue of backfilling, depositing materials, erection of gates or fences unless specifically allowed as part of a shoreline development permit.

The impact on public access shall be considered in the review and approval of development applications for the construction of wharves, docks or marinas along the shoreline.

3.1.6 Development Standards and Requirements

- 1) All Development within the Municipal Planning Area shall conform to:
 - a. Policies set out in the Municipal Plan;
 - b. Development standards and conditions set out in the Development Regulations.
 - c. Any other municipal regulation or bylaw in force in the Municipal Planning Area regulating or controlling development, conservation, heritage, fences, and use of land and buildings under the *Municipalities Act, 1999*;
 - d. Requirements of Federal and Provincial legislation, regulations, policies and guidelines.
- 2) If Council is aware that a proposed development may not comply with Provincial or Federal legislation, it may require the applicant to provide confirmation that necessary government approvals have been obtained before issuing a development permit.
- 3) Where these Regulations are more stringent than Provincial or Federal legislation, these Regulations shall apply.
- 4) If the proposed development is not a use that is a permitted or discretionary use in the Zone where the land is located; then, the applicant may consider an application to rezone the property.

3.2 LAND USE ZONES

3.2.1 Commercial

The intent of this zone is to reserve lands to ensure that commercial uses would have priority:

- To foster tourism-related opportunities at the Norris Cove-Clarke's Road waterfront which is already a tourism anchor in the community with a busy wharf, Bonne Bay Aquarium and Research Station and kayaking;
- To foster development of a 'town centre' at the crossroads of Main Street with Neddie's Harbour Road and Hospital Lane which has several anchor properties: the Julia Ann Walsh Heritage Centre, Gas station, Dental Centre, Gros Morne Tourist apartments.

USE ZONE TABLE : COMMERCIAL	
PERMITTED USES	DISCRETIONARY USES
<p><i>-Commercial Land Use Class: All Uses including: Amusement Establishment/Use; Auto Body Shop; Automotive Repair Shop; Bar/Licenced Liquor Establishment; Building Supply Store; Child Care- Non-residential; Club and Lodge for Community groups; Contractor, Limited (Small); Convenience Store; Custom Manufacturing Service and Sales-small/artisan; General Service/Repair Shop; Hotel or Inn; Marina; Medical or dental clinic/office; Motel; Outdoor Market ; Personal Service; Offices: Professional, Financial and Associated Support Services; Resort; Restaurant-Take-Out; Full-Service Restaurant ; Mobile Take-Out or Street Vendor; Retail; Service Station; Veterinarian Clinic; EXCEPT Amusement Park/Attraction, Campgrounds, Resort</i></p> <p><i>-Institutional/Public Land Use Class-All Uses (5.6) EXCEPT Cemetery (5.6.1)</i></p> <p><i>-Public Gathering – Indoor (5.6.4)</i></p> <p><i>-Uses set out in 3.1.5:</i></p> <ol style="list-style-type: none"><i>Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5);</i><i>Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12);</i><i>Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8);</i><i>Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use.</i>	<p><i>-Apartment building (5.7.8)</i></p> <p><i>-Assisted Living-Residential (5.7.10.1)</i></p> <p><i>-Emergency shelter (5.7.10.4)</i></p> <p><i>-Hostel (5.3.31)</i></p> <p><i>-Light Industrial (5.4.10)</i></p> <p><i>-Outdoor Market (5.3.22)</i></p> <p><i>-Outdoor Storage (5.2.11)</i></p> <p><i>-Protective and Emergency Services (5.6.3)</i></p> <p><i>-Supportive housing (5.7.10.3)</i></p> <p><i>-Transitional housing (5.7.10.5)</i></p>

DEVELOPMENT STANDARDS: COMMERCIAL (m=metres)	
Minimum Standards:	
Front yard (building line) (m)	4 (Subject to condition 3)
Side yard (m) (See Condition 4)	4
Flanking yard (m)	4
Rear yard (m)	8
Maximum Standards	
Height (m)	At discretion of Council

Conditions

- (1) Development shall conform to the requirements of Section 3.1.6;
- (2) Notwithstanding the standards in the Use Zone Table, Council may require the building line setbacks (building line) of new building to complement the setbacks of existing conforming buildings on adjoining or nearby lots on the same street and may allow buildings be permitted to abut existing sidewalks.
- (3) Unimpeded emergency vehicle access of 4 metres between buildings, except where buildings are built with adjoining party walls.

3.2.2 Conservation

3.2.2.1 Environmental Protection

The intent of this zone is to protect sensitive or threatened lands, such as waterbodies, coastal shorelines, or hazardous areas, such as, steep slopes or lands susceptible to erosion.

USE ZONE TABLE: ENVIRONMENTAL PROTECTION	
Uses as permitted under the Water Resources Management Division Policy W. R. 97-1 (see Appendix E):	
PERMITTED USES	DISCRETIONARY USES
<p><i>-Environmental Protection (5.5.1)</i></p> <p>-boathouses, jetties, wharves, moorings and other docking facilities and the extension and upgrading of existing buildings</p> <p><i>-Uses set out in 3.1.5</i></p> <ol style="list-style-type: none">Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5);Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12);Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8);Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use.	<p>-Marinas (5.3.8)</p> <p>-Campground (5.3.9)</p> <p>Mineral exploration-'development' (5.4.12)</p> <p>-Forest activities-domestic harvest only (5.4.7)</p>

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6;
- 2) Any development within a specified distance of a designated trail or water course shall be reviewed to ensure that development does not negatively impact such trail or watercourse and the property owner may be required by the Town to provide a buffer.
- 3) Development standards at the discretion of Council, subject to the Water Resources Management Division Policy W.R. 97-1.

3.2.2.2 Open Space, Parks and Trails

The intent of this zone is to protect these lands for the purpose of enhancing the aesthetics of the community, providing parks for the enjoyment of the natural environment for residents and tourists, and protecting trails and trail assets and ensuring the safety of trail users.

USE ZONE TABLE: OPEN SPACE, PARKS AND TRAILS	
PERMITTED USES	DISCRETIONARY USES
<p><i>-Conservation – All uses (5.5)</i></p> <p><i>-Uses set out in 3.1.5</i></p> <ul style="list-style-type: none">a. Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5);b. Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12);c. Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8);d. Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use.	<p><i>-Public gathering places-outdoor (5.6.5)</i></p> <p><i>-Restaurant-mobile take-out/street vendor only (5.3.26)</i></p> <p><i>-Outdoor Market (5.3.22)</i></p>

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6;
- 2) Development standards for Open Space, Parks and Trails are at the discretion of Council;
- 3) Community trails designated by Council shall have a 15-metre buffer to protect the integrity of the route and safety of trail users;

3.2.2.3 Protected Water Supply

The intent of this zone is to protect the Neddy Harbour Pond Water Supply Area which is the source of drinking water for the Town of Norris Point. The Protected Water Supply area is a provincially designated and protected water supply under the *Water Resources Act, 2002*.

USE ZONE TABLE PROTECTED WATER SUPPLY	
Uses shall be consistent with the 'Policy Directive on Land and Water Development in Protected Public Water Supply Areas' W.R. 95-01 (See Appendix E)	
PERMITTED USE CLASSES (See Condition (1))	DISCRETIONARY USE CLASSES
<i>-Environmental Protection (5.5.1)</i> <i>-Cottage (5.7.8)</i> <i>-Forestry (5.4.7)</i> <i>-Commercial Agriculture (5.2.1)</i> <i>-Resort (5.3.25)</i> <i>-Uses set out in 3.1.5:</i> a. Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5); b. Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12); c. Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8); d. Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters,	<i>-Mineral Working (5.4.13)</i> <i>-Mineral Exploration – development (5.4.12)</i> <i>-From S. 7.2 W.R. 95-01: Construction of residential, commercial, industrial and institutional facilities or any other related activity including land clearing or drainage, construction of access roads, servicing of lands for subsequent use, or extension and upgrading of existing buildings or facilities.</i>

Conditions:

- (1) Uses shall be consistent with the 'Policy Directive on Land and Water Development in Protected Public Water Supply Areas' by the Water Resource Management Division
- (2) All land use and development activities within a designated Protected Water Supply under the *Water Resources Act, 2002* shall be referred to the Water Resources Division of the provincial government for review and approval. No development is allowed without Water Resources approval. Any work within this designated Protected Public Water Supply Area shall comply with this Department's Policy for Land and Water Related Developments in Protected Public Water Supply Areas.
- (3) Development standards at the discretion of Council, subject to the Water Resources Management Division Policy W.R. 95-01.

3.2.3 Industrial-Commercial Waterfront

The industrial activity is mainly related to the fishery and needs appropriate facilities on the waterfront. Access to the waters of Bonne Bay are an important part of community identity and the fishery continues to be part of the local economy. There are four distinct waterfront locations that offer opportunities for heritage interpretation, expanded marina offerings, tourism amenities, as well as facilitating the needs of fishermen.

3.2.3.1 Waterfront-Wild Cove

The intent of the Waterfront-Heritage zone is to protect the heritage value of the fishing sheds in Wild Cove while allowing for continued use of the shoreline for fishing operation and recreational boating.

USE ZONE TABLE: WATERFRONT WILD COVE	
Uses as permitted under the Water Resources Management Division Policy, Development in Shore Water Zones, W. R. 97-1& Infilling Bodies of Water, W.R.91-1 (Appendix E) see Condition (3)	
PERMITTED USES	DISCRETIONARY USES Subject to Condition 6
<ul style="list-style-type: none"><i>-Fishery-related Use (5.4.6)</i><i>-Marina (5.3.18)</i><i>-Boathouses, jetties, wharves, moorings and other docking facilities and the extension and upgrading of such existing buildings (5.9.2.4)</i><i>-Uses set out in 3.1.5:</i><ul style="list-style-type: none">a. Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5);b. Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12);c. Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8);d. Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use.	<ul style="list-style-type: none"><i>-Bar/Liquor Establishment (5.3.6)</i><i>-Outdoor Market (5.3.22)</i><i>-Outdoor Commercial patio (5.3.21)</i><i>-Public Gathering Place-Outdoor (5.6.5) subject to Condition (4) below;</i><i>-Public Gathering Place-indoor (5.3.4)</i><i>-Restaurant (5.3.26)</i><i>-Retail (5.3.27)</i>

Conditions

- 1) Subject to Heritage Overlay for the conservation of structures, particularly fishing sheds in Wild Cove; Refer to Section 3.3.
- 2) Development shall conform to the requirements of Section 3.1.6;
- 3) Development standards at discretion of Council subject to the Water Resources Management Policies Development in Shore Water Zones, W. R. 97-1 and Infilling Bodies of Water W.R.91-1, the National Building Code, Fire Code or Fire Commissioner's Office, and Service NL requirements.
- 4) This use would be limited to outdoor performance venue only including a stage, accessory building for protection of associated performance equipment, and seating for the audience;
- 5) Council may, at its discretion, approve the erection of buildings which are designed to form part of a zero-lot-line development as part of a Planned Unit Development (See 2.2.4).
- 6) The Discretionary uses shall only be considered when the ownership and upgrading of Whale Cove Road has been completed to the satisfaction of Council.

3.2.3.2 Waterfront-Neddie's Harbour

The intent of the Waterfront-Neddie's Harbour zone is to offer opportunities to expand the Neddie's Harbour Marina Development area to encompass the shoreline along Neddie's Harbour Road to: protect Neddie's Harbour Road and municipal infrastructure from the threat of climate change flooding; and, reclaim land in the Neddie's Harbour area and fill in the foreshore area in order to provide more space for marine and tourism related use and development.

USE ZONE TABLE: WATERFRONT-NEDDIE'S HARBOUR	
Uses as permitted under the Water Resources Management Division Policy, Development in Shore Water Zones, W. R. 97-1& Infilling Bodies of Water, W.R.91-1 (Appendix E) see Condition (3)	
PERMITTED USES	DISCRETIONARY USES Subject to Condition 5
<p><i>-Fishery-related Use (5.4.6)</i></p> <p><i>-Marina (5.3.18)</i></p> <p><i>-Boathouses, jetties, wharves, moorings and other docking facilities and the extension and upgrading of such existing building (5.9.2.4);</i></p> <p><i>-Uses set out in 3.1.5:</i></p> <ol style="list-style-type: none"> Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5); Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12); Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8); Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use. 	<p><i>-Bar/Liquor Establishment (5.3.6)</i></p> <p><i>-Outdoor Market (5.3.22)</i></p> <p><i>-Outdoor Commercial patio (5.3.21)</i></p> <p><i>-Public Gathering Place-Outdoor (5.6.5) subject to Condition (3) below;</i></p> <p><i>-Public Gathering Place-indoor (5.3.4)</i></p> <p><i>-Restaurant (5.3.26)</i></p> <p><i>-Retail (5.3.27)</i></p>

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6;
- 2) Development standards at discretion of Council subject to the Water Resources Management Policies Development in Shore Water Zones, W. R. 97-1 and Infilling Bodies of Water W.R.91-1, the National Building Code, Fire Code or Fire Commissioner's Office, and Service NL requirements.
- 3) This use would be limited to outdoor performance venue only including a stage, accessory building for protection of associated performance equipment, and seating for the audience;
- 4) Council may, at its discretion, approve the erection of buildings which are designed to form part of a zero-lot-line development as part of a Planned Unit Development (See 2.2.4).
- 5) Consideration of these Discretionary uses on the storefront can only occur subsequent to the protection of the foreshore from erosion and the build-up of sufficient land for these types of development.

3.2.3.3 Waterfront-Inner Harbour

It is the intent of the Waterfront-Inner Harbour zone to facilitate the continued use for fishery and marina related uses and enhance access to the shoreline for both residents and tourists.

USE ZONE TABLE: WATERFRONT-INNER HARBOUR	
Uses as permitted under the Water Resources Management Division Policy, Development in Shore Water Zones, W. R. 97-1& Infilling Bodies of Water, W.R.91-1 (Appendix E) see Condition (3)	
PERMITTED USES	DISCRETIONARY USES
<p><i>-Fishery-related Use (5.4.6)</i></p> <p><i>-Marina (5.3.18)</i></p> <p><i>-Boathouses, jetties, wharves, moorings and other docking facilities and the extension and upgrading of such existing buildings (5.9.2.4)</i></p> <p><i>-Uses set out in 3.1.5:</i></p> <ol style="list-style-type: none"> Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5); Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12); Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8); Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use. 	<p><i>-Bar/Liquor Establishment (5.3.6)</i></p> <p><i>-Outdoor Market (5.3.22)</i></p> <p><i>-Outdoor Commercial patio (5.3.21)</i></p> <p><i>-Public Gathering Place-Outdoor (5.6.5) subject to Condition (3) below;</i></p> <p><i>-Public Gathering Place-indoor (5.3.4)</i></p> <p><i>-Restaurant (5.3.26)</i></p> <p><i>-Retail (5.3.27)</i></p>

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6;
- 2) Development standards at discretion of Council subject to the Water Resources Management Policies Development in Shore Water Zones, W. R. 97-1 and Infilling Bodies of Water W.R.91-1, the National Building Code, Fire Code or Fire Commissioner's Office, and Service NL requirements.
- 3) This use would be limited to outdoor performance venue only including a stage, accessory building for protection of associated performance equipment, and seating for the audience;
- 4) Council may, at its discretion, approve the erection of buildings which are designed to form part of a zero-lot-line development as part of a Planned Unit Development (See 2.2.4).

3.2.3.4 Waterfront-Norris Cove

The intent of the Waterfront-Norris Cove zone is to encourage tourism-related uses in this prime location which has limited opportunities for expansion.

USE ZONE TABLE: WATERFRONT-NORRIS COVE	
Uses as permitted under the Water Resources Management Division Policy, Development in Shore Water Zones, W. R. 97-1& Infilling Bodies of Water, W.R.91-1 (Appendix E) see Condition (3)	
PERMITTED USES	DISCRETIONARY USES
<p><i>-Fishery-related Use (5.4.6)</i></p> <p><i>-Marina (5.3.18)</i></p> <p><i>-Boathouses, jetties, wharves, moorings and other docking facilities and the extension and upgrading of such existing buildings (5.9.2.4)</i></p> <p><i>-Uses set out in 3.1.5:</i></p> <ol style="list-style-type: none"> Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5); Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12); Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8); Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use. 	<p><i>-Bar/Liquor Establishment (5.3.6)</i></p> <p><i>-Outdoor Market (5.3.22)</i></p> <p><i>-Outdoor Commercial patio (5.3.21)</i></p> <p><i>-Public Gathering Place-Outdoor (5.6.5) subject to Condition (3) below;</i></p> <p><i>-Public Gathering Place-indoor (5.3.4)</i></p> <p><i>-Restaurant (5.3.26)</i></p> <p><i>-Retail (5.3.27)</i></p>

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6;
- 2) Development standards at discretion of Council subject to the Water Resources Management Policies Development in Shore Water Zones, W. R. 97-1 and Infilling Bodies of Water W.R.91-1, the National Building Code, Fire Code or Fire Commissioner's Office, and Service NL requirements.
- 3) This use would be limited to outdoor performance venue only including a stage, accessory building for protection of associated performance equipment, and seating for the audience;
- 4) Council may, at its discretion, approve the erection of buildings which are designed to form part of a zero-lot-line development as part of a Planned Unit Development (See 2.2.4).

3.2.4 Mixed Development

The intent of this zone is to expand opportunities for commercial and light industrial revenue-generating uses along the main roads in the community that are compatible with residential development.

USE ZONE TABLE: MIXED DEVELOPMENT	
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> -Apartment building (5.7.8) -Single Detached Dwelling (5.7.1) -Double Dwelling (5.7.2) -Home businesses as set out in Condition (3) -Business support service (5.3.8) -Club and Lodge (5.3.11) -Convenience store (5.3.13) -Garage, public parking, taxi stand (5.3.15) -General Service/repair (5.3.16) -Medical or Dental Clinic (5.3.19) -Personal Service (5.3.23) -Offices (5.3.24) -Public Gathering Place-Indoor (5.6.4) -Restaurant – full service (5.3.26.2) -Retail (5.3.27) -Subsidiary apartment (5.9.1.2) -Public Gathering Place-Indoor (5.6.4) <p>-Uses set out in 3.1.5:</p> <ol style="list-style-type: none"> a. Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5); b. Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12); c. Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8); d. Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use. 	<ul style="list-style-type: none"> -Amusement establishment/use (5.3.1) -Auto Body shop (5.3.3) -Automotive Repair (5.3.4) -Bar (5.3.6) -Building supply store (5.3.7) -Child Care, Non-residential (5.3.10) -Contractor, General (5.4.8) -Custom manufacturing (5.3.14) -Day Care-residential (3.5.2.3) -Dormitory (5.7.11) -Home business-set out in Condition (4) -Hostel (5.3.31) -Hotel (5.3.17) -Industrial light (5.4.10) -Industrial Mall (5.4.11) -Institutional (5.6.2) -Mobile Street vendor (non-food) (5.3.31) -Motel (5.3.20) -Non-Market Housing (5.7.9) -Protective and Emergency Services (5.6.3) -Seasonal Residence (5.7.11) -Short Term Residential Rental 5.3.33) -Sport and Recreation Facilities (5.6.6) -Townhouse (5.7.5) -Veterinary Clinic (5.3.30)

DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL USES: MIXED (m=metres)	
Minimum Standards	
Front yard (building line) (m)	7 or Condition (2)
Side yard. (m)	3
Rear yard (m)	10
Maximum Standards	
Height (m)	At discretion of Council (see National Building Code, Fire Code, or Fire Commissioner's Office)

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6;
- 2) Notwithstanding the standards in the Use Zone Table, Council may require the building line setbacks (building line) of new building to complement the setbacks of existing conforming buildings on adjoining or nearby lots on the same street and may allow buildings be permitted to abut existing sidewalks.
- 3) Home businesses that are permitted uses in the Mixed Development zone:
 - a. Professions, such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer;
 - b. Personal service that do not disrupt the residential character of the neighbourhood, such as a hairdressing, tailor, photographer, caterer's establishment, shoe repair, dressmaking, sewing repairs and tailor shop, small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists;
 - c. Artisan and other home crafts;
 - d. Music and dance lessons and educational tutoring;
 - e. Telephone and mail order business;
- 4) Home businesses as discretionary uses, including but not limited to:
 - a. Food preparation for catering services and baking;
 - b. Music and dance lessons, and educational tutoring
 - c. Personal service that do not disrupt the residential character of the neighbourhood, such as a hairdressing, tailor, photographer, pet groomer, caterer's establishment, shoe repair, dressmaking, sewing repairs and tailor shop, small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists;
 - d. Care services, such as child care, or home-care; and similar occupations or businesses.
 - e. Art gallery and framing shop;
 - f. Pet grooming services;
 - g. Bed and Breakfasts;
 - h. Boarding house
 - i. Home care-residential
 - j. Furniture repair and upholstery;
 - k. Sale of bedding plants and trees grown on the same lot;
- 5) Residential uses shall conform to Residential Zone development standards.

3.2.5 Residential

The intent of the Residential zone is to maximize use of lands suitable for residential development, provide for higher density residential development, provide for seasonal/temporary worker accommodation as needed by the tourism and health sectors, and protect the housing stock of the town from seasonal use, such as short term residential rentals.

USE ZONE TABLE: RESIDENTIAL	
PERMITTED USES	DISCRETIONARY USES
<p><i>Single detached dwelling (5.7.1)</i> <i>-Semi-detached (double) dwelling (5.7.2)</i> <i>-Subsidiary apartment (5.9.1.2)</i> <i>-Home businesses as set out in Condition (3)</i> <i>-Uses set out in 3.1.5:</i></p> <ul style="list-style-type: none"> a. Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5); b. Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12); c. Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8); d. Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use. 	<p><i>-Apartment building (5.7.4)</i> <i>-Assisted Living-Residential (5.7.9.1)</i> <i>-Convenience store (5.3.13)</i> <i>-Day Care-residential (3.5.2.3)</i> <i>-Dormitory (5.7.11)</i> <i>-Energy generating facility – residential only (5.4.5)</i> <i>-Garage, public parking, taxi stand (5.3.15)</i> <i>-Garden suite (5.7.10)</i> <i>-Home business-set out in Condition (4)</i> <i>-Hostel (5.3.2)</i> <i>-Hotel (5.3.17)</i> <i>-Institutional (5.6.2)-Education facilities only and employee/student housing</i> <i>-Mini-homes (5.7.6)</i> <i>-Mobile home and Mini-home (5.7.6 & 5.7.7)</i> <i>-Motel (5.3.20)</i> <i>-Non-profit housing (5.7.9.2)</i> <i>-Public Gathering Places-Indoor (5.6.4)</i> <i>-Seasonal Residence (5.7.11)</i> <i>-Short Term Residential Rentals (5.3.33)</i> <i>-Supportive housing (5.7.9.3)</i> <i>-Tiny Home (5.7.8)</i> <i>-Townhouse (5.7.3)</i> <i>-Transitional housing (5.7.9.5)</i> <i>-Urban agriculture (5.2.2)</i></p>

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6.
- 2) Buildings on each lot are shall be a minimum of 4 metres apart.
- 3) Home businesses that are permitted uses in the Residential zone:
 - a. Professions, such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer;
 - b. Personal service that do not disrupt the residential character of the neighbourhood, such as a hairdressing, tailor, photographer, caterer's establishment, shoe repair, dressmaking,

sewing repairs and tailor shop, small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists;

- c. Artisan and other home crafts;
- d. Music and dance lessons and educational tutoring;
- e. Telephone and mail order business;

4) Home businesses as discretionary uses, including but not limited to:

- a. Food preparation for catering services and baking;
- b. Music and dance lessons, and educational tutoring
- c. Personal service that do not disrupt the residential character of the neighbourhood, such as a hairdressing, tailor, photographer, pet groomer, caterer's establishment, shoe repair, dressmaking, sewing repairs and tailor shop, small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists;
- d. Care services, such as child care, or home-care; and similar occupations or businesses.
- e. Art gallery and framing shop;
- f. Pet grooming services;
- g. Bed and Breakfasts;
- h. Boarding house
- i. Home care-residential
- j. Furniture repair and upholstery;
- k. Sale of bedding plants and trees grown on the same lot;

Development Standards – Residential Serviced lots – water and sewer							
Development Standard (m=metres)	Single Dwelling (exceptions: See conditions 1 & 2)	Double Dwelling	Town house	Apartment Building (by # of units)			
				1-bed- room	2-bed- room	3- bed- room	4- bed- room
Minimum							
Lot Area (m ²)	450	390	350	200*	250*	280*	300*
Floor area (m ²)	-	-	-	40*	50*	60*	70*
Frontage (m)	15	20	12	36	36	36	36
Building line (m) See Condition (3)& (4) below	7	7	7	7	7	7	7
Side yard (m)	1.2	3	3	5	5	5	5
Rear yard (m)	9	9	9	9	9	9	9
Maximum							
Lot coverage (%)	40	40	40	33	33	33	33
Building height (m)	10	10	10	10	10	10	10

*per unit

SITE DEVELOPMENT STANDARDS: RESIDENTIAL – ONSITE SERVICES		
Standards	Single Dwelling	
Minimum	No services provided	One service: water
Lot area (m ²)	1860	1400
Frontage (m)	30	23
Building Line Setback (m)	8	8
Side yard Width (m)	5	5
Side yard, Flanking (m)	15	15
Rear yard Depth (m)	15	15
Maximum		
Height (m)	10	10

Conditions for Development Standards

1: Infill Lots

Definition: A residential infill is a lot for a single detached dwelling that has municipal water and sewer service that does not meet the lot dimensions for the development standards for the zone and the lot and cannot be brought into conformance because existing development prevents the acquisition of land to bring it into conformance without putting those adjacent properties out of conformance. This does not include a substandard property abutting vacant land.

Conditions

1. The side yards (1.2 metres) and rear yard (9 metres) requirements can be exchanged for infill lots only where the adjacent development has sufficient separation to ensure that the primary buildings on each lot are a minimum of 4 metres and maximum of 10 metres apart.
2. The building line setback shall be in conformance with adjacent properties; and maximum lot coverage is 40% with a maximum height of 10 metres.
3. Council shall review infill development to ensure:
 - a. the type, scale, massing, and design of the development is generally appropriate to the neighbourhood;
 - b. preservation of side/back/front yards for public safety requirements;
 - c. Building line setbacks shall conform to the existing development pattern; and,
 - d. adequate provision is made for light, privacy, and amenity.

2: Backlot Development

- a. Backlot development is allowed for single detached dwellings only in the Residential zone for sites which are located behind existing development, meets the development standards on the Use Zone tables for setbacks, but does not front on a publicly maintained street.
- b. The following requirements apply:
 - i. The lot must have municipal servicing where available; and where municipal services are not available, appropriate approvals for onsite servicing must be obtained from the Department of Digital Government and Service NL;
 - ii. The development of the lot must not prejudice the use of adjoining backland. Council shall be satisfied that the backlot development shall not detract or restrict other types of development on adjacent lands;
 - iii. To ensure that Council can meet its responsibility for public safety and emergency access by limiting the location of a dwelling on a backlot which shall be a maximum of 200 metres from a public street for a serviced lot a 300 metres for unserviced.
 - iv. The backlot driveway access area of the lot shall not be calculated as part of the minimum parcel size area required by the Development Regulations for that zone; however, the driveway from the street shall form part of the lot.
 - v. The backlot driveway shall be constructed to meet standards to provide for a durable road surface for emergency access vehicles, and include provision for road drainage.
 - vi. The backlot access width shall be a minimum of an unobstructed 6 metres for a single back lot.
 - vii. For two adjacent Back lots, the minimum width of each Backlot access may be 4 metres for each access, subject to compliance at the time of subdivision;
 - viii. If there is potential for future development beyond the two Back lots, then a 12 metre easement is required to accommodate this larger residential subdivision (including accommodation of surface runoff from the additional development);
 - ix. Registration at the Registry of Deeds of an access agreement on the title of both Back lots which indicates shared use and maintenance of the Backlot driveway access;
 - x. The maximum length of a Backlot access shall be 200.0 metres;
 - xi. Back lot development shall not be permitted in Commercial, Mixed Development and Waterfront Zones.

2)Building Line

- a. To encourage a more interesting streetscape Council can allow staggered building line setbacks; after notification of the proposed change is given to neighbouring property owners.
- b. Council, at its discretion, may allow development to complement existing building setbacks of adjoining properties by changing the building line after notification of the proposed change is given to neighbouring property owners.

3.2.6 Rural

The Rural zone is intended for land to protect the rural setting of the community, and to be used primarily by natural resource industries such as agriculture, forestry, mineral working operations, conservation uses, and other uses which by the nature of size or activity is not suitable to be located in the built-up area of the community.

USE ZONE TABLE : RURAL ZONE	
PERMITTED USES	DISCRETIONARY USES
<p><i>-Commercial Agriculture (5.2.1)</i></p> <p><i>-Domestic Sawmill (5.1.5)</i></p> <p><i>-Hobby Farm (5.2.2.5)</i></p> <p><i>-Forestry Activities (5.4.7)</i></p> <p><i>-Mineral Working (5.4.13)</i></p> <p><i>-Mineral Exploration-development (5.4.12)</i></p> <p><i>-Natural Resource-Related industries (5.4.15)</i></p> <p><i>-Protective and Emergency Services (5.6.3)</i></p> <p><i>-Resort (5.2.25)</i></p> <p><i>-Uses set out in 3.1.5:</i></p> <p>a. Conservation Land Use Class: 'Environmental protection' and 'Open space, park, & trail' uses (as set out in Section 5.5);</p> <p>b. Mineral exploration not classed as 'Development' ((as set out in Section 5.4.12);</p> <p>c. Development associated with public infrastructure and services, including public transportation infrastructure and utilities (as set out in Section 5.8);</p> <p>d. Accessory uses and buildings provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use; and wharves/boathouses/slipways/breakwaters, subject to 5.9.2.45 where they are accessory to a principal use.</p>	<p><i>-Cemetery (5.6.1)</i></p> <p><i>-Campground (5.3.9)</i></p> <p><i>-Contractor- General (5.4.4)</i></p> <p><i>-Cottage (5.7.6)</i></p> <p><i>--Marina (5.3.18)</i></p> <p><i>-Public Gathering – Indoor (5.6.4)</i></p> <p><i>-Public Gathering – Outdoor (5.6.5)</i></p> <p><i>-Amusement Park/Attraction (5.3.1)</i></p> <p><i>-Service Station (5.3.29)</i></p> <p><i>-Kennel (5.2.2.4)</i></p> <p><i>-Solid waste recycling/disposal and composting (5.4.17)</i></p> <p><i>-Veterinary Clinic (5.3.30)</i></p> <p><i>-Outdoor Market (5.3.22)</i></p> <p><i>-In the Rural zone, residences are only allowed as a subsidiary use in situations where a farm or forestry in the primary use</i></p>

Conditions

- 1) Development shall conform to the requirements of Section 3.1.6;
- 2) Any applications within the Agricultural Development Area shall be referred to the Land Resource Stewardship Division;
- 3) No municipal services shall be provided. However, the Town may allow a connection where the development is immediately adjacent to the service, and the Town deems the connection necessary;
- 4) The Development standards are at the discretion of Council;

3.3 OVERLAYS ON LAND USE ZONING MAPS

This section outlines the requirements of provincial interests that were referenced in the provincial Land Use Atlas and the Interdepartmental Land Use Committee report and well as Town interests which are shown as 'overlays' on the Land Use Zoning map. They require consideration of the Town when reviewing development in these areas.

The provincial interests include:

- 1) **Agricultural leases:** Applications for development in the vicinity of the Agricultural leases shall be referred to the Land Stewardship Resources Division for comment.
- 2) **15 m Building Near Highway:** Within 15-metres of either side of the provincial highway, the Town shall refer development applications to the Digital Government and Service NL Division for comment, as per *Building Near Highways Regulations, 1997*, as per Appendix D (103) - Route No. 430-15, Rocky Harbour Road from its intersection with Route No. 430 to Norris Point Wharf.
- 3) **Heritage Structures:** These structures are recognized by the Town for their heritage significance. Jennex House was designated as a heritage structure under the Section 200 *Municipalities Act, 1999* in June 13, 2006; and the Old Cottage Hospital was designated in October 20, 2003. Under Section 404 (1) (g) Council may issue an Order that: that the exterior of a heritage building or structure not altered in accordance with a permit be restored as required by the council;
- 4) **300 m Mineral Working Referral Buffer:** These are shown on the Land Use zoning map and any applications for development within the 300 metre buffer shall be referred to the Mineral Lands Division (refer to section on Buffers); In consultation with the Mineral Lands Division, where the municipal authority is satisfied that the mineral working shall not adversely affect the specified adjacent use or natural feature, mineral working may be permitted closer than the minimum separation distance or buffer specified. By allowing the municipality to waive pre-set separation distances where it is satisfied there shall be no adverse effect provides for greater flexibility in selecting sites where mineral workings may be permitted. Where mineral workings are proposed within a specified distance of a specified adjacent use or natural feature that may be adversely affected by the mineral workings, special conditions should be applied to mitigate, reduce, limit, or eliminate the anticipated negative effects. Also, where a minimum required distance was originally observed when choosing the location of a mineral working, the mineral working shall not be discontinued or impeded where the buffer is reduced to less than the required distance due to encroachment of development or zoning boundaries towards the mineral working.
- 5) **Survey Control Monuments:** The GIS and Mapping Division shall be contacted (GMD@gov.nl.ca) if works within the Town have the potential of disturbing an existing Control Survey Markers.
- 6) **Climate Change Hazard Line (4-metre contour):** Development below the 4-metre contour is potentially vulnerable to coastal erosion and/or storm surge damage; therefore, Council shall require a geotechnical assessment to be prepared by a certified qualified professional to determine and certify that appropriate structural design and other mediations have been applied due to the elevation of the proposed built form and developable lands below the 4-metre contour.

The Town Interests include:

- 7) **Dam Break-Rainy Day-Inundation Area with Breach:** Based on flood mapping provided by the Department of Environment and Climate Change, Council wishes to protect future development with the following requirement: The Town of Norris Point shall prohibit new structures as development within the area identified for flooding risk by the 'Dam Breach-Rainy Day-Inundation Area' overlay on the Land Use Zoning map and shown on the Annex to the Land Use zoning map.

8) **Marine Heritage:** To develop and protect the structures in key waterfront areas, such as Wild Cove and the east corner of the Neddie's Harbour area, the following architectural standards shall be considered by Council when evaluating development proposals:

A. **Design Standards for renovations, alterations partial demolition or replacement of fishing sheds**

- 1) New construction and renovations or expansion to existing fisheries and marine structures shall be compatible in terms of the massing, scale, form and style of structures with the historical aesthetic of the traditional harbourfront.
- 2) Buildings within this area shall be erected with traditional materials or approved substitute materials and in design similar to that in the area.
- 3) Before issuing a permit for development or major renovations of a property the Town shall be satisfied that the property will be used for its original intended use or one that is compatible.
- 4) The character defining elements of a building, structure or site and its environment shall not be destroyed.
- 5) Original architectural features which have deteriorated shall be repaired rather than replaced, wherever possible.
- 6) Contemporary design for alterations and renovations to existing properties may be permitted when:
 - a. such alterations and renovations do not destroy character defining, historical, architectural or cultural material; and
 - b. such design is compatible with size, scale, colour, material, texture and character of the property, neighbourhood or environment.
- 7) Any replacement building shall be visually compatible with the size, scale, colour, material, texture and character of adjacent buildings and the overall character and environment of the immediate area and the Heritage Area as a whole.
- 8) Non - original materials may be used where the non-original material is similar in appearance to the original and the traditional appearance of the building is maintained. However, vinyl siding will not be permitted.

B. **Guidelines for Heritage character of Waterfront Heritage overlay areas**

To preserve the heritage character of the buildings, the proportions of and the relationships between doors and windows need to be compatible with the original style and character of the structure and with the character of the surrounding environment. Council shall consider the following guidelines when reviewing applications in heritage overlay areas in the waterfront:

Windows and Doors

- 1) 12' by 12' or 4 metres by 4 metres or smaller shall have a wooden door for its entrance (preferably homemade) and an opening onto its wharf or deck which shall be
- 2) made of wood. These doors should be requiring an opening of 6'8" in height and 36"
- 3) in width. Entrances may have two homemade double doors of three feet so you
- 4) are able to get various pieces of equipment into the shed.
- 5) It shall have one 30" by 36" window outside measurements OR it may have two which are smaller than the 30" by 36". It means your measurements include the outside facing of the window.
- 6) Those that are larger than 12' by 12' or 4m by 4 m shall have two 30" by 36" windows or three that are smaller. These windows shall be measured with an outside measurement, which is your measurements including the facing on the window.
- 7) The door openings for the larger would be the same as the smaller size.
- 8) Fishing sheds are NOT to have patio doors.

9) Windows and Doors - Materials

- i. Original windows and doors, including sash, lintels, sills, decorative glass, pediments, trims and hardware shall be retained or replaced with duplicates constructed with the original or other materials which match the original elements as closely as possible.
- ii. Skylights shall not be permitted on any building in this area.
- iii. Wherever possible, doors shall be wooden without any vinyl covering. It would be preferable that the doors be homemade of wood. Windows shall be wooden if at all possible and preferably homemade.

Roofs

- 1) The direction, pitch and arrangement of the roof or roofs shall be visually compatible with the original architectural style and character of the shed and with surrounding sheds.
- 2) Wherever possible, the original shape and materials of the roof shall be restored. Roof covering that is deteriorated beyond repair shall be replaced with new that matches as closely as possible to the existing original material in composition, size, shape, colour and texture.
- 3) The covering for the roof shall be tar felt or shingles.
- 4) Roof shape shall not be altered, unless the alteration restores the roof shape to its original state. The roof shape shall be similar to those other sheds located in the area.
- 5) The roof of the fishing shed was usually in the form of a ridge pole and rafters attached to it to form the roof.

Finish material and other details

- 1) Architectural details including materials, colours, and textures shall be treated so as to conform to the original architectural style and character of the shed.
- 2) Siding shall be 100 to 102 mm (4 inch) exposure horizontal wood clapboard siding. This could be half inch rough lumber or feathered edge rough one sideboard.
- 3) Trim shall include corner boards not less than 101.4 mm (4 inches) wide.
- 4) Paint - any kind of exterior paint or stain shall be okay. However, years ago people would whitewash their fishing sheds. It is important that whatever you use to bring out the fishing shed characteristics.
- 5) The outside of the building shall have rough lumber kind of finish.
- 6) The launch way to the fishing shed shall be made in the traditional way.

3.4 ACCESSORY USES & ACCESSORY BUILDINGS AND HOME BUSINESSES

3.4.1 ACCESSORY USES

3.4.1.1 General accessory Uses

Definition: Accessory Use as defined in the *Minster's Development Regulations 3/01* (see Appendix D)
"...means a use that is subsidiary to a permitted or discretionary use and that is customarily expected to occur with the permitted or discretionary use;"

Examples of accessory or subsidiary uses and buildings to a primary use include, but are not limited to, the following:

- a. facilities for the serving of food and alcoholic beverages in an arena or other public gathering place, adult day care, senior's residence, marina, or hotel;
- b. childcare, catering, convenience and take-out food service maybe permitted as an accessory use to a recreational facility, provided that they are contained within the building envelope of the recreational building;
- c. a gift or souvenir shop in a museum, hotel or other public institutional establishment;
- d. an office, convenience store, or small catering establishment in a campground;
- e. a dock, wharf, slip or stage associated with a permitted use; exception includes a storage building and workshop only if it does not detract from the nature of the neighbourhood (see 6.9.2.4);
- f. a storage building or workshop;
- g. a subsidiary apartment which is a separate dwelling unit constructed within and subsidiary to a self-contained dwelling or commercial building;
- h. a home business;
- i. a residence only associated with a resource use, such as a farm house on an agriculture farm operation;
- j. a satellite dish or similar device attached to a building;
- k. a wind generator, solar panel, radio antenna, or similar device;
- l. an office or storage building associated with a commercial building; and,
- m. a workshop or storage building dock associated with an industrial use.

General Condition for all accessory uses:

- 1) Shall conform to Use Zone Table in which the primary permitted use is located, unless otherwise stipulated in the conditions for accessory buildings in Section 3.4.2.

3.4.1.2 Subsidiary Apartments

Definition: Subsidiary apartment means a separate dwelling unit constructed within, or attached to, and is subsidiary to, a single detached dwelling.

Conditions:

- 1) One subsidiary apartment may be permitted in a Single Detached Dwelling only where there is no Garden Suite;
- 2) A subsidiary apartment shall be contained within the same building as the primary residential use.
- 3) Council may consider a subsidiary apartment for seniors as a granny suite built as an attachment to the main floor of the principal Single Detached Dwelling.

- 4) For the purpose of calculating lot area and yard requirements, the subsidiary apartment shall be considered part of the Single Detached Dwelling.
- 5) A minimum of two off-street parking spaces shall be required, one for the primary use and one for the subsidiary apartment.
- 6) The minimum floor area required is 40 m² for a one-bedroom subsidiary apartment, plus 10 m² for each additional bedroom.
- 7) The apartment shall not alter the appearance of the structure as a Single Detached Dwelling;
- 8) The apartment shall have a separate entrance/egress to the outside;
- 9) The apartment shall be completely self-contained, with facilities for cooking, sleeping, and bathing.
- 10) For lots without municipal water, Service NL shall determine water and sewerage disposal requirements and a permit shall be issued subject to its approval.

3.4.1.3 Outdoor Storage

- 1) Outdoor storage shall not be located in front of the front yard setback (building line), unless specified in the zone.
- 2) Outdoor storage shall not occupy more than 50% of the rear yard of a residential lot;
- 3) Outdoor storage of vehicles and equipment shall not be permitted except that transport vehicles may be parked in the open;
- 4) The Council may require screening from street and other surrounding development which may include fencing or landscaping.
- 5) Outdoor storage should be maintained with a stable surface to prevent raising or movement of dust, clay, mud or loose particles.
- 6) The Council may, where a development is unsightly or dangerous to health or safety, order the owner or occupier of the site to remove and dispose of unsightly or dangerous materials or buildings, or restore the unsightly or dangerous materials or buildings to a more acceptable and pleasing condition.

3.4.2 ACCESSORY BUILDINGS

3.4.2.1 Accessory Buildings – General

Definition: Accessory Building is defined in the *Minster's Development Regulations 3/01* (see Appendix D) and cannot be amended by Council; ‘Accessory building’ includes a detached subordinate building not used as a dwelling, located on the same lot as the main building to which it is an accessory and which has a use that is customarily incidental or complementary to the main use of the building or land; examples include:

- **for residential uses**, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetables storage cellars, shelters for domestic pets or radio and television antennae,
- **for commercial uses**, workshops or garages, office or storage building and
- **for industrial uses**, garages, offices, workshop or storage building, raised ramps and docks;”

General Conditions:

- 1) Accessory buildings are permitted in each use class provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use.
- 2) Accessory buildings shall not be used for human habitation, except for Garden Suites ().
- 3) The side yard requirements set out in the applicable Use Zone Tables shall apply to accessory buildings wherever they are located on the lot but accessory buildings on two (2) adjoining

properties may be built to property boundaries provided they shall be of fire-resistant construction and have a common firewall.

- 4) Quonset accessory buildings shall be permitted within the Rural zone only.
- 5) Accessory buildings shall not be located in an easement.

3.4.2.2 Accessory Buildings - Residential Use Classes

Conditions

- 1) *Location:*
 - a. An accessory building shall not be built within any easement area;
 - b. Accessory buildings shall not be located in front of the building line (front yard) on the street which the building has its legal civic address;
EXCEPT: An accessory building on a corner lot may be located in front of the building line on the flanking yard provided the location does not impede visibility on the flanking street, and the accessory building is set back a minimum of 7 m from the flanking street provided that:
 - i. Council has been advertised the application;
 - ii. The slope of the lot and/or natural screening effectively blocks the view of the building from the street and adjoining properties. The placement of the building shall not negatively affect neighbouring properties; and,
 - iii. A site plan is submitted showing all buildings on the lot including the proposed accessory building.
- 2) *Size:* The maximum lot coverage of the principal buildings and accessory buildings on a lot shall not exceed the maximum lot coverage allowed in the zone development standard requirements provided that, the accessory building is:
 - a. no higher than the house elevation;
 - b. no larger than the primary residence;
 - c. considered for approval by the Authority on a case by case basis taking into account the following factors:
 - i. the proposed location, design, height, and building materials for the accessory building;
 - ii. the proposed use of the accessory building;
 - iii. an assessment of the site's characteristics such as a property configuration, topography, vegetation;
 - iv. proposed fencing and enhanced landscaping; and, a determination of neighbourhood character and fit.
- 3) *Separation:* A minimum of 0.5 metres from any property boundary; and 2.4 metres from any building;
- 4) *Height:* The accessory building shall not exceed the height of the primary building;
- 5) Accessory buildings shall not be used for commercial or industrial uses on a residential property, regardless of the use zone in which it is located, unless Council has issued a permit for such use;
- 6) Repairs to vehicles, other than minor vehicle maintenance, are prohibited in residential accessory buildings;
- 7) No truck, bus, semi-trailer, or other vehicle body or shipping container shall be used as an accessory building;
- 8) Except for minor maintenance, no residential accessory building shall be used for the repairing, painting, dismantling, or scrapping of vehicles or machinery;
- 9) An accessory building may be used for a home business as outlined in Home business section.

- 10) **Exterior Cladding:** With the exception of greenhouses, the exterior cladding of the accessory building should match or coordinate with the exterior siding of the main dwelling on the lot and should be residential in character.
- 11) In making decisions with respect to accessory buildings, Council shall consider:
 - a. The location of the accessory building on the lot;
 - b. The size of the accessory building compared to the dwelling on the lot and the size of structures on neighbouring properties;
 - c. Visibility of the structure from neighbouring properties and/or street;
 - d. If the accessory building shall block a view and/or light from adjoining properties;
 - e. The use of the accessory building;
 - f. Site conditions, such as topography and the presence of wetlands; and
 - g. Any other on-site conditions that may warrant Council's considerations.

3.4.2.3 Accessory Buildings – Non-Residential Use Classes

General conditions

An accessory building associated with a non-residential use shall be permitted, subject to the following requirements:

- 1) an accessory building shall be located on the lot so that it has no undesirable impact on the private enjoyment of adjoining residential lots;
- 2) the use of an accessory building shall be directly related to the principal use or building on the lot;
- 3) **Maximum lot coverage:** Provided that the total lot coverage of all buildings on the property do not exceed the maximum coverage on the Development Standards table for the zone in which it occurs, no lot coverage requirement is set out specifically for a non-residential accessory building;
- 4) an accessory building shall not be erected or placed upon any easements;
- 5) an accessory building shall maintain a minimum side yard and rear yard of 2 metres and where it abuts a residential use this shall be 5 metres;
- 6) an accessory building shall maintain a minimum separation distance from the main building as required by the National Building Code;
- 7) radio and television antennae should have a maximum height of 15 metres;
- 8) the exterior siding of an accessory building should match or be complimentary to the exterior siding of the principal building on the lot.
- 9) For a use that may occur in residential, public/institutional, commercial and industrial zones, a wharf/Boathouse/Slipway/Breakwater is subject to 3.4.2.4.

3.4.2.4 Wharf/Boathouse/Slipway/Breakwater

- 1) Shall meet Use Zone Site Development Conditions;
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 3) Wharf/Boathouse/Slipway/Breakwater structures shall follow the guidelines for the *Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses*.
- 4) The Applicant shall obtain a permit under of the *Water Resources Act, 2002* under Section 48 for any infilling or dredging work associated with these structures or other works near or in any body of water prior to the start of construction. Contact: Manager, Water Rights & Investigations Section - (709) 729-4795

3.5 HOME BUSINESS IN THE RESIDENTIAL LAND USE CLASS

Home businesses are sufficiently prevalent to require specific standards to ensure that the intent of each residential zone can be protected for the enjoyment of its residents. A home business requires a permit from the Town.

3.5.1 General Home Business

Definition: General home business means a subsidiary use of a dwelling or associated accessory building for commercial use involving the provision or sale of goods and/or services without detracting from the residential character of the neighbourhood in terms of traffic, or any other nuisance. This does not include Remote work (also known as work from home [WFH] or telecommuting) is a type of flexible working arrangement that allows an employee to work from remote location outside of corporate offices.

Home business examples may include, but are not limited to:

- 1) Professions, such as an accountant, architect, auditor, engineer, realtor, insurance agent, planner, lawyer;
- 2) Personal service that do not disrupt the residential character of the neighbourhood, such as a hairdressing, tailor, photographer, caterer's establishment, shoe repair, dressmaking, sewing repairs and tailor shop, small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists;
- 3) Artisan and other home crafts;
- 4) Telephone and mail order business;
- 5) Food preparation for catering services and baking;
- 6) Music and dance lessons and educational tutoring;
- 7) Personal service that do not disrupt the residential character of the neighbourhood, such as a hairdressing, tailor, photographer, pet groomer, caterer's establishment, shoe repair, dressmaking, sewing repairs and tailor shop, small appliance, clock/watch, bicycle, ski and snowboard and computer repair, locksmiths, manicurists;
- 8) Care services, such as child care, or home-care; and similar occupations or businesses.
- 9) Bed and Breakfasts;
- 10) Art gallery and framing shop;
- 11) Pet grooming services;
- 12) Home care-residential;
- 13) Furniture repair and upholstery;
- 14) Sale of bedding plants and trees grown on the same lot;

Exclusions:

An accessory home business shall not include any business activity related to any of the following uses:

- a. Occupations that discharge or emit odors, noxious or toxic matter or vapors; heat, glare, noise and/or radiation;
- b. The salvage, repair, maintenance or sales of motor vehicles, or motor vehicle engines or parts;
- c. Tow truck operations;
- d. The use of mechanical or electrical equipment except as those ordinarily utilized in purely domestic, household, recreational hobbies or a home office use;
- e. The use of any motor vehicle exceeding 4,500 kg licensed gross vehicle weight, or a commercial vehicle unless such vehicle is completely enclosed within a building;

- f. Materials and commodities that involve delivery to and from the home business residence in such bulk or quantity as to require regular or frequent delivery by a commercial vehicle or trailer;
- g. Business that results in traffic congestion, on street parking overflow, electrical interference, fire hazards or health hazards;
- h. Veterinary clinics, pet breeding and boarding kennels;
- i. Orchestra and band training;
- j. Office uses that generate regular daily visits by clients, as in a clinic;
- k. Public gathering use;
- l. Warehouse outlet;
- m. Contractors Yards;
- n. Adult Entertainment Uses; and,
- o. Any other use that is not complimentary to the quiet enjoyment of a residential neighbourhood.

General Development Conditions for Home Businesses:

- 1) The use is clearly subsidiary to the residential use, does not alter the character of the property or detract from the residential character of the neighbourhood. The primary use of the property remains residential and the scope and intensity of the use classes is entirely compatible with the residential uses of the property and neighbourhood;
- 2) The external appearance of the dwelling or accessory building shall not be changed by the home business.
- 3) Activities associated with the use are not hazardous, and are not a nuisance to the occupants of adjacent dwellings; no mechanical equipment is used except that is reasonably consistent with the use of a dwelling
- 4) No regular parking of commercial vehicles or trailers except for one vehicle with a gross weight of no greater than one tonne shall be permitted.
- 5) The residence shall be occupied by the operator of the home business.
- 6) The business within the dwelling shall be owned and operated by 1 (one) resident of the dwelling. The property owner shall authorize an application for a home business by a resident who is not the owner of the property. Working within the residence, the home business is limited to 1 (one) employee or staff in addition to the owner/operator.
- 7) There shall be no wholesale or outdoor storage or display of goods or equipment.
- 8) There shall be no use or storage of hazardous or dangerous materials.
- 9) Any retail sales are incidental and subsidiary to the approved use; no retail sale of goods is externally apparent, for example, if sale of crafts occurs, it does not occur through walk-in trade;
- 10) The residential lot has sufficient area to accommodate the parking and loading requirements of the dwelling unit and the home business. In addition to the two required parking spaces for a residential zone use, a home business shall provide one additional parking space for each non-resident employee working at such facility. The home base business applicant should provide a site plan that indicates the parking space's location and any landscape improvements related thereto at time of business license application. If there shall be customer visits, adequate parking should be provided to ensure no parking on the street by residents, staff, or customers from the property housing the home business. Parking should respect and maintain the residential character of the neighbourhood;
- 11) The only home businesses that can be conducted outside the dwelling or accessory building are Non-farm operation animal husbandry and market or home garden uses as defined under 'Agriculture – Urban' and Child Care.

- 12) A non-illuminated identification sign not exceeding 0.2 m² in area shall be permitted provided that the sign is consistent with the residential character of the neighbourhood.
- 13) The use shall be carried out inside the dwelling unit or inside an accessory building located on the same lot; the home business shall occupy:
 - a. no more than thirty percent (30%) of the total floor area of the dwelling unit to a maximum of 55 m² can be used for the home business; and,
 - b. the home business can be housed all or in part in 1 (one) accessory building.
- 14) Council may require fencing, screening, and/or a minimum buffer to protect the amenity of adjacent uses.
- 15) The home business shall not create traffic safety, congestion or parking issues. No home business shall operate between 9 pm and 7 am.
- 16) The home business shall adhere to all other conditions that Council considers necessary to protect the amenity of adjacent uses and the neighbourhood.
- 17) The home business shall not use water or generate sewage in excess of what is normal in the residential area and can be accommodated by the municipal water supply and sewage system.

3.5.2 Development Conditions for Specific Home Businesses

2)

3.5.2.1 Bed and Breakfast

Definition: Bed and breakfast, sometimes referred to as a hospitality home or inn, means an owner-occupied or owner-managed dwelling for paid temporary accommodation. The establishment may include a self-serving dining area for the use by overnight guests. Catered dining may be considered on a limited-use basis. It does not include a hotel, motel, or hostel

Conditions:

- 1) The principal use of the residential dwelling unit shall continue to be the home for the ongoing occupation by a single family; no other use such as for a Residential Care or Boarding use shall be permitted at the same time as a Bed and Breakfast use;
- 2) The person(s) operating the Bed and Breakfast shall hold a valid license issued by the agency/agencies having jurisdiction or authority;
- 3) Bed and Breakfast amenities should include a minimum of sleeping accommodation area per bedroom of 12 m² and full bathroom and washroom facilities with potable hot and cold water for each bedroom;
- 4) A Bed and Breakfast Use is not permitted within a mobile home or within multi-unit dwellings units;
- 5) Shall conform to Use Zone Table and conditions.

3.5.2.2 Boarding House

Definition: Boarding house or lodging house means a Single Detached Dwelling in which rooms are regularly rented to 3 or more persons other than the immediate family of the owner or tenant. Guests are semi-permanent boarders/lodgers, whereas hotel guests are travelers and transient guests. For clarification, no permit is required for 1 or 2 boarders in a Single Detached Dwelling.

Conditions:

- (1) Shall conform to Use Zone Table and conditions as well as the General Standards for Home Businesses

3.5.2.3 Day Care: Residential

Definition: Day care or family and group care means a Single Detached Dwelling accommodating up to but no more than six (6) persons exclusive of family or staff receiving care in a home-like setting, for example, child, adult care (seniors) or disabled persons.

Conditions

- 1) The section of the street on which the use is located allows sufficient area and sight distance for the safe and convenient drop off and pick up of children without hindering the safety and convenience of vehicular and pedestrian traffic on the street, or the development provides adequate off-street drop off or pick-up spaces satisfactory to Council;
- 2) the use is compatible with nearby uses; that is, the use of the dwelling does not materially differ from, nor adversely affect, the amenities of the adjacent residences, or the neighborhood in which it is located;
- 3) the use shall occupy a maximum of forty percent (40%) of the floor area of the dwelling unit;
- 4) the use should have a maximum of six (6) adult day care users present at any time;
- 5) a minimum of 5 m² of net floor space per person should be provided for use by adult day care users, this aggregate floor space should be utilized for the purpose of group amenity areas and individual rest areas;
- 6) the operator of the day care shall maintain the dwelling in which the use is located as his/her primary residence;
- 7) A family group care centre use is permitted in any dwelling or apartment that is adequate in size to accommodate the number of persons living in the group, inclusive of staff;
- 8) Council may require special access and safety features to be provided for the occupants before occupancy is permitted.

3.5.2.4 Parking for Home Business

- 1) In addition to the two required parking spaces for a residential zone use, a Home business shall provide one additional parking space for each non-resident employee working at such facility;
- 2) The Home Base Business applicant should provide a Site Plan that indicates the parking space's location and any landscape improvements related thereto at time of business license application.

4.0 GENERAL DEVELOPMENT STANDARDS

4.1 Nuisance Prohibition, Buffers and Light Pollution

4.1.1 Prohibition on Nuisance, Dangerous or Unsightly Land Use/Development

Definitions:

Nuisance means activities that created a nuisance by causing or promoting fires or other hazards or which may emit noxious, offensive or dangerous fumes, smoke, gases, radiation, smells, ash, dust or grit, excessive noise or vibration, or create any nuisance that has an unpleasant effect on the senses unless its use is authorized by Council (for example, in the Industrial zones) and any other authority having jurisdiction.

Dangerous or unsightly means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy, and includes property containing:

- a. ashes, junk, cleaning of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof,
- b. an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material,
- c. an accumulation or collection of materials or refuse that is stockpiled, hidden, or stored away and is dangerous, unsightly, unhealthy, or offensive to a person, or
- d. any other thing that is dangerous, unsightly, unhealthy or offensive to a person, and includes property, a building or structure with or without structural deficiencies
 - i. that is in a ruinous or dilapidated condition,
 - ii. the condition of which seriously depreciates the value of land or buildings in the vicinity,
 - iii. that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,
 - iv. that is an allurement to children who may play there to their danger,
 - v. constituting a hazard to the health or safety of the public,
 - vi. that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure is not maintained,
 - vii. that is a fire hazard to itself or to surrounding lands or buildings,
 - viii. that has been excavated or had fill placed on it in a manner that results in a hazard, or
 - ix. that is in a poor state of hygiene or cleanliness;

Condition:

1. No building or land shall be used for any purpose which may be a nuisance, dangerous or unsightly.

4.1.2 Reducing Light Pollution

Exterior lighting on buildings and properties shall be required to be directed down and into the property to prevent excessive spill light into adjacent dwellings or land use. Council is also committed to ensuring that lighting in public spaces is designed to reduce greenhouse gases and provide a level of public safety while minimizing the impact on the ambiance of night in the community.

4.1.3 Buffers and Separation between uses

Definition: Buffer means a berm, wall or opaque fence, row of trees or shrubs, hedge, fence, or distance separation that provides a barrier between incompatible uses intended to obstruct or reduce the noise, lighting glare, unsightly views or any other nuisance of one land use or property onto another.

Conditions

- 1) Council may require landscaping and screening buffers for a proposed development in order to provide:
 - a. an acoustic barrier;
 - b. an attractive visual continuity and appearance between developments or on an individual site;
 - c. delineation of an area; and
 - d. protection for the natural environment.
- 2) Council may require a landscaping or screening buffer between different or incompatible uses, which shall be maintained by the owner or occupier of the property to the satisfaction of Council, as follows:
 - a. between residential and non-residential uses which would consist of either a screen of a minimum height of 2.4 metres;
 - b. Where an industrial, commercial or public institutional development permitted in any Use Zone abuts a street that is used as an access into a residential area or zone, a structural barrier or fence may be required in the flanking street side yard by Council;
- 3) The following tables provide recommended and mandatory separation distances between various types of land uses that may not be compatible, depending upon location and site conditions. The first table deals with Non-Residential uses adjacent to or near Residential uses; and the second table deals with non-residential uses and roads and other non-residential uses and roads.

Separation Between NON-RESIDENTIAL Uses and RESIDENTIAL Uses (m=metres)		
Non-residential uses:	Buffer (m)	Mandatory (M)or Recommended ((R)
Agriculture – farm operation for livestock	600	M
Amusement establishment	45	R
Auto repair, body repair, car wash	20	R
Bar, club, lodge,	100	R
Commercial	3	R
Industrial – general and hazardous	100	R
Industrial – light	10	R
Kennel - > 4 dog runs	215	R
Kennel – four or fewer dog runs	100	R
Mineral working- referral buffer	300	M
Public institutional	3	R
Restaurant – drive through	3	R
Salvage/scrap yard	300	R
Solid waste recycling/disposal &composting sites	300	R

Separation Between NON-RESIDENTIAL Uses and other NON-RESIDENTIAL Uses

Uses	Separation distance in metres (m)	Mandatory (M)or Recommended (R)
Agriculture farm operation	45 from Centerline of Street	M
Cottage	30 m from Watercourse	M
Mineral working	150 m from proposed development	M
	90 m from Designated Protected Road	M
	50 m from Local public roads	M
	50 m Commercial, public &institutional uses	M
Salvage/scrap yard	100 m from Existing/future commercial areas	M
	25 m public highway or street	M
	50 m from Watercourse/water body	M
Solid waste recycling/disposal and composting sites	150 m from Potential development areas	R
	50 m from Watercourse/ water body	M
	90 m Class I and II Protected Roads	M
	50 m from Class III and IV Protected Roads & local roads	M

4..1.4 Lot and Building Siting

4.1.4.1 Lot Size Integrity

No lot shall be reduced in area, either by the conveyance or alienation of any portion thereof, such that:

- a. the lot area, frontage, front yard, rear yard, and side yards are less than the minimums permitted by these Regulations for the zone in which such lot is located, and
- b. the lot coverage of all buildings exceeds the maximum permitted by these Regulations for the zone in which such lot is located.

4.1.4.2 Unsubdivided Land

Development is not permitted on unsubdivided land unless sufficient area is reserved to satisfy the yard and other allowances required in the Use Zone in which the property is located. These requirements shall be retained when the adjacent land is developed.

4.1.4.3 Lot to Front on to a Publicly Maintained Road

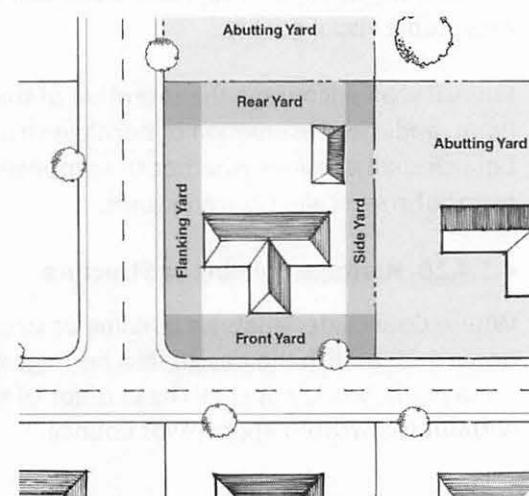
All development shall front on to a publicly maintained road (Provincial or Municipal). Exceptions include: (1) a development within a Planned Unit Development where there may be an internal road plan (which shall be set out in the Development Regulations); however, the Planned Unit Development shall front onto a publicly maintained road; and (2) natural resource uses and associated industries, i.e., agriculture, forestry, mineral working, etc. (3) recreational cottages located on a resource road and remote cottages not accessible by highway vehicle.

4.1.4.4 Building Line and Setbacks (Refer to Appendix C)

- 1) Adequate building setback from roads shall be required in order to maintain road standards, consider public safety requirements for side/back/front yards; and conform to the existing development pattern; and, ensure adequate provision is made for light, privacy, and amenity.
- 2) Setbacks should be sufficient to allow for landscaping of front yards, vehicle off-street parking and take into consideration Town service obligations, such as, snow clearing;
- 3) To encourage a more interesting streetscape Council can allow staggered building line setbacks
- 4) Council, at its discretion, may allow development to complement existing building setbacks of adjoining properties by changing the building line after notification of the proposed change is given to neighbouring property owners.
- 5) Where required, the building line in the ***Building Near Highways Regulation*** on a provincial highway, shall be adhered to.

4.1.4.5 Flanking or Corner lots and double fronting lots

In the case of a corner lot, the shortest lot line facing the street shall be the front lot line; therefore, the other lot line is the flanking side yard, and in the case of double fronting lots or where the lot lines are equal in length, the front lot line shall be determined by the orientation direction of the majority of adjacent neighbourhood buildings, and the other lot line is the flanking side yard.



4.1.4.6 Side Yards

An unobstructed side yard shall be provided on the exposed sides of every building in order to provide access for the maintenance of that building and to provide the required separation distance between buildings for fire and safety protection under the National Building Code. A side yard depth means the distance between the side lot line and the nearest side wall of a building on the lot;

4.1.4.7 Multiple Uses on One Lot

Where two or more different uses may exist in a single building, more than one main building may be permitted on a single lot (or a single lot may contain more than one permitted use,) provided that each use shall conform to all requirements in these regulations that are applicable to that use. **EXCEPTION:** This does not apply to a Single Detached Dwelling that is not part of a planned unit development.

Multiple use may not be permitted where the Authority determines that the proposed use would not be compatible with existing uses, on or adjacent to, the lot by reason of safety, amenity, appearance, or nuisance.

Where more than one main building is developed on a single lot, sufficient area shall be reserved to satisfy the yard requirements and other allowances outlined in the Use Zone Table applicable to the lot. These allowances shall be maintained when the adjacent land is developed.

4.1.4.8 Civic numbering

All properties with buildings shall have a civic number easily visible from the street for fire and emergency services.

4.1.4.9 Building Design and Town Character

Wherever possible, the siting of a building on a lot should be configured to optimize winter solar exposure and take into consideration street/building layout, shading, landscaping, and on-site parking.

All building materials for exterior finish shall be subject to approval of Council in respect to acceptable visual quality and design appearance. Any outside elements including exposed ductwork, outside air conditioning units, cooling towers and tanks are subject to the approval of Council in respect to acceptable visual quality.

Council shall encourage the retention of the style, size, scale, colour and form of buildings in Norris Point, and the preservation of heritage structures. When reviewing applications for development, Council shall consider whether the proposed development is complementary to surrounding buildings in terms of size, scale, style and form.

4.1.4.10 Heritage Building or Structure

Where Council designates a building or structure as a heritage building or structure, no person shall pull down or demolish the designated heritage building or structure except for life safety reasons or to carry out a public work, nor shall the exterior of the heritage building or structure be repaired or altered without the written approval of Council.

4.2 Landscaping

- 1) No site work (clearing or grubbing) shall commence until a development permit is issued including conditions regarding existing site vegetation and proposed landscaping treatment.

- 2) The provision of adequate and suitable landscaping or screening may be made a condition of any development permit for a new development or the renovation of an existing building that includes site work, where, in the opinion of the Town, the landscaping or screening is desirable to preserve amenity and/or protect the environment.
- 3) Landscaping conditions of a permit or the standard minimum of suitable ground cover requirement shall be achieved within 18 months of completion of the work approved in the development permit.
- 4) The Council may require a landscape deposit or a financial guarantee in the amount to cover the costs of the landscaping of the lot or area as a condition of the Development Permit:
 - a. The deposit shall be paid prior to the issuance of the applicable permit by the Town.
 - b. The deposit shall be returned upon the successful completion of the landscaping to the satisfaction of the Town.
 - c. The amount of the landscape deposit may be set at the amount required to meet minimum suitable ground cover to prevent soil erosion.
- 5) A landscape plan accompanying a permit application should include, over and above the requirements set out in 2.2.2, the following:
 - a. height and width of required buffers and/or separation distances, fencing or retaining walls;
 - b. location and dimensions of driveway(s), parking areas, hard-surfaced walkways in relation to landscaping;
 - c. location and dimensions of existing vegetation to be preserved or removed;
 - d. any proposed vegetative landscaping, grass or other flower beds, shrubs, trees and other landscaping elements, such as mulch, ornamental stone, etc., that are part of a landscaping plan;
- 6) The landscaped area should comprise a minimum of soil and grass cover and may also include flower beds, trees, shrubs, and/or other materials in a design approved by the Town. Mulch or pebbles alone are not considered landscaping unless they are part of an overall landscape plan.
- 7) Wherever grass is a requirement for the development of a lot or space, a minimum topsoil depth of 100 mm shall be required for the planting of grass or the laying of grass sods.
- 8) To preserve existing natural vegetation on a new site, at the direction of Council, the limits of new development should be delineated in the field and site work shall be located in such a manner to minimize disruption on the existing and surrounding natural vegetation.
- 9) All areas that are disrupted by construction should be reinstated by the developer using natural landscaping with a minimum of topsoil (100 mm) and grass.
- 10) Whenever an alternate landscaping treatment is approved by Council and the treatment includes ornamental gravel, the developer or property owner should ensure that an appropriate retaining wall or border is constructed to contain the gravel within the lot boundaries and along hard-surfaced driveways, vehicular circulation areas, and parking areas;
- 11) Landscaping of the Town road right of ways adjacent the property shall be the responsibility of the property owner. All areas between the curb/sidewalk and the property should be landscaped.
- 12) Council may require the planting of trees as a condition of a development permit approval.
- 13) All landscaping shall be maintained in good condition, not create a nuisance, and provide sufficient cover to prevent soil erosion.

4.3 Municipal Services and Public Utilities

- 1) Within any Use Zone Council may permit land to be used for the provision of public services and public utilities if the use of that land is necessary to the proper operation of the public service or public utility concerned, provided that the design and landscaping of any development of any land so used is, in the opinion of Council, adequate to protect the character and appearance of the area.

4.3.1 Access and Streets

Definition: Access means a way used or intended to be used by vehicles, pedestrians or animals in order to go from a street to adjacent or nearby land or to go from that land to the street (*definition from the Minister's Development Regulations*).

Standards

- 1) An access on a municipal road shall be located as specified by the Council; Access(es) shall be located to the specification of Council so as to ensure the greatest possible convenience and safety of the street system and Council may prescribe the construction of service streets to reduce the number of accesses to collector and arterial streets.
- 2) All access to a provincial highway is determined by the Department of Transportation and Infrastructure (access permits are administered by Service NL).
- 3) No vehicular access shall be closer than 10 metres to the street line of a street intersection of a local road, or 20 metres to the street line of a street intersection in the case of a collector or arterial road.
- 4) The Council may require the provision of service streets to reduce the number of individual accesses to an adjacent street.
- 5) Details regarding off-street loading and parking can be found in 4.2.5.
- 6) Notwithstanding subsection 1, the following types of development may be allowed on lots that front on to a private road provided that arrangements are made for the maintenance of the on-site road, but that the road is not maintained by a Council at public expense:
 - a. commercial rental cottages;
 - b. seasonal commercial uses related to tourism;
 - c. resort developments;
 - d. seasonal cottage developments not intended for permanent residential use; and,
 - e. vacant land condominium subdivisions.
- 7) A new street may not be constructed except in accordance with and to the design and specifications established by Council.
- 8) Where Council has adopted an access plan, the location of accesses to existing and new developments shall be in accordance with that plan.
- 9) Access shall be located so that there is no visual obstruction for drivers of vehicles entering or exiting the development; therefore, to protect sightlines (view) of motorists and pedestrians.
- 10) All occupied lands within 7 metres of a street intersection should be kept free of any shrubs, plants, and trees that shall impede the line of vision clear for motorists and pedestrians, and
- 11) No building or structure should be permitted to be erected, moved, enlarged, or reconstructed on any land that is within 7 metres of a street intersection.
- 12) In order to control access to streets, Council may, by the adoption of an Access Plan:
 - a. determine the number, location and layout of accesses to a street;
 - b. require an access to a service street, where direct access to an arterial street is not desirable;
 - c. require two or more properties to share a joint access to an arterial street where individual accesses would not be desirable; and,
- 3) Where Council has adopted an access plan, the location of accesses to existing and new developments should be in accordance with that plan.

4.3.2 Storm Water Management

- 1) Land shall be used and graded in such a manner that run-off from the land or development does not negatively impact adjoining properties, and that all surface drainage should be captured on site in accordance with the requirements of Council.
- 2) Development of land should be undertaken with the objective of wherever possible achieving zero net run off with respect to on-site storm water runoff.
- 3) Where development results in the discharge of storm water into a wetland, waterbody, or watercourse, such discharge should be designed to minimize any environmentally detrimental effects on the receiving water or watercourse and should be designed and constructed in accordance with the requirements and conditions of Council.
- 4) Consideration should be given to green approaches to storm water management.

4.3.3 Effluents:

- 1) Liquid or Semi-Solid Industrial Drainage: No liquid or semi-solid industrial waste or effluent should be discharged on the surface or into the ground and no water borne industrial waste or effluent should be discharged on the surface or into the ground, into the surface drainage ditches or sanitary sewers unless the chemical and/or biological content is acceptable to Council or authorities having jurisdiction.
- 2) Any effluent or runoff leaving the site shall be required to conform to the requirements of the *Environmental Control Water and Sewage Regulations, 2003* <http://assembly.nl.ca/Legislation/sr/regulations/rc030065.htm>.
- 3) Application forms for permits and licences, fee schedules, and guidelines are available at: <http://www.env.gov.nl.ca/env/waterres/regulations/appforms/index.html>.

4.3.4 On-Site Services (Wells and onsite sanitary sewer systems)

Approvals for installation of on-site water and sewer systems shall be obtained from Service NL.

4.3.5 Environmental Investigations

Approvals for any development that may have an environmental impact shall be referred to Environmental Investigations, Service NL, and/or the Pollution Prevention Division.

4.4 Parking and Off-Street Loading

Parking

In accordance with Appendix B, for every building, structure or use to be erected, enlarged, or established, there shall be provided and maintained a quantity of off-street parking spaces sufficient to ensure that the flow of traffic on adjacent streets is not impeded by on-street parking of vehicles associated with that building, structure, or use.

Council can vary the off-street parking requirements outlined in Appendix B for non- residential properties if it is concerned that the required size of a particular parking area will generate excessive stormwater and if it deems that the required parking space is more than is necessary for normal parking demand.

Off-street Loading Requirements

- 1) For every building, structure or use to be erected, enlarged, or established requiring the shipping, loading, or unloading of animals, goods, wares or merchandise, there shall be provided and

maintained loading facilities on land that is not part of a street comprised of one or more loading spaces, 15 metres long, 4 metres wide, and having a vertical clearance of at least 4 metres with direct access to a street or with access by a driveway of a minimum width of 6 metres to a street.

- 2) The number of loading spaces to be provided shall be determined by Council.
- 3) The loading facilities required by this Regulation shall be so arranged that vehicles can manoeuvre clear of any street and so that it is not necessary for any vehicle to reverse onto or from a street.

4.5 Signs (Advertisements)

Permit Required

- 1) No sign or advertisement shall be erected or displayed in the Municipal Planning Area unless a permit for the advertisement is first obtained from the Authority, except for those signs that are exempt from control as listed in the following provision.

Signs/Advertisements Exempt from Control

- 2) The following advertisements may be erected or displayed in the Municipal Planning Area without application to the Authority:
 - a. on a dwelling or within the courtyard of a dwelling, one nameplate not exceeding 0.2 m² in area;
 - b. on an agricultural holding or farm, a notice board not exceeding 1 m² in area and relating to the operations being conducted on the land;
 - c. on land used for forestry purposes, signs or notices not exceeding 1 m² in area and relating to forestry operations or the location of logging operations conducted on the land;
 - d. on land used for mining or quarrying operations, a notice board not exceeding 1 m² in area relating to the operation conducted on the land;
 - e. on a dwelling or within the curtilage of a dwelling, one nameplate not exceeding 0.2 m² in area in connection with the practice of a professional person carried on in the premises;
 - f. on any site occupied by a church, school, library, art gallery, museum, institution or cemetery, one notice board not exceeding 1 m² in area;
 - g. on the principal facade of any commercial, industrial or public building, the name of the building or the name of the occupants of the building, in letters not exceeding one-tenth of the height of that facade or 3 metres, whichever is the lesser;
 - h. on any parking lot, directional signs and one sign not exceeding 1 m² in size, identifying the parking lot.

Highway Sign Regulations, 1999 (under the *Urban and Rural Planning Act, 2000*)

These regulations apply to all highways constructed and maintained by the Department of Transportation and Works within the province.

<https://www.assembly.nl.ca/legislation/sr/regulations/rc990085.htm#3>

Application for Permit

- 3) Application for a permit to erect or display an advertisement shall be made to the authority in accordance with the requirements for a development permit as set out in the Administration Section.

Permit Valid for Limited Period

- 4) A permit granted under these Regulations for the erection or display of an advertisement shall be for a limited period, not exceeding two years, but may be renewed at the discretion of the Authority for similar periods.

Removal of Signs/Advertisements

- 5) Notwithstanding the provisions of these Regulations, the Authority may require the removal of any advertisement which, in its opinion, is:
- 6) hazardous to road traffic by reason of its siting, colour, illumination, or structural condition, or;
- 7) detrimental to the amenities of the surrounding area.

Approval Subject to Conditions

- 8) A permit may only be issued for the erection or display of advertisements which comply with the appropriate conditions and specifications set out in the Use Zone Tables in Schedule C of these Regulations.

Advertisements in Residential zone relating to Onsite Uses

- 9) The conditions for the erection or display of an advertisement on any lot or site occupied by a permitted use or a legal non-conforming use shall be as follows:
- 10) The size, shape, illumination and material construction of the advertisement shall meet the requirements of Council, having regard to the safety and convenience of users of adjacent streets and sidewalks, and the general amenities of the surrounding area.
- 11) No advertisement shall exceed 1.5 m² in area.
- 12) Free standing portable illuminated signs ("yellow" or "Light Up Portable Signs") shall not be allowed in the residential area.

Advertisements in Residential zone relating to Offsite Uses on Local Roads

- 13) The conditions for the erection or display of an advertisement on any site, relating to a use permitted in this or another zone, or not relating to a specific land use, shall be as follows:
- 14) No advertisement shall exceed 1.5 m² in area.
- 15) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show thereon the name and nature of the distance or direction to, the premises to which they relate.

5.0 LAND USE & DEVELOPMENT DEFINITIONS AND CONDITIONS

5.1 INTERPRETATION

The land use definitions provide a description of the use or development in terms of its structural form and level of activity generated in terms of pedestrian or vehicular traffic, noise, visual appearance, and any other considerations that constitute the impact the neighbourhood, street or zone in which it occurs. The examples provided are not intended to be exhaustive so that if a new use with a modern 'label' fits a category of use defined under a land use class, Council may apply the relevant the regulations and conditions accordingly. Wherever possible, the goal was to achieve consistency with federal and provincial terminology and definitions.

All development uses shall conform with the development standards set out for the zone in which the development or use occurs as set out in Chapter 3 with the Use Zone Tables.

5.2 AGRICULTURE LAND USE CLASS

5.2.1 Commercial Agriculture

Definition: Commercial Agriculture means a farm operation as specified in the *Farm Practices Protection Act, 2000*, as follows: "farm operation" means an agricultural activity conducted by a farmer for gain or reward or with the expectation of gain or reward and includes

- (i) growing, producing, raising or keeping animals or plants or the primary products of those animals or plants,
- (ii) composting,
- (iii) clearing, draining, burning, irrigating or cultivating land,
- (iv) using farm machinery, including vehicles on public roads, equipment, devices, materials and structures,
- (v) applying fertilizers, manure, pesticides or biological control agents,
- (vi) operating farm produce stands or agricultural tourist operations, including U-Pick farms or roadside stands, and
- (vii) preparing farm products for distribution for wholesale or retail consumption including the cleaning, grading or packaging of those products;"

Conditions:

- 1) No structure for a Livestock and Poultry Farm Operation shall be erected or used unless it complies with the following conditions. (Environmental Farm Practices Guidelines for Livestock Producers in Newfoundland and Labrador and Environmental Farm Practices Guidelines for Poultry Producers in Newfoundland and Labrador);
- 2) The structure shall be at least 600 metres from:
 - a. a residence (except a farm residence or a residence which is a nonconforming use in any zone in which agriculture is a permitted use class in the Use Zone Schedules of these Regulations),
 - b. an area designated for residential use in an approved Plan, and
 - c. a Provincial or Federal Park.
- 3) The structure shall be at least 45 metres from the boundary of the property on which it is erected.
- 4) The structure shall be at least 90 metres from the centre line of a street.

- 5) The erection of the structure shall be approved by the Land Resource Stewardship Resource Division, Government of Newfoundland and Labrador.
- 6) Manure storage shall be located 100 metres from the boundary of the property; Service NL shall approve all manure systems
- 7) No development for residential use shall be permitted within 600 metres of an existing structure designed to contain more than five animal units unless the development is first approved by the Land Resource Stewardship Resource Division, Government of Newfoundland and Labrador.
- 8) Approvals shall be obtained from the Land Resource Stewardship Resource Division, Government of Newfoundland and Labrador for any commercial farming operation.
- 9) The Town, in its discretion, may refuse to issue a permit for an agricultural operation where in its opinion the use is likely to create an environmental hazard or a nuisance to residences in the general vicinity of the proposed agricultural use.

5.2.2 Urban Agriculture

Definition: Urban Agriculture means non-farm operation agricultural activities that are compatible within a developed urban setting, such as some residential and mixed-use zones, and includes, but is not limited to, horticulture, vegetable growing, fruit growing, and the use of land as market gardens, nursery grounds, and community gardens, and keeping of domestic animals, such as livestock, poultry and dogs.

5.2.2.1 General Conditions

- 1) Urban agricultural uses shall meet the requirements for a home business (refer to section 5.3 below);
- 2) A permit is not required for any residential market garden or home gardening that does not involve permanent structures, on-site sales, or keeping of animals.

5.2.2.2 Community Garden

A community garden use shall be subject to the following conditions:

- 1) Community gardens are to be maintained in a neat and tidy fashion; and
- 2) All disturbed areas not comprising the area of the community garden are to be reinstated with a minimum of grass sods to the satisfaction of the Town.

5.2.2.3 Keeping of Fowl or Livestock on Residential lots

- 1) The maximum number of fowl or livestock on residential lots less than 1860 m²:
 - a. 12 head of poultry (no roosters);
 - b. 12 rabbits;
 - c. 1 pot belly pig
 - d. No large livestock (horse, cattle, sheep, goats)
- 2) The maximum number of fowl or livestock on residential lots greater than 1860 m²:
 - a. Small Livestock:
 - i. 30 head of poultry (no roosters);
 - ii. 25 rabbits;
 - iii. 1 pot belly pig
 - b. Large Livestock: 1 of either horse or cattle and 3 of either sheep or goats;
- 3) Caring for Livestock: Owners of domestic animals shall ensure that the animals are contained (through fencing, etc.) on their property. All animal owners are responsible for the care and welfare of the animals they own. This includes providing adequate food, water, shelter,

veterinary care and living conditions. The town reserves the right to establish minimum standards for waste removal. Should town receive a complaint, the town shall contact the appropriate authority.

5.2.2.4 Kennel

Definition: Kennel means a building or portion thereof used for the keeping or boarding of more than eight (8) domestic animals, excluding livestock, kept for the purposes of commercial breeding or showing, or for personal use, with or without veterinary care, and includes an animal shelter.

Conditions:

- 1) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 2) The outside perimeter of all areas related to the kennel where animals are kept shall be enclosed by a solid fence or fence and a solid hedge at least 1.8 metres in height to screen the areas from adjacent properties;
- 3) The kennel shall be located on a lot of 2 hectares or more;
- 4) All buildings related to the kennel should contain at least 8 cm of insulation in all exterior walls and ceiling for the purpose of soundproofing;
- 5) All buildings, pens and runs shall be sited not less than 15 metres from any property line, and 90 metres from any residence except the kennel site; and,
- 6) Council shall be satisfied that the kennel shall not impact upon surrounding residential neighbourhoods.

5.2.2.5 Hobby Farm

Definition: Hobby Farm means a small farm that is maintained without expectation of being a primary source of income. Some are merely to provide some recreational land, and perhaps a few horses for the family's children. Others are managed as working farms for side line income, or are even run at an ongoing loss as a lifestyle choice by people with the means to do so, functioning more like a country home than a business. Hobby farms are allowed in the Rural zone.

Condition: Subject to the requirements of the Land Resource Stewardship Division.

5.3 COMMERCIAL LAND USE CLASS

This class includes land uses and development for activities providing for the sale of goods and services. Generally, the Use Zone standards apply; however, as required, specific conditions are tailored to the activity and associated traffic in order to address public health, safety and conservation issues and achieve the intent of the community of the land use zone in which the activity is located.

5.3.1 Amusement Establishment/Use

Definition: Amusement establishment use means the use of land or a building or a part thereof used by the public for indoor non-sport games, including but are not limited to, billiard and pool halls, bingo hall, mechanical amusement games (more than three game machines), video games. It does not include those on the premises of a hotel or bar.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Shall address traffic access/egress and on-site movement as well as parking;
- 3) For a temporary permit, the applicant shall address site rehabilitation after event;

5.3.2 Amusement Park/Attraction

Definition: Amusement Park/attraction means an outdoor area where buildings or structures may be permanently or temporarily erected for the purpose of amusement, entertainment or education of a large number of people; including but are not limited to, a circus, carnival, midway show, race-track, sideshow, fairgrounds, or similar exhibition which may have mechanically or electrically operated amusement rides or games, and theme parks.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4);
- 2) Shall meet Use Zone Site Development Standards and conditions or except for temporary amusement operations;
- 3) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

5.3.3 Auto Body Shop

Definition: An auto body shop consists of a building or a clearly defined space on a lot used for the storage and repair of motor vehicles including body repair, painting and detailing, but does not include a service station or an automobile repair shop or an automotive sales establishment.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Shall be of 20 metres from a residential lot;
- 3) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 4) There shall be no outdoor storage of inoperable vehicles on the premises and no scrapping of vehicles shall be permitted;

- 5) Shall apply measures to minimize any noise, spray or fumes through the installation of appropriate equipment; and all waste fluids and tires shall be disposed of in accordance with applicable provincial regulations;
- 6) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties; and,
- 7) A parking area abutting a residential lot should be appropriately screened by a fence, wall, or hedge of height of about 2.4 metres and located a minimum distance of 1 metre from the edge of the parking area.

5.3.4 Automotive Repair

Definition: An automotive repair means a development for the servicing and repair of motor vehicles. This definition includes but is not limited to transmission repair shops, muffler repair shops, tire shops, automotive glass shops, auto body repair, painting and detailing, and automotive upholstery shops, but does not include an automotive sales establishment, a service station, or salvage or wrecking and recycling yard.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 3) There shall be no outdoor storage of inoperable vehicles on the premises and no scrapping of vehicles shall be permitted;
- 4) Outline measures to minimize any noise, spray or fumes through the installation of appropriate equipment; and all waste fluids and tires shall be disposed of in accordance with applicable provincial regulations;
- 5) A minimum buffer between residential use and vehicle repair, body repair, car wash shall not be located closer than 20 metres from residential use; and,
- 6) A parking area abutting a residential lot should be appropriately screened by a fence, wall, or hedge of height not less than 1 metres and located a minimum distance of 1 metres from the edge of the parking area.

5.3.5 Automotive Sales and Service Establishment

Definition: An automotive sales and service establishment means a lot, building or structure used for the display and sale of new or new and used motor vehicles, including trucks and mobile homes; and may include the servicing, repair, cleaning, polishing, and lubrication of motor vehicles; the sale of automotive accessories and related products; and the leasing or renting of motor vehicles.

Conditions:

- 1) The developer shall submit to Council an acceptable Planned Unit Development application (2.2.2 & 2.2.4), which shall include the following:
 - a. the number and location of parking spaces, including customer parking;
 - b. ingress and egress of the parking lot,
 - c. motor vehicle circulation pattern around the lot,
 - d. location of any building on the lot,
 - e. area to be landscaped and screened and the type of landscaping to be used, and .

- 2) The automotive sales use should have a principal building on the lot in which the business is conducted. The principal building shall include washroom facilities and should be connected to municipal water and sewer services where such services exist. Where municipal water and sewer services do not exist, the washroom facilities of the principal building be approved by and meet the requirements of the Service NL.
- 3) The automotive sales lot should be paved and should provide drainage, lighting, curbs, and landscaping in accordance with the requirements of Council;
- 4) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 5) The automotive sales use shall be properly licensed by the Provincial Government prior to the use commencing.

5.3.6 Bar/Licensed Liquor Establishment

Definition: A Bar means a development licensed for the sale of alcoholic beverages to the public, for consumption within the premises and where entertainment and meals may be provided. Typical Uses include but are not limited to, dance clubs, cabarets, nightclubs, lounges, tavern, neighbourhood pubs and bars, brewpubs, beverage rooms, private clubs, cocktail lounges, and similar uses.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions; and,
- 2) Recommend consideration of a separation distance of 100 m from a residential lot;
- 3) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

5.3.7 Building Supply Store

Definition: A Building supply store means a building or land on which building and construction supplies and home improvement materials are kept for sale.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions; and,
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 3) Storage of supplies is appropriately screened and/or fenced in order to prevent unsightly property.

5.3.8 Business Support Service

Definition: A Business support service means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance, custodial or security service, and the sale, rental, repair or servicing of office equipment, furniture and machines.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions
- 2) Standard: Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

5.3.9 Campground, including RV campgrounds

Definition: Campground (including RV campgrounds) means a public or privately-operated facility offering overnight to seasonal camping experiences for 3 or more tent sites or serviced recreational vehicle sites, associated rental cabins, and including accessory administrative offices, convenience store, laundry facilities, sanitary facilities, recreational hall and associated recreational uses that cater to short-term guests, not to year-round residents and does not include industrial, work or construction camps or permanent mobile home or mini-home parks;

Conditions:

- 1) A proposed campground, including trailer and Recreational Vehicle park, shall require a Planned Unit Development application (2.2.2 & 2.2.4) satisfactory to Council containing the following information:
 - a. Location and size of camp and trailer sites
 - b. Internal roads and accesses and parking areas
 - c. Parking areas for proposed campground
 - d. Accessory uses such as laundry facilities, storage areas, washrooms, showers, convenience store, staff accommodations, and outdoor and indoor recreation facilities
 - e. Water supply and waste disposal
 - f. Landscaping for proposed campground
 - g. Buffers and screening between the site and other nearby land uses
 - h. Delineation of the property to be developed on a legal survey
 - i. Where deemed necessary by Council, a phasing plan for development.
 - j. On-site water and sewer services shall meet minimum standards required by Council and relevant Provincial agencies.
 - k. Washroom facilities, recreational areas, parking areas, and similar facilities directly associated with the development shall not be located on separate properties.
- 2) All camp sites and on-site facilities that form part of the development shall be accessible only via the internal road network of the development.
- 3) The development permit shall specify the maximum number of campsites for different uses such as tents, trailers, and RVs that shall be permitted on the site.
- 4) No expansion or alteration of a campground, other than repairs and maintenance, shall take place without the approval of Council.
- 5) The operation shall comply with all regulations of Council pertaining to noise and unruly behaviour.
- 6) 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.

5.3.10 Child Care – Non-residential (Note: residential child care is under Home Business)

Definition: Child care – Non-residential means a building or part of a building in which personal care services are regularly provided to children for group day care, family day care, pre-school, play school, out-of-school care, specialized day care, and emergency day care, all as licensed and regulated by the Province of Newfoundland and Labrador, but does not include a school as defined by the *Schools Act*, 1997. (Note: child care - residential is found in section 5.4)

Conditions:

- 1) A Child Care Centre shall be duly licensed and approved, staffed, equipped and operated in accordance with the requirements of the agencies having jurisdiction or authority;
- 2) The section of the street on which the use is located allows sufficient area and sight distance for the safe and convenient drop off and pick up of children without hindering the safety and convenience

of vehicular and pedestrian traffic on the street, or the development provides adequate off-street drop off or pick-up spaces satisfactory to Council; and,

- 3) The use shall be compatible with nearby uses.

5.3.11 Club and Lodge

Definition: Club and Lodge means a building or structure used by a non-profit association or organization for fraternal, social, or recreational purposes, including but not limited to such examples as, the Lion's Club, Kinsmen Club. A club or lodge can also be an Accessory Use (refer to sub-section 5.1)

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) A Club or lodge can also be an Accessory Building (refer to section 5)

5.3.12 Contractor, Limited (Small)

Definition: Contractor, limited (small) means a building or part thereof providing services for electrical, plumbing, heating, painting and similar contractor services to individual households including accessory sale of goods associated with this service where and there is no accessory manufacturing or fleet of vehicles consisting of more than 4 vehicles.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 3) Recommend that all materials are within an enclosed building

5.3.13 Convenience Store

Definition: Convenience store means a building which is used as a retail store providing a range of household and grocery items, and may include, but not limited to, postal services, take-out, and may be licensed to sell alcohol, but is not a supermarket. The convenience store may also be a subsidiary use within a primary use, such as a service station.

Conditions:

- 1) The store may form part of, or be attached to, a dwelling unit or be a stand-alone building;
- 2) The retail use shall be subsidiary to the residential character of the area and shall not affect residential amenities or adjoining properties;
- 3) The take-out use shall be subject to the conditions set out in 4.3.26.1;
- 4) Adequate provision for on-site parking, loading, buffering and landscaping shall be provided;
- 5) The hours of operation are appropriate to the nature of the building and surrounding neighbourhood and the operation does not create a nuisance.
- 6) Shall meet Use Zone Site Development Standards and conditions;
- 7) A Take Out associated with a convenience store should be subject to the following standards:
 - 4) A Take-Out Food Use should have a parking area or stacking lane with a minimum length before the pick-up window, as determined by Council during the review of the application based on the anticipated on the level of traffic to be generated as indicated in the application;

- a. Order boards and signage shall be designed to minimize impact on adjacent residential or public/institutional uses.
- b. As determined by Council: A buffer consisting of a sound-proof fence and landscaping may be required adjacent to residential uses. A fence, berm, and landscaping or a combination of these elements shall be used to reduce headlight glare, lighting, and noise from the Take Out; garbage receptacles shall be placed either before the pick-up window or after the pickup window.

5.3.14 Custom Manufacturing Service and Sales (small/artisan)

Definition: Custom manufacturing service (small/artisan) means a building where goods are stored, produced, assembled, or repaired to consumer specifications and sold at retail on the premises and may include, but not limited to, welding, sheet metal, woodworking, flooring and tile contractors, and machine shop.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

5.3.15 Garage, Public parking /taxi stand

Definition: Garage, public parking/taxi stand means a building or area other than a private garage where motor vehicles are kept or stored for remuneration which does not include any automatic car washing establishment, a motor vehicle sales establishment or an automobile service station.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Recommend that appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;

5.3.16 General Service/Repair Shop

Definition: General Service/repair shop means an outlet for servicing, repairing, installing, or renting items and equipment, without limiting the generality of the foregoing, includes but is not limited to the following examples, radio, television, and computer service and repair shops; locksmith shops; small appliance service or repair shops; household and limited contractor service or repair shops; tools and equipment rental shops.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties.

5.3.17 Hotel or Inn

Definition: Hotel or Inn means a commercial establishment offering lodging and guest services to travelers and sometimes to permanent residents, and may have restaurants, meeting rooms, conference facilities, a lounge, stores, etc., that are available to the general public. In general, to be called a hotel

(not a bed and breakfast), an establishment shall have a minimum of five letting rooms accessed from within the building, at least three of which shall have ensuite private bathroom facilities.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4);
- 2) Shall meet Use Zone Site Development Standards and conditions
- 3) The Hotel or Inn shall be registered and approved by the Government of Newfoundland and Labrador.
- 4) A Hotel or Inn is for temporary accommodation. The unit is not a place of residence or dwelling. Units may be rented on a temporary basis but not as an open-ended monthly apartment.
- 5) Housekeeping services including cleaning, provision of clean linen and towels (daily or weekly) shall be provided.
- 6) Access to units shall be through or associated with a clearly defined lobby. Exterior access to units can be provided as long as access to each unit is from a common parking lot on the site
- 7) Units shall not have individual driveways to the street. Parking shall be provided in a parking lot with parking spaces and aisles and access for the overall parking lot to the street.
- 8) The Hotel or Inn shall have an overall cohesive design including a prominent lobby, pleasant appearance from the street, clear parking lot street entrance and design with a dust free surface, and landscaping (trees, shrubs, lawn) in setbacks and open areas.
- 9) There shall not be separate utility connections or utility billing or addressing for individual rooms.
- 10) Temporary accommodations for seasonal staff can be provided onsite.

5.3.18 Marina

Definition: Marina means a dock or basin together with associated facilities where slips, moorings, supplies, repairs, and other services that are typically available for boats and other watercraft, including storage, sales and rentals, with or without a club house and catering facilities. It can also include a boat-house or shed associated with a dock or wharf.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions
- 3) Provide and maintain public access to the shoreline via a walkway, path or trail, located, designed and constructed to the satisfaction of the Council
- 4) Parking shall be provided for both vehicles and boat trailers with adequate turning areas within the parking lot;
- 5) Outdoor storage areas for boats or other equipment should be landscaped and screened to the requirements of the Council;
- 6) Marinas should be serviced with a supply of potable water and facilities for the collection and disposal of wastewater in a manner acceptable to the Council;
- 7) Wharf/Boathouse/Slipway/Breakwater structures shall follow the guidelines for the *Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses* which are available at: http://www.env.gov.nl.ca/env/waterres/regulations/appforms/Guidelines_for_Wharves.pdf
- 8) The Applicant shall obtain a permit under of the *Water Resources Act, 2002* under Section 48 for any infilling or dredging work associated with these structures or other works near or in any body of water prior to the start of construction. Contact: Manager, Water Rights & Investigations Section - (709) 729-4795

5.3.19 Medical or Dental Clinic/Office

Definition: Medical or dental clinic/office means a building or part thereof used by qualified physicians, dentists, osteopaths, counselors, or other drugless practitioners, including their staff and patients, for the purpose of out-patient consultation, diagnosis and office treatment. A medical clinic may include accessory uses such as waiting and treatment rooms, laboratories, dispensaries and administrative offices. A medical clinic does not include accommodation for overnight patient care or operating room facilities.

Conditions:

- (1) Shall meet Use Zone Site Development Standards and conditions

5.3.20 Motel

Definition: Motel means an establishment providing accommodation for travelers or the transient public that consists of one or more than one building containing four or more attached accommodation units accessible from the exterior only and may or may not have facilities for serving meals.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4.)
- 2) Shall meet Use Zone Site Development Standards and conditions.
- 3) The Motel shall be approved by the Government of Newfoundland and Labrador.
- 4) Units may be rented on a temporary basis but not as an open-ended monthly apartment.
- 5) A Motel unit is for temporary accommodation. The unit is not a place of residence or dwelling. No individual can abide in the units in a particular Motel for more than three months out of every calendar year.
- 6) Housekeeping services including cleaning, provision of clean linen and towels (daily or weekly) shall be provided.
- 7) Access to units may be through or associated with a clearly defined lobby. Exterior access to units can be provided as long as access to each unit is from a common parking lot on the site,
- 8) Units shall not have individual driveways to the street. Parking shall be provided in a parking lot with parking spaces and aisles and access for the overall parking lot to the street.
- 9) The Motel shall have an overall cohesive design including a prominent lobby, pleasant appearance from the street, clear parking lot street entrance and design with a dust free surface, and landscaping (trees, shrubs, lawn) in setbacks and open areas.
- 10) There shall not be separate utility connections or utility billing or addressing for individual rooms.

5.3.21 Outdoor Commercial Patio

Definition: Outdoor commercial patio means any outdoor area used in conjunction with any establishment licensed under the *Liquor Control Act, 1990* where meals or refreshments are served to the public for consumption on the premises.

Conditions:

- 1) An outdoor commercial patio should not accommodate more than 50 percent (50%) of the licensed capacity of the restaurant with which the patio is associated, or 50 persons, whichever is the greater.
- 2) It is recommended that no outdoor commercial patio should be permitted in any yard facing or abutting a residential zone or abutting a yard or lane facing or abutting a residential zone unless:

- a. it is located a minimum of 30 m from the residential zone; and
- b. it is screened and physically separated from the residential zone by a building, structure or wall that is at least 2 metres in height so that noise from the outdoor patio is mitigated.

- 3) Unless otherwise determined by Council, an outdoor commercial patio should have a minimum setback of 1.5 metres from any lot line.
- 4) The location of an outdoor commercial patio on a lot should not obstruct the view or path of pedestrian and vehicular traffic that accesses or egresses to or from a street onto or out of the lot.
- 5) The outdoor commercial patio shall not encroach on or eliminate any required parking or loading space, driveway or aisle for the lot on which it is located.
- 6) The outdoor commercial patio shall be so located on the lot as to not interfere with snow clearing and snow operations of Council.
- 7) No outdoor commercial patio should be located above the elevation of the floor of the first storey of the principal building where the lot adjoins a residential use zone.
- 8) Any outdoor lighting should be directed toward or onto the outdoor commercial patio area and away from adjoining properties and streets.
- 9) Parking spaces should be required for the gross floor area associated with the outdoor commercial patio use at the same ratio as for restaurants.

5.3.22 Outdoor Market

Definition: Outdoor market means the sale of goods or products at an open property with no permanent buildings; temporary facilities or open stalls may be used to hold and display the goods being sold. Examples may include, but are not limited to, farmers markets, fish market, flea markets or other types of goods.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 3) Requires sufficient off street/highway parking for customers and ensure that the sight lines (visual) or sign distance at any intersection is not obstructed.

5.3.23 Personal Service

Definition: Personal service means a building or part of a building used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects; and where the sale of retail of goods, wares, merchandise, articles, or things is only accessory to the provisions of such service. Examples include, but are not limited to, barbershops, hairdressers, beauty salons, health and wellness centres/spas, tanning salons, tattoo parlours, tailors, dressmakers, photography studio, music studio, tattoo shop, handmade crafts, shoe repair shops, and dry-cleaning establishments and laundromats. This Use Class does not include medical and dental clinics and excludes any manufacturing or fabrication of goods for sale.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions

5.3.24 Offices: Professional, Financial and Associated Support Services

Definition: Offices (professional, financial and associated support services) means development primarily used for the provision of professional, management, administrative, consulting, and financial services, but does not include medical or dental clinics or government services. Typical Uses include, but are not limited to: the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; and banks, credit unions, loan offices and similar financial uses.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions

5.3.25 Resort – Tourist Establishment

Definition: Resort means the use of land, buildings and structures that may provide sleeping accommodations, communal or individual facilities for cooking and serving of meals for guests or a restaurant and provide recreation uses, such as golfing, tennis, lawn bowling, marinas, health spa, swimming pools, angling and other watersport activities, hunting and recreational shooting, cross-country skiing, sightseeing, camping, hiking, indoor recreational activities and other similar uses, plus gift and craft shops and the furnishing of equipment, supplies or services to guests in connection with any of the foregoing activities and may include accommodation for the operator and staff. This category also includes commercial rental cottages or a tourist cabin development.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions

5.3.26 Restaurants

5.3.26.1 Drive-Through and Take-Out

Definition: Restaurant -drive-through and take-out means a building designed to allow drivers to remain in their vehicles before and during an activity on the site. Food and drink are prepared then sold to the public for immediate consumption either within an eating area inside or outside of the building or within the patron's own motor vehicle onsite, or for elsewhere off the premises it may include a seating area for in-house consumption and parking for in-house patrons. It is not licensed to sell alcoholic beverages.

Conditions:

- 1) Council may require the applicant to undertake a Planning Impact Assessment to assess the impact of the proposed Drive-Through Use and mitigation measures where the Drive-Through Use is in close proximity to residential uses.
- 2) A Drive-Through Restaurant should have a stacking lane with a minimum length before the pick-up window, as determined by Council based on the projected level of traffic to be generated by the drive-through use as listed below, and the stacking lane length may be modified on the basis of the recommendations of a Planning Impact Assessment. Drive-through stacking lanes should not be located between the street and the building.
- 3) Drive-through stacking lanes shall be located away from adjacent residential and institutional uses whenever possible and no drive-through stacking lane, order window, or order board should be located within 3 m of a lot line abutting a residential use.

- 4) Drive-through stacking lanes should be separated by raised islands, be well signed to provide for ease of use and located so as to avoid crisscrossing of lanes.
- 5) Order boards with an intercom shall be designed to minimize noise impact on adjacent residential or institutional uses.
- 6) A buffer consisting of a sound-proof fence and landscaping should be provided adjacent to residential uses. A fence, berm, and landscaping or a combination of these elements should be used to reduce headlight glare, order board lighting, and noise from the Drive-Through Use. Garbage receptacles should be placed either before the pick-up window or after the pickup window as determined by Council.
- 7) If the use of any land, building or structure is composed of a combination of Drive-Through Use and any one or more other uses, those uses should not be construed as accessory to one another and all provisions pertaining to each use shall apply.
- 8) Must meet Use Zone Site Development Standards and conditions
- 9) Required to submit a Planned Unit Development (2.2.2 & 2.2.4)

5.3.26.2 Full-Service Restaurant

Definition: Restaurant-full service means a building or part of a building wherein the primary purpose is the preparation of food for sale to the public y for consumption within the building and may include a take-out area. It is characterized by the provision of table service, including buffet service and may also be licensed to serve alcoholic beverages.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions
- 2) Refer to Outdoor Commercial Patio for standards related to outdoor areas

5.3.26.3 Mobile Take-Out/Canteen or Street Vendor

Definition: Restaurant-mobile take-out/canteen or street vendor means a mobile food preparation motorized vehicle or non-motorized cart offering food and non-alcoholic beverages for immediate consumption that subject to the requirements of the *Municipalities Act, 1999* and the *Highway Traffic Act, 1990*. No person shall, at any time, operate a mobile canteen, an approved vending site or a vending operation in the Town without a permit issued by Council with the exception of:

- a. A person selling newspaper door to door
- b. A child or youth selling goods to raise funds for school activities or non-profit youth groups
- c. Selling on behalf of an organization located within the Town providing that the sale of goods is to support the purposes of the organization and is not for personal gain
- d. Occasional selling of goods or foods on a business property outside the building where those goods or foods are usually sold by that business
- e. Door to door sales of goods or services

Conditions:

The use of land for the parking of a vehicle or trailer for a period of time for vending purposes, including the sale of refreshment shall be subject to the following conditions:

- 1) The parking of a vehicle or trailer for vending or office purposes should only be permitted as a subsidiary use on a lot with an existing principal building.
- 2) The parking of a vehicle or trailer shall not be located on any required landscaped yards.
- 3) The parking of a vehicle or trailer shall only be permitted if the lot has a sufficient parking area to accommodate the parking requirements of the principal building or use on the lot and the subsidiary vehicle or trailer use with its associated parking.

- 4) The parking of a vehicle or trailer shall not hinder lot access or egress or create an obstruction to vehicles entering or exiting the lot.
- 5) If a vehicle or trailer is used for the purpose of the preparation, cooking, and/or sale of food and/or refreshments, the following approvals are required prior to the placement of the vehicle or trailer on the lot:
 - a. approval from the Fire Department regarding the appliances to be used and the required fire suppression measures, and
 - b. approval from Digital Government and Service NL regarding the storage and preparation of food and/or refreshments.
- 6) A vehicle or trailer may be required to provide, or have access to, washroom facilities as determined by Council.
- 7) Council shall limit the length of the Development Permit to a maximum of one year and the permit may be renewed on an annual basis if the applicant wishes to continue the use. The permit shall expire of the 31st day of December following the date of issue;
- 8) The permit issued to the operator shall be displayed in full view to the public.
- 9) Permits for mobile canteens, approved vending sites or vending operations shall be issued to an owner, operator or agent of such mobile canteen, approved vending site or vending operation and shall not be transferable.
- 10) The vendor shall not leave the mobile take-out/canteen unattended;
- 11) The vendor shall not use the mobile take-out/canteen for the purpose of either temporary or permanent habitation or any overnight accommodation.

5.3.27 Retail

Definition: Retail means a building or part of a building used for the retail or consignment sale of goods, wares, substances, or merchandise directly to the public within an enclosed building, including, but not limited to, a drug store, bakery appliance or clothing store or art studio and shop. This use class does not include the sale of gasoline, heavy agricultural and industrial equipment, wholesale goods, automotive and recreation vehicle sales/rentals, flea market, gas bars, greenhouses, plant nurseries and market gardens, service stations, and box store or warehouse sales. Accessory uses may include the assembly or repair of products sold on site or public services such as postal services or pharmacy.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions

5.3.28 Shopping Centres/ Retail Warehouse/Strip Mall

Definition: Shopping Centres/Retail Warehouse means:

- a large single-level individual store with a minimum of 1000 m² gross retail floor space; or
- a condominium-style row development of stores (strip mall) normally selling goods such as Do-It-Yourself goods, building supplies, furniture, electrical goods, carpets and gardening goods, offices, or other retail, including box stores, with car parking.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions

5.3.29 Service Station

Definition: Service Station means land or building used exclusively for the sale/installation of petroleum products (oil or lubricant change) and may include minor repair to vehicles, cleaning and maintenance essential to the actual operation of vehicles, and the sale of automotive accessories; but does not include an automotive body repair shop, automotive sales establishment. Service stations are classified as: Residential or Highway as outlined below.

Conditions that apply to both Residential and Highway Service Stations:

Minimum Standards for all Service Stations and Gas Bars, notwithstanding the development standards of the Use Zone in which a service station or gas bar is located, a service station and/or gas bar shall be subject to the following conditions:

- 1) All gasoline pumps shall be located on pump islands designed for such purpose, and to which automobiles may gain access from either side, except in the case of propane, diesel, and kerosene pumps, which may access from one side;
- 2) Pump islands and canopies shall be set back at least 4 metres from the landscaped front or side yards;
- 3) Accesses should not be less than 7 metres wide and shall be clearly marked and, where a service station is located on a corner lot, the minimum distance between an access and the intersection of street lines at the junction is recommended to be 10 metres and the lot line between entrances shall be clearly indicated;
- 4) Surface runoff shall be directed to an oil/water separator before being discharged into a storm sewer or other drainage system.
- 5) Minimum of 2 access points for access/egress.
- 6) Landscaping may be required along front and exterior lot lines.
- 7) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)

5.3.29.1 Service Station – Residential

Definition: Service Station-Residential is a Service Station as defined above which may have a convenience store, snack bar or drive-through or take-out restaurant subordinate to the main use but is not a truck stop (as in a Service Station – Highway).

Condition:

- 1) All Service station requirements apply;

5.3.29.2 Service Station –Highway

Definition: Service Station-Highway means a Service Station which includes a full restaurant, convenience store and other services for the travelling public; and may include a truck stop and services for transport trucks.

Conditions:

- 1) All Service station requirements apply;
- 2) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4); and,
- 3) Provide adequate separation of areas intended primarily for trucks from areas for cars, buses, recreational vehicles, vehicle washes, repair areas, trash enclosure areas and other traveler services waste dumping, passive recreation and structures such as a visitor information centre.

5.3.30 Veterinarian Clinic

Definition: Veterinarian Clinic means a building, structure or parts thereof where one or more registered veterinarian surgeons including associated staff provide examinations and surgical or medical treatment to domestic pets, animals or livestock, and may include treatment rooms, laboratories, dispensaries and associated office

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions
- 2) Facilities for the overnight care of animals undergoing treatment may be permitted indoors and is considered incidental to the hospital use.
- 3) A kennel is not permitted in association with a veterinarian clinic.

5.3.31 Mobile Street Vendor (non-food) or office

Definition: A street vendor means a mobile vehicle or non-motorized cart merchandise under the *Municipalities Act, 1999* and the *Highway Traffic Act, 1990*.

Conditions:

The use of land for the parking of a vehicle or trailer for a period of time for vending purposes, including the sale of refreshment shall be subject to the following conditions:

- 1) The parking of a vehicle or trailer for selling or office purposes should only be permitted as a subsidiary use on a lot with an existing principal building.
- 2) The parking of a vehicle or trailer shall not be located on any required landscaped yards.
- 3) The parking of a vehicle or trailer shall only be permitted if the lot has a sufficient parking area to accommodate the parking requirements of the principal building or use on the lot and the subsidiary vehicle or trailer use with its associated parking.
- 4) The parking of a vehicle or trailer shall not hinder lot access or egress or create an obstruction to vehicles entering or exiting the lot.
- 5) A vehicle or trailer shall be required to provide, or have access to, washroom facilities as determined by Council.
- 6) Council shall limit the length of the Development Permit to a maximum of one year and the permit may be renewed on an annual basis if the applicant wishes to continue the use.

5.3.32 Hostel

Definition: A building which provides commercial short term rentals, typically, a single room in a building with shared bathrooms and kitchens;

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4.)
- 2) Shall meet Use Zone Site Development Standards and conditions.
- 3) Units may be rented on a temporary basis but not as an open-ended monthly apartment. A Hostel room is for temporary accommodation. The unit is not a place of residence or dwelling. No individual can abide in the units in a particular hostel for more than three months out of every calendar year.
- 4) Hostels may offer organized and managed cooperative cleaning and cooperative kitchen.
- 5) Access to units shall be through or associated with a clearly defined lobby.

- 6) The Hostel shall have an overall cohesive design including a prominent lobby, pleasant appearance from the street, clear parking lot street entrance and design with a dust free surface, and landscaping (trees, shrubs, lawn) in setbacks and open areas.
- 7) There shall not be separate utility connections or utility billing or addressing for individual rooms.

5.3.33 Short Term Residential Rental

Definition: Short-Term Residential Rental (STRR) means any rental of overnight accommodations in all or part of a single detached dwelling, such as a subsidiary apartment, that is not a Bed & Breakfast, Boarding house, Hostel, or Group home.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Short-Term Residential Rental (STRR) uses shall have a permit from the Town and are only allowed as a discretionary use and where such dwelling units are well maintained and attractive to the intended tourism accommodation use and surrounding residential neighbourhood;
- 3) Neighbourhood consultation shall be undertaken prior to issuance approval of a new STRR permit;
- 4) All STRRs shall be licenced under appropriate provincial regulations, such as, the Tourist Establishment Regulations including Service NL approvals and proof of appropriate insurance coverage;
- 5) Every bedroom available to be rented shall have parking spaces (one for every unit);
- 6) A STRR is not permitted within a mobile home.
- 7) Council shall have the discretion to enact the following measures as needed:
 - i. limit the density of a combination of Short-Term Rentals and Bed and Breakfast operations in a neighbourhood;
 - ii. a moratorium on new STRRs;
 - iii. set a percentage of all housing stock that can be STRR, and when that is met new licences will only be issued when a licence is retired;
 - iv. require that STRRs must be owner-occupied (like a bed and breakfast);
 - v. require that only residents of the Town of Norris Point can own a STRR
 - vi. limit the number per individual;
 - vii. prohibit Hotel/Motel operations from having STRRs as part of their accommodation offerings;
 - viii. Allow an Accessory Building, boat house or other structure to be used as a STRR.

5.4 INDUSTRIAL LAND USE CLASS

5.4.1 Aquaculture Facility

Definition: Aquaculture facility has the meaning as defined in the *Aquaculture Act, 1990*.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions
- 3) Shall meet requirements of provincial and federal agencies having jurisdiction for aquaculture development

5.4.2 Crematorium

Definition: A crematorium is a facility containing a certified furnace or similar device intended for use in the incineration of human or animal corpses.

Conditions:

- 1) A buffer between the crematorium and a sensitive land use, such as, a higher intensity land use with a concentration of employees, may be required at the discretion of the Council based on the following guideline:
- 2) The buffer should be a minimum of 70 metres from a residential or sensitive land use, such as elementary and secondary schools, daycares unless there are extenuating physical characteristics of the site that would provide natural screening;
- 3) The buffer between other industrial uses may be 30 metres unless there are extenuating physical characteristics of the site that would provide natural screening;
- 4) All crematory facilities should be located within an enclosed building that meets building and fire code requirements.
- 5) All applicable local, provincial, and federal laws and regulations shall be met.

5.4.3 Composting Facility

Definition: Composting facility means a processing use that converts solid waste, including plant debris, decayed organic matter, municipal solid waste or agricultural waste, into a material to be used sold for the purpose of fertilizing and conditioning the soil for growing produce and nursery plantings.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions
- 2) Recommend special attention to storage

5.4.4 Contractor, General

Definition: Contractor, General means on-site storage, both indoor and outdoor, and maintenance for materials, construction equipment or vehicles including heavy equipment, temporary storage containers, construction trailers, and temporary office trailers normally associated with the contractor services for provision of building construction, landscaping, concrete, and electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature. Any

sales, display, office or technical support service areas shall be accessory to the principal general contractor service only. Equipment repair is limited to the ownership use class does not include professional, financial and associated support services or equipment repair service to the public (i.e., a garage)

Conditions:

- (1) Shall meet Use Zone Site Development Standards and conditions

5.4.5 Energy Generation Facilities

Definition: Energy generation facilities means a facility constructed for the purpose of generating electrical energy from wind, solar or small hydro means.

5.4.5.1 General Conditions

- 1) Required to submit a Planned Unit Development Application (2.2.2 & 2.2.4);
- 2) Shall meet Use Zone Site Development Standards and conditions;
- 3) The following requirements shall apply to wind, solar, and small hydro generating facilities:
 - a. Energy utilities are subject to the approval of relevant provincial and federal departments, agencies, and public utilities, including the Department of Industry, Energy and Technology and Transport Canada. The design and location of such utilities should take into consideration their impact on nearby land uses and persons, the environment, archaeological resources, and other matters that Council may deem to be significant.
 - b. A wind, solar, or small hydro generator within a built-up residential area shall be limited to a single unit that serves an individual property.
 - c. An adequate separation distance shall be maintained between wind generators and nearby buildings and structures to prevent damage to persons and properties due to a failure of a generator or any of its components or the shedding of ice.
 - d. Unless specifically exempted by Council or other relevant agencies, the design, construction and location of an energy utility shall be certified by a professional engineer who has consulted with the required agencies.

5.4.5.2 Wind Turbines

Definition: Wind turbine generator (commercial) means a structure designed to convert wind energy into mechanical or electrical energy. A commercial wind turbine may include, but not be limited to, wind turbine, generator, operations and maintenance buildings, meteorological towers, collector grids and electrical substations. A Wind Farm or Wind Park: means more than one wind turbine generator located on a lot.

Conditions:

a. Commercial wind turbine generator

- 1) A commercial wind turbine which has a collective energy nameplate rating of one hundred (100) kW or greater shall be connected to a transmission line and/or the local power grid.
- 2) All developments shall meet applicable federal and provincial regulatory requirements.
- 3) The development shall not create hazards or any negative impacts on neighbouring properties. In cases where there are potential conflicts or impacts between a proposed development and neighbouring property, Council may require the developer to ensure that adequate buffers or

screening are maintained to reduce the impacts on adjoining properties or other mitigation measures that may be necessary to reduce the impacts.

- 4) The wind turbine tower shall be located to minimize visual impacts on the Town.
- 5) The wind turbine tower shall have a clear unobstructed fall zone that has a radius equal to or greater than the height of the structure and is accommodated within the property bounds.
- 6) The wind turbine tower shall be designed and constructed to meet design loads for operational requirements including ice buildup. The blades shall either have de-icing capabilities or be constructed of a material (i.e., poly carbonate composite) that resists ice buildup.
- 7) Access to the site shall be restricted and shall include: fencing, gate, and signage posted as to the property owner, company name, twenty-four (24) hour emergency telephone number, and warnings of dangers to trespassers.
- 8) Should the wind turbine cease operations for a period of longer than two (2) years, the wind turbine, tower, and any related infrastructure should be removed from the property.

b. Private wind turbine generator

- 1) Private turbines shall primarily be for the generation of electrical power for the property a residential use, for business owners and for varied public use buildings and other similar sites, but not for outside sale.
- 2) Council may determine that the minimum parcel size of 2,000 m² with a wind turbine height of approximately 10 metres; if this is not sufficient to mitigate impacts to adjacent properties, the wind turbine proposal may be denied by Council.

5.4.6 Fishery Use

Definition: Fishery use means land and buildings used for the production, processing, storage and maintenance of fishery products or equipment including aquaculture and include land and buildings designated for the building, launching, docking or storage of a commercial fishing vessel, and similar operations, such as a marine centre, fish processing plant.

Conditions:

- 1) Required to submit a Planned Unit Development Application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions

5.4.7 Forestry Activities

Definition: Forestry activities have the meaning as defined in the *Forestry Act, 1990*. This includes forest harvesting, road building and silviculture activities.

Conditions:

- (1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4), or a Forestry Management Plan and to submit, every year, the annual operating plan;
- (2) Shall meet Use Zone Site Development standards and conditions;
- (3) Permits for commercial and domestic woodcutting or other forestry related activities shall be obtained from the Regional Forestry Office, Government of Newfoundland and Labrador;
- (4) All commercial harvesting operators shall apply for a development permit.

5.4.8 Industrial - General

Definition: Industrial General means development used principally for one or more of the following activities:

- a. the processing of raw materials;
- b. the making, manufacturing or assembling of semi-finished or finished goods, products or equipment;
- c. the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial zones;
- d. the storage or trans-shipping of materials, goods and equipment;
- e. the distribution and sale of materials, goods and equipment to institutions or industrial and commercial businesses for their direct use or resale;
- f. transport establishments, which include the use of land, buildings, structures or parts thereof, where commercially licensed trucks, transports and buses are rented, leased, loaded or unloaded, serviced or repaired kept for hire, stored or parked for dispatching as common carriers or where goods are temporarily stored for further shipment. Fuel and petroleum products may be dispensed and parts and accessories sold;
- g. data centres (building(s) that house computing facilities like servers, routers, switches and firewalls, as well as supporting components like backup equipment, fire suppression facilities and air conditioning); or
- h. the training of personnel in general industrial operations.

Examples include, but are not limited to, factories, fish processing plants, marine service centres, cold storage plants, freight depots, concrete plant, general garage, industrial-related warehouses, welding shops, vehicle body repair and paint shops/depots, and similar uses. This use class does not include utility services or the preparation of food and beverages for direct sale to the public.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions
- 3) Minimum of 2 access points for access/egress;
- 4) Surface runoff shall be directed to an oil/water separator before being discharged into a storm sewer or other drainage system;
- 5) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties.
- 6) Where it deems necessary, the Town shall require the provision of buffering by the developer which shall be to the satisfaction of the Town.

5.4.9 Industrial – Heavy And/or Hazardous

Definition: Industrial-heavy and/or hazardous means industrial uses, which, by their nature, generate noise, fumes, odours, and are hazardous or obnoxious. This would include manufacturing uses which are required to be registered under the Environmental Assessment Act, such as:

- Processing of meat, fish and poultry products
- Feed Mills
- Distilleries, breweries or wineries (excluding micro-breweries)
- Manufacture of rubber products such as tires and tubes
- Manufacture of plastic products
- Leather and allied products such as leather tanneries
- Manufacture of textile products
- Sawmills, planing mills, shingle mill products industries
- Paper and allied products manufacturing
- Manufacturing, refining and fabricating of metal products
- Manufacturing of clay products, cements, and other non-metallic mineral products
- Refining of petroleum products
- Manufacture of chemical and chemical products including industrial, agricultural, plastics and synthetic resins, paints and varnishes, soaps and cleaning compounds
- Other manufacturing uses including photographic films and plates, floor tiles and coated fabrics manufacturing.

Conditions:

- (1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)
- (2) Shall meet Use Zone Site Development Standards and conditions.

5.4.10 Industrial - Light

Definition: Industrial-light means the use of any land or buildings for any industrial-general use that can be carried out without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance., unsightly outdoor storage, refuse matter, or effluent. Examples include but are not limited to, a recycling depot, wholesale and warehouse uses, rental storage uses, commercial – custom service, catering services, industrial bakeries, food processing, light manufacturing and assembly (clothing, furniture, consumer electronics), broadcast studio, and similar uses; but does not include a salvage/scrap yard.

Conditions:

- 1) Required to submit a Planned Unit Development Application (2.2.2 & 2.2.4);
- 2) Shall meet Use Zone Site Development Standards and conditions;
- 3) Light industry uses should be conducted and wholly contained within an enclosed building and shall not be obnoxious by reason of noise, vibration, odour, dust, smoke, unsightly outdoor storage, refuse matter, or water carried waste. Such uses shall not involve the use of chemical processes which result in the emission of gases, use of significant volumes of water or which generate significant levels of truck traffic.

5.4.11 Industrial Mall

Definition: Industrial mall means a building or a group of buildings designed, developed, owned and managed as a unit in which separate spaces are leased or occupied by permitted industrial uses. No more than 30 percent of the gross floor area of an industrial mall is used for accessory office or related commercial uses.

Conditions:

- 1) Required to submit a Planned Unit Development Application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions

5.4.12 Mineral Exploration

Definition: Mineral exploration means the search for and sampling of minerals or quarry materials where the activity or activities involved meet the definition of "development" under the Urban and Rural Planning Act. "Mineral" and "quarry material" for the purpose of interpreting the definition of mineral exploration (development) are as defined in the provincial Mineral Act and Quarry Materials Act, 1998, respectively. Mineral exploration does not include mining or mineral working (e.g., quarrying). Activities which meet the definition of mineral exploration (development) are to be contrasted with mineral exploration activities that do not meet the definition of development, examples of which include traditional prospecting, geochemical sampling surveys (of rock, soil, sediment, water, or vegetation), ground-based and airborne geophysical surveys, and the cutting of survey lines.

Under Sections 12 and 13 of the *Mineral Act, 1990*, no exploration can be undertaken on private land without the owner's consent (unless by Ministerial Order).

The Mineral Lands Division, Mines Branch administers the *Mineral Act, 1999* under which mineral licences are issued and within the bounds of which mineral exploration may be approved by the issuance of an "exploration approval". Exploration approvals are generally issued for no longer than one year. Applications for exploration approval involving areas within a municipal planning area and where the activities proposed may involve ground disturbance, wildlife disturbance, water quality impairments, or foreseeable land use conflict, are referred to the municipality (in addition to other government agencies), and terms and conditions are drafted to address any specific concerns raised during the referral process.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) ***Mineral exploration that does not meet the definition of 'Development'***: Mineral exploration that does not meet the definition of 'Development' and does not involve appreciable ground disturbance, construction of access roads, or objectionable noise, odour or appearance, of little or no visible impact (e.g., prospecting, ground-based geophysical surveys, geochemical sampling surveys) shall be permitted anywhere in the Municipal Planning Area, provided that adequate notification is provided to Council.
- 3) Mineral exploration, which is classed as 'Development', may be permitted provided that:
 - a. adequate provision is made for buffering and mitigation of potential impacts on adjacent zones; mineral exploration shall be subject to conditions that control noise, appearance, and other impacts that may arise, as well as the duration of the exploration program. The precise nature of these controls shall depend upon the location of the mineral exploration in

relation to built-up and environmentally sensitive areas, such as water supply areas, watercourses, and wetlands.

- b. Where there is to be ground disturbance, the developer shall provide a site restoration surety and/or other satisfactory guarantees of site landscaping to Council.
- c. Council shall not issue a permit for mineral exploration until all necessary permits and approvals have been obtained from the Departments of Industry, Energy and Technology, Government Services, and Environment, Climate Change and Municipalities, and any other relevant Provincial agency.
- d. It complies with provincial standards. Basic environmental requirements for mineral exploration are already set out in the Mineral Regulations under the *Mineral Act, 1999* for example, that all excavated, stripped, and grubbed sites be rehabilitated by backfilling or re-contouring, as appropriate, and then placing stockpiled organic materials back over the site. The Mineral Lands Division conducts inspections year-round to ensure that the Mineral Regulations and the terms and conditions of exploration approvals are adhered to, including that rehabilitation, once due, is completed as required
- e. According to the Mineral Lands Branch, mineral exploration that is classed as development should be at least a discretionary use in all zones, provided that the work is subject to conditions appropriate to the use zone and which address any other concerns specific to the location.

4) Should a town have concerns about any mineral exploration activity, whether before or after the issuance of an exploration approval from the Department of Industry, Energy and Technology to conduct the work, the town shall contact the Mines Branch, Mineral Lands Division in order to have the concerns addressed. Exploration for quarry materials (e.g., sand, gravel) is permitted using the same procedure and typically involves the excavation of test pits followed by their immediate rehabilitation.

5.4.13 Mineral Working

Definition: Mineral working means an operation consisting of one or more of the following activities: the digging for, excavation, and removal of quarry materials (i.e., quarrying) (may involve blasting), the removal of quarry materials previously excavated, the removal of quarry materials previously deposited on site, the stockpiling of quarry materials, the processing of quarry materials (e.g., crushing, screening, washing), the production of civil construction materials which use quarry materials in their natural form (e.g., asphalt, concrete), the re-processing of quarry materials including from reclaimed civil construction materials (e.g., reclaimed asphalt, concrete), the production of soil by blending organic materials with quarry materials, or the treatment or remediation of soil. "Quarry material" for the purpose of interpreting the definition of mineral working is as defined in the provincial *Quarry Materials Act, 1998*. Mineral working does not include mining but may include mineral exploration (development) as a secondary activity. Mineral working does not include the excavation and removal of quarry materials as a by-product of an approved development.

Conditions

- 1) For approved developments where the extraction of quarry materials is occurring or may be expected to occur, the Town shall send a copy of the development permit to the Mineral Lands Division. (quarry materials include but are not limited to aggregate, fill, rock, stone, gravel, sand, clay, borrow material, topsoil, overburden, subsoil, peat).

- 2) Quarry materials produced as a by-product of an approved development may be removed from the development site provided that royalties are paid to the province as required by the *Quarry Materials Act, 1998*. For example, site preparation to construct a building involves removing topsoil, overburden, and possibly rock from the footprint area; these materials may be retained or re-used on the development site (no royalties due) or removed from the site (royalties due). In order to ensure that royalties due the province are paid; it is necessary that the Department of Industry, Energy and Technology be made aware of approved developments where the removal of quarry materials is taking place or may take place.
- 3) The environmental standards in the Mineral Regulations under the *Mineral Act, 1999* shall apply.
- 4) Council shall be satisfied that the mineral working areas shall not create a nuisance –and shall not adversely affect the amenity of the specified development or natural feature. Where the municipal authority is satisfied that the mineral working shall not adversely affect the specified adjacent use or natural feature, mineral working may be permitted closer than the minimum separation distance or buffer shown on the Table below. By allowing the municipality to waive pre-set separation distances where it is satisfied there shall be no adverse effect provides for greater flexibility in selecting sites where mineral workings may be permitted. Where mineral workings are proposed within a specified distance of a specified adjacent use or natural feature that may be adversely affected by the mineral workings, special conditions should be applied to mitigate, reduce, limit, or eliminate the anticipated negative effects.

Minimum Buffer Distance of Pit and Quarry Workings

- 5) From existing or proposed Residential Development:
 - where no blasting is involved 300 metres
 - where blasting is involved 1000 metres
- 6) From any other developed area or area likely to be developed during the life of the pit or quarry working.....150 metres
 - From a Public highway or street.....50 metres
 - From a Protected Road.....90 metres
 - From a Waterbody or watercourse.....50 metres

Where a minimum required distance was originally observed when choosing the location of the quarry, quarrying should not be discontinued or impeded where the buffer is reduced due to encroachment of development towards the quarry.

- 5) Where a minimum required distance was originally observed when choosing the location of a mineral working, the mineral working shall not be discontinued or impeded where the buffer is reduced to less than the required distance due to encroachment of development or zoning boundaries towards the mineral working.

5.4.14 Mining

Definition: Mining means an operation involving the extraction of a mineral for sale and for which a mining lease is required under the provincial *Mineral Act, 1999* administered by the Department of Industry, Energy, and Technology. "Mineral" for the purpose of interpreting the definition of mining is as defined under the *Mineral Act, 1999*. Mining may include, as secondary activities, mineral exploration

(development) and mineral working. Note that under the *Mineral Act, 1999*, dimension stone (i.e., stone used for building facades, gravestones, etc.) is considered a mineral in Newfoundland but a quarry material in Labrador.

Conditions:

The following conditions shall apply to a Mining application subject to a Department of Industry, Energy and Technology regulatory and permitting requirements:

- 1) An application for a development permit shall include a Mineral Working Development Plan satisfactory to the Council for the proposed Mining use, which shall include a site plan showing the location of physical site features and extraction and processing features required by the Council including but not limited to:
 - a. boundaries of the parcel to be mined;
 - b. extent of site area(s) to be mined;
 - c. buildings and structures on the site;
 - d. roads, parking and loading areas and entrance and exit to the site;
 - e. fences, berms and landscaping provided for screening;
 - f. waterbodies and channels to be removed, shifted and created;
 - g. location and expected maximum height of stockpiles of mined ores, sand and gravel;
 - h. location of major machinery and conveyors for receiving and processing raw ores including machinery for sifting, washing and grading ores, and the manufacturing of concrete and stone products;
 - i. the probable location of storage piles of topsoil and overburden removed from earlier phases of mined areas and temporarily being stored for replacement under the Reclamation plan; and
 - j. intended phases of mining operations to be carried out over all portions of the site.
- 2) An application for a development permit shall include a Mining Reclamation Plan satisfactory to Council for the proposed mineral working use which shall explain, illustrate and show to the satisfaction of Council a plan for restoration of the site which includes final ground contours, slopes, depth of topsoil, and vegetation and a phasing plan, if necessary, in the form of a grading and landscape plan or plans.

5.4.15 Natural Resource-Related Uses

Definition: Natural resource-related uses means the use of land or buildings for any commercial or industrial development directly associated with, or requiring proximity to, farm operation, fisheries, forestry or mineral working industries; for example, processing of meat, fish and poultry products, feed mills, sawmills, planning mills, single mill products industries, asphalt plant, gravel crushing operation sand may include, but not limited to, such uses as animal husbandry services, produce or grain storage/processing facilities, farm machinery sales and service outlets, feed and seed warehouse and associated retail outlets, including a nursery or garden centre, and for forestry, mineral working and fishing industries this could include a laydown area for gear and equipment.

Condition:

- 1) Shall meet Use Zone Site Development Standards and conditions;

5.4.16 Salvage/Scrap Yard

Definition: Salvage/scrap yard means an area of land or lot including any building or structure used for the receipt, storage, sale, re-sale and processing of waste or surplus automobile, transportation vehicles or industrial equipment, including any parts or pieces that have been removed, but does not include a solid waste recycling/disposal and composting site.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions
- 2) A scrap yard or solid waste storage or disposal site shall be screened in the following manner where it is visible from a public street or highway, developed area, or area likely to be developed during the life of the use:
 - a. Where tree screens exist between the use and adjacent public highways and streets or other land uses (excepting forestry and agriculture), the tree screens should be retained in a 30-m-wide strip of vegetation so that visibility of any part of the use from the surrounding uses or streets shall be prevented. The tree screens shall be maintained by the owner or occupier of the use to retain 30 metres in a forested appearance.
 - b. Where vegetation dies or is removed from the 30 metres strip, the Council may require new trees of a minimum height of 1 metre be planted to fill in the areas affected to the satisfaction of the Council or, at the discretion of the Council, where no tree screens exist of sufficient width and density to constitute a visual screen, earthen berm should be constructed to a height sufficient to prevent visibility of any part of the use from adjacent uses (exception forestry and agriculture) or adjacent public highways and streets. The berm shall be landscaped to the Council's satisfaction.
 - c. It is recommended that a visual screen fence satisfactory to the Town of at least 2.4 metres in height be erected around the area used for outdoor storage;
 - d. Where it is located within or adjacent to a commercial, residential or institutional area or development, there is no outdoor storage;
- 3) Unless the Council is satisfied that the use shall not create a nuisance and shall not adversely affect the amenity of the specified development or natural feature, no scrap yard or solid waste storage or disposal site shall be located closer than the minimum distances set out below to the specified development or natural features:
 - a. Existing or proposed Residential Development - 300 metres
 - b. Any other developed area or area likely to be developed during the life of the scrap yard or solid waste storage or disposal site- 150 metres
 - c. Public highway or street- 50 metres
 - d. Protected road - 90 metres
 - e. Water body or watercourse- 50 metres

5.4.17 Solid Waste Recycling/Disposal and Composting Site

Definition: Solid waste recycling/disposal and composting means a waste disposal site as defined by the *Waste Diversion Regulations, 2005* under the *Environmental Protection Act, 2002*, such as waste transfer stations, composting or recycling.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;

- 2) A vegetated or landscaped buffer zone of at least 15 metres around the perimeter of the use, in order to minimize any potential nuisance associated with noise, dust, or odors, or any objections based on visual aesthetics is provided;
- 3) There is adequate availability of utilities, including water, sewer, and electricity, to provide water for firefighting and wash down of floors, electrical power for machinery and lighting, and for staff amenities;
- 4) The volume of material to be handled and/or stored is provided and the facility designed with sufficient capacity to handle peak material volumes;
- 5) Measures to prevent storm water and runoff from contacting waste materials shall be required and all waste containers used should be leak proof or provide for the collection and treatment of contaminated water and other liquids. Proper disposal of contaminated water shall be ensured;
- 6) Fencing should be provided around the perimeter of the site, with a lockable gate at any entrance point. The type of fencing may accommodate with the natural site features;
- 7) Containers intended to receive organic waste shall be required to have lids, screens, or covers that shall prevent access by bears and other predators, rodents, and birds, or be placed inside predator-proof enclosures;
- 8) Where organic wastes are involved, buildings should be specifically designed to prevent infestation by rats and other small mammals, and to be predator-proof.
- 9) If the solid waste recycling/disposal or composting site is visible from a public street or highway or a developed area, then the visual buffer is required to a height sufficient to prevent visibility.
- 10) No solid waste disposal site shall be located closer than 1.6 kilometres from a residential development.

5.5 CONSERVATION LAND USE CLASS

5.5.1 Environmental Protection

Definition: Environmental protection area means areas where development is restricted due to the natural features of the site for purposes of conservation or protection of habitat, wetlands, resource management, viewscapes or other special designations under legislation; or site unsuitability due to erosion control, steep slopes, flood control and water supply protection.

Conditions that apply to both zones:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Nothing in these Regulations shall prevent the designation of environmental protection areas in any zone.
- 3) Council shall not permit development vulnerable to flooding in areas known to be subject to local flooding.
- 4) Require that development of passive recreation facilities such as walking or nature trails, and associated interpretation programs do not have an adverse impact on the natural environment and residential properties; and,
- 5) The Town may require that any development near a designated trail or water course be reviewed by the Town to ensure that development does not negatively impact such trail or watercourse. Where deemed necessary, the Town may require that the buffer be provided by the developer.

5.5.2 Open Space, Parks and Trails

Definition: 'Open space, parks and trails' means a generally undeveloped space or environmentally sensitive area maintained for the preservation of natural heritage, wildlife and the environment where the quality of the environment and naturalness of an area is the focus of the recreational experience; activities and development are limited to trails, picnic areas, playgrounds and associated signage.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Nothing in these Regulations shall prevent the designation of parks and playgrounds in any zones provided that such parks and playgrounds are not located in areas which may be hazardous to their use and are not operated for commercial purposes.
- 3) Parks and playgrounds may be located on backland but shall have at least one 5-metre-wide vehicular access directly onto a public street.
- 4) Public toilet facilities associated with a park or trail development requires review by the Council in consultation with Service NL in order to meet provincial regulatory requirements.
- 5) It is recommended that trails have a 3 metres width as a pedestrian corridor with/without use by bicycles.
- 6) Council may require a screen or vegetative buffer between a trail and adjacent land uses to ensure that nuisance factors are minimized and trail activities do not hinder the enjoyment of property.
- 7) In the Rural zone: Recreational Open Space and Trails may be permitted in this zone subject to the following conditions:
 - a. the proposed use shall not interfere with adjacent agricultural and other natural resource uses by virtue of noise, increased traffic or other activities;
 - b. the proposed use shall not prejudice the continuation of existing agricultural and other natural resource uses and operational practices which may not be compatible with the proposed use;

5.6 PUBLIC/INSTITUTIONAL LAND USE CLASS

5.6.1 Cemetery

Definition: Cemetery means a facility or land area reserved and dedicated to the burial of the dead and includes a columbarium, mausoleum, mortuary and related maintenance facility. A discretionary accessory use might include a crematorium (a facility containing a certified furnace or similar device intended for use in the incineration of human or animal corpses) subject to conditions.

Conditions:

- 1) Council may require a landscape plan to be submitted as part of the Development Application. The landscape plan shall illustrate areas of landscaping in relation to the burial plots and shall identify the location and types of plant species that are to be planted.
- 2) It is recommended that a minimum 6-metre wide buffer should be maintained between any lot line of the cemetery and areas designated for burial purposes and, within this buffer, trees and shrubs are to be planted to provide a landscaped screen between the cemetery uses and abutting properties.
- 3) Council may require a fence to be constructed and erected along all lines of the cemetery
- 4) A cemetery use shall receive the approval of the Digital Government and Service NL.
- 5) A crematorium is subject to the following conditions:
 - a. A buffer between the crematorium and a sensitive land use such as residential, day care, elementary or secondary school or higher intensity land use, may be required at the discretion of the Council based on the following guideline:
 - i. The buffer between the crematorium structure within the cemetery to the lot line shared with residential or sensitive land use, such as elementary or secondary schools, daycare, should be a minimum of 70 metres unless there are extenuating physical characteristics of the site that would provide natural screening
 - ii. The buffer between other resource uses should be a minimum of 30 metres but may be less if there are extenuating physical characteristics of the site that would provide natural screening;
 - b. All crematory facilities shall be located within an enclosed building that meets building and fire code requirements;
 - c. All applicable local, provincial, and federal laws and regulations shall be met;

5.6.2 Institutional Use

Definition: Institutional use means the use of land or buildings for public purposes, whether publicly or privately funded, where people may gather in larger numbers to access a regional or a municipal-wide or regional service, including but not limited to:

- a. Hospitals;
- b. Government Offices;
- c. Educational Facilities;
- d. Convention Centres or major cultural centres, such as provincial Arts and Culture Centres;
- e. Recreation Complex, such as an arena, multi-use sports and entertainment centres, roller rinks, swimming pools; and,
- f. Personal Care Facilities (larger than residential home), such as nursing or senior's homes, family and group care centres (see 4.6.2.1 below).

g. Penal and correctional detention centres.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4);
- 2) Shall meet Use Zone Site Development Standards and conditions;
- 3) Temporary accommodations for contractual staff can be provided onsite;
- 4) For Personal Care Facilities-Non-residential (Nursing Homes and Family & Group Homes/Care Centres), the following standards apply:
 - a. The development shall be treated as a single planned unit development as set out in Part II of these Regulations, except that the minimum dwelling floor areas, building line setbacks and yards shall be as determined by Council.
 - b. The development shall be tailored to the needs of the persons occupying the development in accordance with their condition.
 - c. The overall design of the development – including road layout, landscaping, building design and location, parking areas, and so forth – shall be attractive and compatible with other uses in the vicinity.
 - d. A single management authority should be responsible for the maintenance of properties within the development.
 - e. Building types can be as necessary to serve the purposes of the development, including a variety of dwelling types, care facilities, and communal facilities such as storage rooms, hobby rooms, workshops, and garages.
 - f. Adequate noise separation shall be maintained between the use and adjoining dwelling units in an apartment building,
 - g. a fire exit for the exclusive use of the facility use shall be provided,
 - h. a separate entrance for the exclusive use of the facility use shall be provided unless the entrance to the use from a common lobby or foyer is immediately adjacent to such lobby or foyer,
 - i. parking as required in these Regulations shall be provided and reserved for the exclusive use of the facility use and identified as such on the parking lot,
 - j. a minimum of 5 m² of net floor space per person should be provided for use by the facility users, this aggregate floor space should be utilized for the purpose of group amenity areas and individual rest areas,

5.6.3 Protective and Emergency Services

Definition: Protective and emergency services means a development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of utility services. Typical uses include police stations, fire stations and ancillary training facilities.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce nuisance impact on surrounding properties.

5.6.4 Public Gathering Places -Indoor

Definition: Public gathering places-Indoor means a building or part thereof designed and equipped to be used for public gatherings for entertainment, religious (place of worship), cultural, civic, educational,

charitable, philanthropic or social purposes and may include, but are not limited to, a movie theatre, playhouse, museum, art gallery, place of worship, funeral home, community or cultural centre, library. These are smaller than regional institutional uses, like a hospital or college campus, as the patrons generally are not such a broad segment of society and therefore does not create the same level of activity in terms of onsite use and traffic.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 3) Where permitted as a discretionary use on a Use Zone Table in Chapter 3, a place of worship or an educational use shall conform to the frontage, building line setback, side yard, rear yard, lot coverage and height requirement specified for a single detached dwelling.
- 4) Crematory facilities may be allowed as a discretionary accessory use to a funeral home when the funeral home is the principal use, subject to meeting the following conditions:
 - a. A buffer between the crematorium and a sensitive land use, such as residential, day care, school or higher intensity land use, may be required at the discretion of the Council based on the following guideline, that the buffer be a minimum of 70 m from a residential or sensitive land use, such as elementary or secondary schools, day-care unless there are extenuating physical characteristics of the site that would provide natural screening;
 - b. All crematory facilities shall be located within an enclosed building that meets building and fire code requirements.
 - c. All applicable local, provincial, and federal laws and regulations shall be met

5.6.5 Public Gathering Places - Outdoor

Definition: Public gathering places-outdoor means an open-air assembly use requiring the minimum of permanent facilities, and included, but is not limited to, facilities in the form of or similar to, an outdoor worship service and informal outdoor recreation, including, but not limited to, a picnic or barbecue area, playground and walking or jogging trails; but does not include sport and recreation facilities or a recreation complex.

Conditions:

- 1) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4)
- 2) Shall meet Use Zone Site Development Standards and conditions;
- 3) Appropriate noise and separation measures shall be incorporated into the development to reduce noise impact on surrounding properties;
- 4) The use shall not negatively impact upon the associated activities such that the combined uses create a public safety or health concern or inconvenience.
- 5) The use shall not be permitted in close proximity to a residential area where, in the opinion of Council, the use or its associated activities shall create a nuisance, such as the generation of fumes, noise, vibration, litter, and lighting, affecting the nearby residential area.
- 6) Where it is determined by Council, for public safety and convenience, that fencing is required; the area of the use shall be fenced in accordance with the requirements of Council;
- 7) Where it is determined by Council that washroom facilities are required, the use shall be required to provide washroom facilities in accordance with the requirements of the Service NL and Council;
- 8) Where it is determined by Council, a security deposit shall be required to be submitted to the Town for the cleanup of the site and surrounding area of litter and debris which is generated by the

activities or the use. The security deposit shall be returned upon the site and surrounding properties being left in a clean state that is satisfactory to Council.

5.6.6 Sports and Recreation Facilities

Definition: Sports and recreation facilities means land and a building, structure or part thereof, not part of a large institutional building, designed and equipped to be used for athletic and leisure activities, and may include, but not limited to, a health and fitness centre, bowling alley, curling rink; tennis, squash, handball and badminton courts; sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, and informal outdoor recreation, such as, cycle, walking or jogging tracks; but does not include a recreation complex but may include Public Gathering-Outdoor uses.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) The activity is not unduly detrimental to the wider amenity of the area including neighbouring uses and appropriate noise and separation measures shall be incorporated into the development to reduce noise impacts.

5.7 RESIDENTIAL LAND USE CLASS

5.7.1 Single Detached Dwelling

Definition: A single detached means a detached dwelling containing one main dwelling unit which has a private entrance, and which is not attached to another dwelling; and, does not include mobile homes or recreational vehicles, but does include mini-homes or tiny homes; but it may contain a subsidiary apartment (see 5.9.1.2)

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) In the Rural zone, a single detached dwelling may only be permitted only as accessory to an agricultural use. A single detached dwelling is subject to the approval of the Land Resource Stewardship Division and the Government Service Centre before a permit is issued by the Town.

5.7.2. Semi-Detached Dwelling (Double dwelling)

Definition: A semi-detached dwelling means a building containing two dwelling units, where each dwelling unit has a private entrance as compared to apartment buildings with a common entrance, where the units can be placed one above the other, or side by side, but does not mean a Single Detached Dwelling containing a subsidiary apartment. Both units shall front on to a publicly maintained road.

Conditions:

- (1) Shall meet Use Zone Site Development Standards and conditions.

5.7.3 Townhouses

Definition: A townhouse or townhome is a single-family home that shares one or more walls with other independently-owned units. They are often in rows of uniform homes, two stories or taller. Residents

own their interior and exterior walls, lawn, and roof, as well as the insurance for both their home and property. Residential townhouses are usually three or more dwelling units, each unit separated vertically from the others, each of which shall have an independent entrance to a front and rear yard immediately abutting the front and rear walls of the unit, and each of which may be located on a separate lot. All units shall front on to a publicly maintained road.

Conditions:

- (1) Shall meet Use Zone Site Development Standards and conditions;
- (2) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4);
- (3) Shared walls shall meet all national code regulations;

5.7.4 Apartment Building

Definition: Apartment building means a building containing three or more dwelling units which have a shared entrance and hallway but does not include a row dwelling or a subsidiary apartment.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Required to submit a Planned Unit Development application (2.2.2 & 2.2.4);
- 3) Commercial uses may be permitted in multiple-unit apartment buildings where:
 - a. The proposed use is located on the ground floor of the apartment building;
 - b. The commercial use shall serve local needs of the residents and surrounding neighbourhood; and,
 - c. The use shall not detract from the residential character of the neighbourhood by virtue of generating excessive noise or traffic.

5.7.5 Cottage

Definition: Cottage or cabin means a dwelling unit designed or intended for seasonal or recreational use and is not intended for use as permanent living quarters and does not include a vehicle as defined under the *Highway Traffic Act, 1990*.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Shall meet building requirements under these Development Regulations, including the National Building Code, etc.
- 3) Remote or accessible (recreational) cottages shall not be eligible for municipal services if such service would be a burden to taxpayers;
- 4) A home in a residential area, used as a seasonal residence, shall be maintained to the standard of the neighbourhood as a full-time residence;
- 5) Recreational cottages with road access (usually a resource road) allocated on Crown land should preferably be located within a designated cottage development area by the Lands Branch, Government of Newfoundland and Labrador.
- 6) In the Rural zone, cottages are a discretionary use that may only be permitted if the Town is satisfied that it shall not create an obligation to provide municipal services and that it shall not have a negative impact on resource exploration and development within the Rural zone.

5.7.6 Mini-Home

(a) Mini-Home -Definition: Mini-home means a sectional prefabricated dwelling designed for transportation after fabrication to a site, typically transported by means of flat-bed trucks, and coupled together mechanically and electrically to form a single structure situated on a permanent foundation, either a full basement or crawlspace, or slab on grade, or other acceptable permanent foundation as determined by Council, but does not include a mobile home. Mini homes do not have axles or a chassis. A mini-home shall be >50 m²; it is not a tiny home.

- **Mini Home Park:** means a development under single or joint ownership, cared for and controlled by an operator where individual mobile or mini home lots are rented or leased with or without units placed on them and where ownership and responsibility for the maintenance and development of site facilities including underground services, access roads, communal areas, snow clearing and garbage collection, or any of the, are the responsibility of park management. It does not travel trailer park, campground or group dwellings.
- **Mini-Home Subdivision:** means a development requiring the subdivision of land whether in single or joint ownership into two or more pieces or parcels of land for the purpose of mobile home or mini-home lots and where the maintenance of streets and services is the responsibility of a municipality or public authority. A mobile home may not be located within a mini home subdivision; however, a mini home may be located within a mobile home subdivision.

Conditions:

- (1) Mini-home may be located outside a mini-home park or subdivision provided that the design is compatible with housing design of existing homes in the neighbourhood.
- (2) A mini home subdivision/park is required to submit a Planned Unit Development Application (2.2.2 & 2.2.4);

5.7.7 Mobile Home

Definition: Mobile home means a transportable factory-built single detached family dwelling unit:(a) which complies with space standards substantially equal to those laid down in the Canadian Code for Residential Construction and is in accordance with the construction standards laid down and all other applicable provincial and;(b) which is designed to be transported on its own wheels and chassis to a mobile home lot, and subsequently supported on its own wheels, jacks, posts or piers, or on a permanent foundation and connected to exterior public utilities , in order to be suitable for year round term occupancy. A mobile home may include a Tiny home that is transportable.

- **Mobile Home Park:** means a development under single or joint ownership, cared for and controlled by an operator where individual mobile or mini home lots are rented or leased with or without units placed on them and where ownership and responsibility for the maintenance and development of site facilities including underground services, access roads, communal areas, snow clearing and garbage collection, or any of the, are the responsibility of park management. It does not travel trailer park, campground or group dwellings.
- **Mobile Home Subdivision:** means a development requiring the subdivision of land whether in single or joint ownership into two or more pieces or parcels of land for the purpose of mobile home or mini-home lots and where the maintenance of streets and services is the responsibility

of a municipality or public authority. A mobile home may not be located within a mini home subdivision; however, a mini home may be located within a mobile home subdivision.

Conditions:

- 1) A mobile home may be located outside a mobile home park or subdivision provided that the structure meets the following conditions:
 - a. The home is placed on a permanent foundation or otherwise permanently supported and fixed, with wheels and axles removed, and shall be provided with a visible foundation or skirting acceptably similar in appearance to foundations of dwellings in the immediate area;
 - b. The lot otherwise meets the standards of a residential lot.
- 2) A mobile home subdivision/park is required to submit a Planned Unit Development Application (2.2.2 & 2.2.4);

5.7.8 Tiny Homes

Definitions:

Tiny house means a residential single dwelling unit intended for year-round use designed to be used with a permanent foundation and has permanent provisions for living, sleeping, eating, cooking and sanitation, typically with a maximum floor area of <50 m².

Conditions:

- 1) Tiny houses shall be constructed to the requirements of the National Building Code;
- 2) The location of a tiny house subdivision shall be determined by Council in any residential zone and subject to any conditions identified by council;
- 3) Shall meet Use Zone Site Development Standards and conditions; that is, all other siting requirements of the residential land use zone shall apply;
- 4) Tiny houses shall have permanent provisions for living, sleeping, eating, cooking and sanitation;
- 5) An accessory building in the Tiny House Subdivision shall not exceed the size of the tiny house.
- 6) A Planned Unit Development application is required as part of the application to develop a Tiny Home subdivision.

5.7.9 Non-Market Housing

Non-market housing is based on the principle that at some point during the development or operation of the housing accommodation, there is an investment by a level of government, private business, or non-profit organization that allows the cost of that housing to be offered to renters or owners at a price that is less than the current market value. There is no single model used for non-market housing.

5.7.9.1 Assisted Living, Residential or Personal care home

Housing with supports or independent living or personal care home-residential: Housing for seniors and people with physical and/or mental disabilities that includes on-site hospitality and personal-care support services (i.e., Level 1 & 2 care) and does not include people requiring 'supportive housing' described in 4.7.8.3;

5.7.9.2 Non-profit housing:

A housing development providing housing for low/no income people who cannot afford market housing; i.e., Newfoundland & Labrador Housing, Co-op housing;

5.7.9.3 Supportive housing:

Housing that provides on-site supports & services to residents (regardless of age) who cannot live independently for the following reasons:

- Are homeless or at risk of homelessness
- Require supports with mental health and/or addictions, and/or multiple complex needs (i.e., children-at-risk removed from home but not in foster care)
- Recent release from incarceration

This can include a 'group home' - Definition: A personal care home (group home) is a Single Detached Dwelling used for children or young people who cannot live with their families, people of any age with chronic disabilities including be adults or seniors, or people with dementia. Typically, there are no more than six residents. There is at least one trained care-giver onsite 24-hours a day

5.7.9.4 Emergency shelter (Safe home/homeless shelter Homeless Hub): Immediate, short-stay housing for people who are homeless or at risk of becoming homeless;

5.7.9.5. Transitional housing: Housing for residents for between 30 days and three years. It aims to transition individuals to long-term, permanent housing;

Conditions:

- 1) The use and appearance of the dwelling shall not materially differ from, or adversely affect, the amenities of adjacent dwellings or the neighbourhood;
- 2) Council may require special access and safety features to be provided to the occupants before occupancy is permitted.
- 3) Shall meet Use Zone Site Development Standards and conditions;
- 4) A personal care or group home is permitted in a dwelling unit that is adequate in size to accommodate the number of persons living in the group, inclusive of staff.
- 7)

5.7.10 Garden Suite

Definition: A Garden suite (or Secondary Detached Dwelling) means a self-contained dwelling unit without a basement, located in the rear yard of a lot containing a permanent, single dwelling. It is equipped with its own kitchen, living area, a maximum of one bedroom, bathroom and storage space. It does not have a subsidiary unit and is detached from the primary dwelling on the lot. It may be constructed onsite or transported as a modular unit to the lot but cannot include a mobile home or mini-home.

Conditions:

- 1) No more than 1 garden suite shall be allowed on a single residential lot occupied by a single detached dwelling;
- 2) The single detached dwelling cannot have a subsidiary apartment and a garden suite; that is, there can only be one accessory dwelling unit, either a garden suite OR a subsidiary apartment, but not both;
- 3) The affected property shall contain a legally conforming and permanent, owner-occupied habitable single detached dwelling, to which the garden suite is accessory;
- 4) The garden suite shall not exceed 40% of the total habitable floor space of the primary dwelling or 70 m², whichever is the lesser;

- 5) The applicant is responsible to submit a real property report as part of an application for a garden suite;
- 6) A garden suite shall not be allowed on properties smaller than 800 m² in size;
- 7) Garden suites shall be placed on a cement pad or footing (no basement) or similar footing acceptable to Council;
- 8) Garden suites shall comply with all the yard (setback) requirements for the principal dwelling;
- 9) The minimum separation distance between the principal dwelling and any garden suite shall be in compliance with the requirements of the zone and the National Building Code;
- 10) Where available, garden suites shall be connected to the municipal water and sewer systems;
- 11) Access to the garden suite shall be provided by the existing driveway(s);
- 12) A minimum of 1 off- street parking space shall be provided for the garden suite;
- 13) The exterior of garden suite should incorporate building materials, textures, and colours that are similar to that of the principal dwelling;
- 14) A garden suite shall be owned by the owner of the primary dwelling and shall not be sold as a condominium unit;
- 15) A garden suite may be constructed on site or be transported as a modular unit to the lot, but shall not include a mobile or mini-home; and,
- 16) Prior to the construction or placement of a garden suite, the Council may require a written agreement with the owner of the affected property to deal with matters such as the installation, maintenance and possible removal of the secondary suite, the period of occupancy, and the rehabilitation of the site.

5.7.11 Dormitory

Definition: A dormitory means a building sometimes referred to as residence hall primarily providing sleeping and residential quarters for large numbers of people such as boarding school, high school, college or university students, also including medical residence for staff, religious organizations, or private companies providing accommodations for staff in a single detached dwelling, semi-detached dwelling, apartment building or hostel.

Conditions

- 1) Shall meet Use Zone Site Development Standards and conditions.
- 2) Units may be rented as an open-ended monthly apartment for the purposes set out in the definition, they are not intended for commercial short-term-residential-rental.
- 3) Dormitories may offer organized and managed by cooperative cleaning and cooperative kitchen arrangements.
- 4) The dormitory shall have an overall cohesive design including a prominent lobby, pleasant appearance from the street, clear parking lot street entrance and design with a dust free surface, and landscaping (trees, shrubs, lawn) in setbacks and open areas.
- 5) There shall not be separate utility connections or utility billing or addressing for individual rooms.
- 8)

5.7.11 Seasonal Dwelling

Definition: Seasonal dwelling means a single detached dwelling, double dwelling, townhome, or garden suite which is occupied as a secondary residence, not used for year-round occupancy, and not occupied for greater than six months per calendar year;

Conditions

- 1) Shall meet Use Zone Site Development Standards and conditions.
- 2) At the discretion of Council, seasonal dwellings may be subject to the conditions of Short Term Residential Rentals (3.3.33).

5.8 PUBLIC INFRASTRUCTURE AND UTILITIES

5.8.1 Communications

Definition: Communications means a television, radio, cell phone, or transmission tower or antenna, as well other communications transmitting or receiving building or infrastructure and includes wireless communications facilities, such as, infrastructure regulated by the federal government that enables wireless communications including broadcast antennas, cellular phone towers including private antenna systems for ham radio and citizen band radio, mounted on the ground or on another structure such as a rooftop.

Conditions:

- 1) Council may, within any zone, permit land or a building to be used in conjunction with telecommunications structures or antennas subject to the following standards:
 - a. shall meet Industry Canada standards;
 - b. where it is deemed feasible, a new telecommunications structure or antenna shall share existing telecommunications structure or antenna infrastructure or shall modify or replace an existing telecommunications structure or antenna to accommodate the new and existing telecommunications structure or antenna provided the changes to the existing telecommunications structure or antenna do not detract from the appearance and character of the surrounding properties;
- 2) The colour, location, and design of a new telecommunications structure or antenna shall not detract from the appearance and character of the surrounding properties and do not negatively impact aesthetically on adjacent lands and uses; and,
- 3) The site or the building on which the telecommunications structure or antenna is erected or situated should be landscaped or treated in a manner to minimize the visual impact on the surrounding area.

5.8.2 Easement

Definition: Easement means the right to use land, most commonly for access to other property, or as a right-of-way for utility service.

Conditions:

- 1) No permanent building shall be constructed over any known easement, whether that easement has been assigned to the Town, a department of the provincial or federal government, or any utility

company (i.e.: Newfoundland Power, telephone, cable television, Crown Land). Permanent buildings include, but are not limited to, all dwellings and accessory buildings.

- 2) Access to these easements by service providers shall be preserved;

5.8.3 Utilities

Definition: Utilities means a development that comprises a system or works including municipal services used to provide one or more of the following for public consumption, benefit, convenience or use:

- a. water;
- b. sewage disposal;
- c. drainage;
- d. fuel;
- e. electric power;
- f. waste management;
- g. street lighting;
- h. telecommunications,
- i. and includes minor buildings and the thing that is provided for public consumption, benefit, convenience or use but does not include a water treatment plant, sewage treatment plant, solid waste landfill, or power plant (including energy generating facilities in 4.4.4).

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) Water treatment plant, sewage treatment plant, solid waste landfill, or power plant shall be reviewed as required by the development application process for the purposes of establishing conditions for development and ensuring appropriate referrals are made to agencies such as Environmental Assessment Division, Waste Management Division, etc.
- 3) No adverse effect on adjacent land uses is created.
- 4) The size and appearance of such works shall be in keeping with adjacent uses; and,
- 5) Provision should be made for buffering in the form of landscaped areas between uses;

5.8.4 Municipal Drinking Water Treatment Facility

Definition: A Municipal Drinking Water Treatment Facility means a facility including a building and any outdoor reservoirs and facilities required for the transport and treatment of water for the purposes of providing potable drinking water for the community in accordance with applicable federal and provincial standards.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) The water treatment plant shall be reviewed as required by the development application process for the purposes of establishing conditions for development and ensuring appropriate referrals are made to agencies such as Environmental Assessment Division, Water Resources Management Division, etc.

5.8.5 Municipal wastewater (sewer) treatment facility

Definition: A Municipal wastewater (sewer) treatment facility means a facility including a building and any outdoor reservoirs and structures required for the treatment of sanitary domestic wastewater

discharged from residences and from commercial, institutional, industrial and similar facilities in the municipality in accordance with applicable federal and provincial standards.

Conditions:

- 1) Shall meet Use Zone Site Development Standards and conditions;
- 2) The wastewater treatment plant shall be reviewed as required by the development application process for the purposes of establishing conditions for development and ensuring appropriate referrals are made to agencies such as Environmental Assessment Division, Water Resources Management Division, and any other provincial or federal agencies, as required.

6.0 SUBDIVISION OF LAND

6.1 SUBDIVISION STANDARDS

6.1.1 Permit Required

1. No land in the Municipal Planning Area shall be subdivided unless a permit for the development of the subdivision is first obtained from Council.
2. No provision in a shall that purports to subdivide land is of any effect to subdivide that land contrary to these Regulations.

6.1.2 Public Notice

Council shall, at the applicant's expense, publish a notice in a newspaper circulating in the area of the application and consider any representations or submissions received in response to that advertisement.

6.1.3 Subdivision Subject to Zoning

The subdivision of land shall be permitted only in conformity with the Use Zones delineated on the Zoning maps and associated Development standards.

6.1.4 Subdivision design standards apply

The provisions in this chapter of the Development Regulations apply each of the following:

1. The subdivision of land under single ownership into five or more lots, including the residual lot;
2. Construction, upgrading, or extension of a public street;

6.1.5 Subdivisions design standards do not apply

The requirements of this Chapter shall not apply to the following:

1. Where the parcel being created is to be used solely for the unattended equipment necessary for:
 - a. the operation of community water, storm or sanitary sewer systems;
 - b. public utilities, including electrical substations or generating stations;
 - c. air or marine navigational aids;
 - d. any other similar public service or utility (including wind turbine 'farms');
2. Cemeteries;
3. Resource uses set out in the Rural zone;
4. Conservation, open space, park uses;
5. Minor subdivisions of four (4) or fewer lots which do not require new public or private road construction or the installation of utility infrastructure or water and sewer services (other than private connections; these shall comply with the development standards of the Use Zone.

6.1.6 Subdivision Permit Subject to Considerations

1. A permit shall not be issued when, in the opinion of Council, the development of a subdivision does not contribute to the orderly growth of the Town or does not demonstrate sound design principles.
2. In considering an application, Council shall, without limiting the generality of the foregoing, consider:
 - a. the location of the land;
 - b. the availability of and the demand created for schools, services, and utilities;
 - c. the provisions of the Municipal Plan and Regulations affecting the site;
 - d. the land use, physical form, and character of adjacent developments;
 - e. the transportation network and traffic densities affecting the site;
 - f. the relationship of the project to existing or potential sources of nuisance;
 - g. soil and subsoil characteristics;
 - h. the topography of the site and its drainage;
 - i. natural features such as lakes, streams, topsoil, trees and shrubs and potential environmental effects with respect to watercourses, wetlands, steep slopes, drainage patterns, storm water generation and control, and loss or fragmentation of habitat,
 - j. prevailing winds;
 - k. visual quality;
 - l. community facilities;
 - m. municipal costs related to the provision and maintenance of roads, other infrastructure, and municipal services;
 - n. energy conservation; and,
 - o. such other matters as may affect the proposed development.

6.1.7 Restriction on Sale of Lots

The developer shall not develop or dispose of any lot within a subdivision for the purposes of development and no building permit shall be issued until Council is satisfied that:
the lot can be serviced with satisfactory water supply and sewage disposal systems,
satisfactory access to a street is provided for the lots, and
the lot meets the minimum development standards for the Use Zone in which the lot is located.

6.1.8 Building Permits Required

Notwithstanding the approval of a subdivision and a permit to subdivide land by Council, a separate building permit shall be obtained for each building proposed to be erected in the area of the subdivision, and no building permit for any building in the area shall be issued until the developer has complied with all the provisions of these Regulations with respect to the development of the subdivision.

6.1.9 Land for Park/Public Use in Subdivisions

Council may require the dedication of a percentage of the land area of any subdivision or other development not more than 10% to be developed as park land or other public use, and such land shall be conveyed to Council in accordance with Section 37 of the *Urban and Rural Planning Act, 2000*. The Town may consider cash in lieu equivalent to the pre-development value of the land, as well.

6.1.10 Landscaping requirements in subdivisions

- 1) Wherever possible, natural areas should be maintained in their natural state and the destruction of these natural areas by development should be minimized. If the natural area is a part of a public open space area, the developer should prepare a landscape plan integrating the natural areas with the portions of the open space area that is to be developed for recreational purposes. The plan shall illustrate the grading relationships between developed and natural areas of the park.
- 2) Minimum landscaping of the recreational open space area should be topsoil and grass seed, as determined by the Town. Mulch or pebbles alone are not considered landscaping unless they are part of an overall landscape plan.
- 3) Where it is determined by Council that berming or a swale is required, or that major sloping occurs within, or outside, the normal boundaries of a lot, it shall be the developer's responsibility to landscape the berm, swale or slope with a minimum of grass.
- 4) A landscape deposit may be required as part of the Subdivision Agreement to be returned upon the acceptance of the area by Engineering Services.

6.2 SUBDIVISION PERMIT REQUIREMENTS

6.2.1 Subdivision Development Agreement

Where Council has determined that a subdivision development agreement is a condition of a permit for the subdivision development, the subdivision development agreement shall meet the conditions of Development Agreements as set out in the Administration chapter.

6.2.2 Municipal Services to be Provided

No permit shall be issued for the development of a subdivision unless provisions satisfactory to Council have been made in the application for a supply of drinking water, a properly designed sewage disposal system, and a properly designed storm drainage system so as not to affect adjoining and nearby properties.

6.2.3 Private Well water source: Groundwater Supply Assessment and Reporting

1. A groundwater assessment report shall be required to be completed and submitted by the subdivision applicant to the Water Resources Management Division (and copied to the Town) as part of the subdivision approval process where a minimum sized subdivision of 5 or more lots is to be serviced by individual wells. The Groundwater Assessment Report shall be prepared in accordance with the '*Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells*'. Requirements to complete a Groundwater Assessment Report shall be based upon the following criterion:
 - a. A groundwater assessment study shall not be required for subdivisions less than five (5) lots, each having a minimum 2,203m² (1/2 acre) size, unless the area has documented drinking water quality and/or quantity problems.
 - b. A proposed subdivision from five (5) to fifteen (15) lots shall require a Level I assessment, as defined in the Groundwater Supply Assessment and Reporting Guidelines.
 - c. A proposed subdivision greater than fifteen (15) lots shall require a Level II assessment, as defined in the Groundwater Supply Assessment and Reporting Guidelines.

Number of Lots	Groundwater Assessment Requirement		Number of Test Wells
	Level 1	Level 2	
1-4	No-but may be required if site has history of ground water quality and quantity issues	No	0
5-15	Yes	may be required if site has history of ground water quality and quantity issues	may be required if site has history of ground water quality and quantity issues
16-30	Yes	Yes	1
31-45	Yes	Yes	2
46-60	Yes	Yes	3
61-75	Yes	Yes	4
75-90	Yes	Yes	5
91-105	Yes	Yes	6

6.2.4 Fees, Service Levies, and Development Charges

6.2.4.1 Subdivision Fees

The applicant shall pay a subdivision application fee as determined by Council at the time of submitting a Development Application to subdivide. The subdivision application fee may be calculated on a per-lot basis for every lot created by the subdivision of land. This fee may be calculated in addition to any other fee or charge required under the regulation addressing Development Charges.

6.2.4.2 Service Levies and Local Improvement Assessments

- 1) The applicant shall be required to pay all service levies and local improvement assessments identified by Council for connection to services, utilities, streets, and for the construction or improving of capital works funded by Council or under Council's direction which benefit and accommodate the development or subdivision. The service levies or local improvements assessments shall be paid in such amount and in such form as determined by Council as a condition of permit or as a condition of a Development Agreement to subdivide land and such payment shall be agreed upon prior to construction occurring on the land.
- 2) This section shall not affect any outstanding levies and/or assessments that were determined prior to the enactment of these Regulations.
- 3) The applicant shall pay the cost of all capital works necessary to serve the proposed development or subdivision.

6.2.4.3 Deposit of Securities

As a condition of a permit to develop a subdivision and as part of a Development Agreement to subdivide, the Town may require an applicant to deposit with the Town a security to cover the cost of all the subdivision improvements and completion thereof. These securities should be payable after approval by Council and before issuance of a construction permit under these Regulations.

6.2.4.4 Land for Public Open Space

- 1) Before a development commences, the developer shall, if required, dedicate to Council, at no cost to the Town, an area of land equivalent to not more than ten percent (10%) of the gross area of the residential subdivision for public recreational open spaces, subject to the following requirements:
 - a. where land is subdivided for any purpose other than residential use, Council shall determine the percentage of land to be dedicated;
 - b. if, in the opinion of Council, no public open space is required, the land may be used for such other public use as Council may determine:
 - i. the location and suitability of any land dedicated under the provisions of this Regulation shall be subject to the approval of Council but in any case, Council shall not accept land which, in its opinion, is incapable of development for any purpose;
 - ii. Council may accept from the developer, in lieu of such area or areas of land, the payment of a sum of money equal to the value of the land which would otherwise be required to be dedicated; and,
 - iii. this money received by the Authority (above), shall be reserved by the Town for the purpose of the acquisition or development of land for public open space or other public purpose.
- 2) Land dedicated for public use in accordance with this Regulation shall be conveyed to the Town and may be sold or leased by Council for the purposes of any development that conforms with the requirements of these Regulations, and the proceeds of any sale or other disposition of land shall be applied against the cost of acquisition or development of any other land for the purposes of public open space or other public purposes.
- 3) Council may require a strip of land to be reserved and remain undeveloped along the banks of any river, brook or pond, and this land may, at the discretion of Council, constitute the requirement of land for public use.

6.3 SUBDIVISION DESIGN STANDARDS

No permit shall be issued for the development of a subdivision under these Regulations unless the design of the subdivision conforms to the following standards.

- 1) The finished grade of streets shall not exceed ten percent (10%).
- 2) The plan should indicate which streets are classified as arterial, collector or service (local) roads.
- 3) Every cul-de-sac should be provided with a turning circle of a diameter of not less than 30 metres.
- 4) The maximum length of any cul-de-sac (or dead-end street) shall be:
 - a. 200 metres in areas served by, or planned to be served by, municipal piped water and sewer services;
 - b. 300 metres in areas not served by, or planned to be served by, municipal piped water and sewer services;
 - c. all cul de sac water mains shall be connected to a water main on an adjoining street or shall be looped back to ensure continuous water flow and prevent stagnant water at the end of dead-end pipes.
- 5) Emergency vehicle access to a cul-de-sac shall be not less than 3 metres wide and shall connect the head of the cul-de-sac with an adjacent street.

- 6) No cul-de-sac shall be located so as to appear to terminate a collector street.
- 7) New subdivisions shall have street connections with an existing street or streets.
- 8) All street intersections shall be constructed within 5° of a right angle and this alignment shall be maintained for 30 metres from the intersection.
- 9) No street intersection should be closer than 40 metres to any other street intersection.
- 10) No more than four streets shall join at any street intersection.
- 11) No residential street block shall be longer than 490 metres between street intersections.
- 12) No lot intended for residential purposes shall have a depth exceeding four times the frontage.
- 13) Residential lots shall not be permitted which abut a local street at both front and rear lot lines.
- 14) Council may require any existing natural, historical or architectural feature or part thereof to be retained when a subdivision is developed.
- 15) Land shall not be subdivided in such a manner as to prejudice the development of adjoining land.
- 16) Front Yard/Building Lines: Council may establish front yard/building lines for any subdivision street and require any new building to be located on such building lines.

17) Streets in residential subdivisions shall be designed in accordance with the approved standards of Council, but in the absence of such standards, shall conform to the following minimum standards:

Minimum Standards for Streets (m=metres)				
Type of Street	Street Reservation	Carriageway or Pavement Width	Sidewalk Width	Sidewalk Number
1) Arterial Streets	30 m	15 m	1.5 m	Council Discretion
2) Collector Streets	20 m	9 m	1.5 m	2
Local Residential Streets				
Local streets	10 m	7 m	1.5 m	1
Service streets, Residential lane with no more than 8 houses, rear property access lanes	10 m	7 m	1.5	Council Discretion

6.4 SUBDIVISION ENGINEERING STANDARDS

No permit shall be issued for the development of a subdivision under these Regulations unless the design of the subdivision conforms to the requirements established by Council and the "Municipal Engineering Subdivision Standards" as approved by Council.

6.4.1 Engineer to Design Works and Certify Construction Layout

Plans and specifications for all water mains, hydrants, sanitary sewers, storm sewers, and all appurtenances thereto and all streets, paving, curbs, gutters and catch basins, and all other utilities deemed necessary by Council to service the area proposed to be developed or subdivided shall be designed and prepared by or approved by the Town's Engineer. Such designs and specifications shall, upon approval by Council, be incorporated in the plan of subdivision.

Upon approval by Council of the proposed subdivision, the Manager of Engineering Services shall certify all work of construction layout preliminary to the construction of the works and thereupon the developer shall proceed to the construction and installation, at the developer's own cost and in accordance with the approved designs and specifications and the construction layout certified by the Town's Engineer, of all such water mains, hydrants, sanitary sewers, and all appurtenances and of all such streets and other works deemed necessary by Council to service the said area.

6.4.2 Developer to Pay Engineer's Fees and Charges

The developer shall pay to Council all the Engineer's fees and charges for the preparation of designs and specifications and for the layout and supervision of construction; such fees and charges being percentages of the total cost of materials and labour for the construction and installation of all works calculated in accordance with the Schedule of Fees recommended by the Association of Professional Engineers & Geoscientists of Newfoundland & Labrador and in effect at the time the work is carried out.

6.4.3 Street Works May Be Deferred

The construction and installation of all curbs and gutters, catch basins, sidewalks, and paving specified by Council as being necessary, may, at Council's discretion, be deferred until a later stage of the work on the development of the subdivision but the developer shall deposit with Council, before approval of the application, an amount estimated by the Town's Engineer to be reasonably sufficient to cover the cost of construction and installation of the works. In the later stage of the development, Council shall call for tenders for the construction and installation of the works, and the amount so deposited by the developer shall be applied towards payment of the contract cost. If the contract cost exceeds the deposit, the developer shall pay to the Town the amount of the excess. If the contract price is less than the deposit, the Town shall refund the amount by which the deposit exceeds the contract price. Any amount so deposited with the Town by the developer shall be placed in a separate savings account in a bank and all interest earned thereon shall be credited to the developer.

6.4.4 Construction of Utilities

Within any street reservation, the placing of any utility structure or service such as a hydro pole, telephone pole, underground hydro service boxes, internet or cable services, Canada Post group mail boxes, fire hydrant, fire alarm or sign post, shall receive the prior approval of the Authority with regard

to the proposed location of utilities, safe construction, required easements and the relationship to other structures within the street reservation and to adjoining buildings.

6.4.5 Structures in Street Reservation

No structures shall be placed within any street reservation of any structure (e.g., a utility pole, bus shelter, fire hydrant, mail box, fire alarm, school bus shelter, sign post) without prior approval of Council which shall take into consideration safety considerations, such as, sight lines, obstructions, safe construction, and the relationship of the structure to the adjoining buildings and other structures within the street reservation, and relationship to the movement of vehicles and pedestrians.

6.4.6 Transfer of Streets and Utilities to Council

The developer shall, following the approval of the subdivision of land and upon request of Council, transfer to the Town, at no cost to the Town, and clear of all liens and encumbrances:

- a. all lands in the area proposed to be developed or subdivided which are approved and designated by Council for public uses as streets, or other rights-of-way, or for other public use; and
- b. all services or public works including streets, water supply and distribution, and sanitary and storm drainage systems installed in the subdivision that are normally owned and operated by Council.

Before Council shall accept the transfer of lands, services, or public works of any subdivision, the Manager of Engineering Services shall, at the cost to the developer, test the streets, services and public works installed in the subdivision and certify satisfaction with their installation.

Council shall not provide maintenance for any street, service, or public work in any subdivision until such time as such street, service, or public work has been transferred to and accepted by Council.

6.4.7 Mini/mobile home park subdivision

1. The minimum size of parcel for a Mini/mobile home subdivision/park is 2 hectares.
2. Where municipal services are not provided, the maintenance of the services is the shared responsibility of the members of the park.
3. A development application for a mini/mobile home subdivision/park shall provide the same information as a set out this Part for major subdivisions.

APPENDICES

APPENDIX A: PROVINCIAL AND FEDERAL INTEREST REQUIREMENTS

As set out in Section 1.3, the Development Regulations shall be subject to all Federal and Provincial legislation, regulations, policies and guidelines. Given that requirements of the federal and provincial agencies change over time and other exigencies, applicants are responsible to ensure that all appropriate federal and provincial permits and approvals have been secured prior to the use and/or development of land within the Municipal Planning Area boundary.

Notwithstanding this requirement, these Development Regulations shall incorporate specific compliance requirements as set out in the comments provided as part of the Intergovernmental Land Use Committee referral and Provincial Interest information provided on the Provincial Government Land Use Atlas, as follows:

A.1 Climate Change Division, Department of Environment and Climate Change

Take into consideration available data regarding provincial climate change projections for Deer Lake (nearest regional site) when considering land for future developments that are in close proximity to a river, floodplain or coastline. These projections suggest that extreme precipitation events will become more intense, for example:

- On a 24-hour basis, a 1-in-100 year storm is expected to bring 113 mm of precipitation by mid-century, an increase from the current climate's 85 mm (32% growth); and
- On a 12-hour basis, a 1-in-100 year storm is expected to bring 92 mm of precipitation by mid-century, an increase from the current climate's 70 mm (31% growth).

Climate change is expected to result in more precipitation and more frequent extreme weather events that may result in increased flooding, sea surge and coastal erosion. These factors shall be considered when allocating land for future developments that are in close proximity to a river, floodplain or coastline; particularly for lands below the 4-metre contour (Geological Survey of Newfoundland and Labrador). Development below the 4-metre contour is potentially vulnerable to coastal erosion and/or storm surge damage; therefore, Council shall require a geotechnical assessment to be prepared by a certified qualified professional to determine and certify that appropriate structural design and other mediations have been applied due to the elevation of the proposed built form and the elevation of developable lands below the 4-metre contour.

A.2 Crown Land Administration Division, Department of Fisheries, Forestry and Agriculture

- 1) The use of Crown land is subject to the Town of Norris Point Municipal Plan and Development Regulations, including zoning and permitting requirements.
- 2) Approvals shall be obtained from the appropriate Regional Lands Office, Government of Newfoundland and Labrador; applications are made to the Regional Lands Office.
- 3) Crown land applications shall be approved by the Council regarding the use and development of the land prior to approval for issuance of title by the Lands Branch of the Government of Newfoundland and Labrador.

A.3 Digital Government and Service NL

- 1) Council shall require compliance with Department of Digital Government and Service NL requirements, before issuing approvals. These include, but are not limited to: on-site services, highway signs; electrical permits; building accessibility; access to highways; tanning salon and/or

Personal services establishment; Food establishment licence; public markets/farmer's markets; meat plant; pool; wastewater or water system approval; tobacco sales; water supply testing; cemetery; waste management; fuel storage and handling; asphalt, boiler; pressure vessel and compressed gas installation. The Development Regulations shall provide greater detail on: on-site services, highway signs; building accessibility; access to highways.

- 2) A permit for erection or display of advertisement on Provincial Highways shall be obtained from the Government Service Centre. This requirement applies within a control line established on each side of every highway. According to section 5, the control lines extends 100 metres from the centerline. Within this control line, corridor 1 is reserved for regulatory, directional and fingerboard information signs. Off-site promotional signs are restricted to those associated with uses listed in the Schedule and are restricted to corridor 2. The Highway Sign Regulations do not provide for other types of off-site signage including digital signs.

A.4 Fisheries and Oceans Policy Division, Department of Fisheries, Forestry and Agriculture

The Town of Norris Point shall protect coastal areas from future developments that have the potential to impact the health of surrounding marine habitat.

- 1) To avoid the spread of Aquatic invasive species (AIS) including European Green Crab, the Town of Norris Point shall consult Fisheries and Oceans Canada for guidance on preventing the spread of AIS when restoring wharves and building marinas. The Town shall consult with the federal department of Fisheries and Oceans Canada when installing coastal infrastructure and in relation to the control and prevention of aquatic invasive species.

9)

A.5 Fisheries and Oceans Canada

For any work conducted in or near water, the Town shall consult with Fish and Fish Habitat Protection Program, Fisheries and Oceans Canada to determine potential impacts and mitigative measures regarding fish and fish habitat. A 50 metre buffer is required for referral to the Department of Fisheries and Oceans.

A.6 Forestry Division, Department of Fisheries, Forestry and Agriculture

Forestry activities are:

- i. a permitted use in the Rural zone;
- ii. a discretionary use in the Environmental Protection and,
- iii. a discretionary use in the Protected Water Supply zone subject to referral to the Water Resource Management Division;

A.7 Environmental Assessment, Department of Environment and Climate Change

Council shall review applications regarding requirements for registration for an Environmental Assessment review under Section 28 of the *Environmental Protection Regulations, 2003*. If Council deems that a proposed development may trigger the requirements of the Environmental Protection Act, 2002, the proponent shall be advised to consult with the Environmental Assessment Division and a development permit cannot be issued until this process is complete.

A.8 GIS & Mapping Division, Department of Fisheries, Forestry and Agriculture

- 1) Control Survey markers are shown on the Land Use zoning map. Council shall inform the GIS and Mapping Division when a proposed development is proposed in the vicinity of a survey Control Monument.

A.9 Land Resources Stewardship Division, Department of Fisheries, Forestry and Agriculture

- (1) Commercial agricultural use is a permitted in the Rural zone;
- (2) The Town shall ensure that existing agricultural operations shall not be negatively impacted by proposed future development and sufficient area shall be protected to allow for future expansion.

A.10 Mineral Lands Division, Department of Industry, Energy and Technology

Geological Hazards

To reduce the risk of inundation related to sea level rise, the following measures shall be applied, all new development shall be restricted to areas at least 4 metres above the high tide mark, and at least 30 metres inland from the edge of coastal cliffs, banks, and waterways.

Proposed development on steep slopes (>15%) shall be evaluated by a qualified professional to assess the risk for slope movements (e.g., landslide, rockfall), particularly in areas of thick tilt or other unconsolidated materials.

Quarries

- a. Residential development shall not be allowed to encroach on the areas identified with aggregate potential by the Mines Branch, particularly within the 300 m quarry referral buffer;
- b. Applications for development within the **300 m Quarry referral buffer**, which is shown as a Land Use Overlay on the Land Use zoning map, shall be referred to the Mineral Lands Division for comment prior to approval.

Mineral Exploration

- a. Mineral exploration that is not a development is allowed as a permitted use in all zones;
- b. Mineral exploration that is a development may be allowed as a discretionary use in zones as identified on the Land Use Tables (Refer to Chapter 3);
- c. Incorporate development requirements regarding potential mining into the Development Regulations;
- d. Mineral working is a permitted use in areas zoned 'Rural'.

Removal of Quarry materials, site grading, soil deposit

- a. No development permit for removal or deposit of soil, or the excavation and removal of excavated material or grading is required if it is part of an approved development project or affects less than 125 m³ of soil, sand, gravel, rock or other substance down to and including bedrock. All other cut or fill work, excavation and removal and deposit of material or grading requires a development permit under these Development Regulations.
- b. Removal or deposit of soil, topsoil, sods, or the excavation and removal of excavated material or grading requiring a development permit, shall meet the following conditions:
 - i. land intended for the activity or grading has a slope of less than 25%;
 - ii. resulting slopes are stable and without hazards;
 - iii. when the work is completed, the area affected shall be covered with topsoil and other necessary material for vigorous plant growth and planted with appropriate vegetation;
 - iv. drainage shall be provided to the satisfaction of Council and shall be designed so as not to impair existing surface drainage nor to create erosion either on the site or on adjacent sites; The above requirements may be incorporated in a grading plan
- c. Development is restricted in environmentally sensitive areas such as steep slopes, and areas prone to landslides and rockfall;

d. For approved developments where the extraction of quarry materials is occurring or may be expected occur, the Town shall send a copy of the development permit to the Quarry Materials Section, Mineral Lands Division, at quarries@gov.nl.ca. Note that quarry materials include but are not limited to aggregate, fill, rock, stone, gravel, sand, clay, borrow material, topsoil, overburden, subsoil, peat. It is important that the Mineral Lands Division have the documentation necessary to distinguish excavation associated with an approved development from excavation that constitutes quarrying; possessing development permits for developments which may involve excavation will assist greatly in making this distinction.

A.11 National Codes and Regulations

The National Building Code, and associated codes, such as the Plumbing Code, the Fire Code, the Electrical Code, the Life Safety Code, and any other ancillary code and other municipal regulations or bylaws regulating or controlling the development, conservation, and use of land shall, under these Development Regulations apply to the entire Municipal Planning Area.

A.12 Newfoundland and Labrador Hydro- Easements

Any development in the vicinity of the NL Hydro easements or structures shall be referred to NL Hydro and other utilities to ensure that there are no conflicts. The Town shall consult NL Hydro for all development applications at the time the application is made to the Town. Requests for access roads underneath transmission lines shall be made to NL Hydro.

A.13 Pollution Prevention Division, Department of Environment and Climate Change

Waste Disposal and Litter (Environmental Protection Act, 2002, Part IV)

- Waste receptacles shall be installed at all active areas for use by workers.
- All waste material shall be considered, prior to disposal, for reuse, resale or recycling.
- Waste materials not reused, resold or recycled, shall be disposed at an approved waste disposal site, provided the owner/operator is willing to accept such waste and the local Service Newfoundland and Labrador (SNL) has agreed with the disposal of the waste materials at the site.

Air Quality Management (Environmental Protection Act, 2002, Part VI)

- All activities associated with this proposal are subject to Air Pollution Control Regulations, 2004; <http://assembly.nl.ca/Leqislation/sr/regulations/rc040039.htm>.
- Schedule E of the regulations prohibits the open burning of tires; plastics; treated lumber; asphalt and asphalt products; drywall; demolition waste; hazardous waste; biomedical waste; domestic waste; trash, garbage, or other waste from commercial, industrial or municipal operations; manure; rubber; tar paper; railway ties; paint and paint products; fuel and lubricant containers; used oil; animal cadavers; hazardous substances; materials disposed of as part of the removal or decontamination of equipment, buildings or other structures.

Pesticides (Environmental Protection Act, 2002, Part IX)

- All pesticide purchase, storage, and use is subject to compliance with the Pesticides Control Regulations, 2012, <http://assembly.nl.ca/Leaislation/sr/regulations/rc120026.htm>. The regulations stipulate that an applicator shall be licensed for the class of pesticide which is intended to be applied. Also, the regulations stipulate that an operator cannot purchase pesticides without the appropriate license(s).

- If the use of a pesticide(s) is required (e.g., for the control of insects, diseases, weeds, vegetation), the Pesticides Control Section of the Department shall be notified.

Storage and Handling of Gasoline and Associated Products (Environmental Protection Act, 2002)

- Petroleum storage and handling, associated with construction and operation of this project/facility, shall be in compliance with the Storage and Handling of Gasoline and Associated Products Regulations, 2003, as amended, <http://assembly.nl.ca/Leqislation/sr/regulations/rc030058.htm>.
- All petroleum storage tanks shall be registered with Service NL in accordance with the GAP Regulations and all leaks/spills shall be reported to the 24-Hour Environmental Emergency spill Line at 709-772-2083 or 1-800-563-9089.
- Oils, greases, diesel, gasoline, hydraulic and transmission fluids should be stored at least 100 m from any body of water. Re-fuelling and maintenance activities should also occur at least 100 m from any body of water and on level terrain.
- An environmental emergency contingency plan shall be developed for alt storage tank systems. This plan details information regarding the location of spill response equipment and a trained contractor, in the event of a spill.

Used Oil (Environmental Protection Act, 2002; Used Oil Control Regulations)

- The proponent shall maintain constant compliance with the Used Oil Control Regulations, <http://assembly.nl.ca/Leqislation/sr/regulations/rc020082.htm>.
- Waste oils and used lubricating oil shall be retained in a tank or closed container, and disposed of by a company licensed for handling and disposing of used oil products.

Halocarbon (Environmental Protection Act, 2002; Halocarbon Regulations)

Any use of regulated substances, for example in fire suppression systems, associated with the proposed activity is subject to the Halocarbon Regulations, <http://assembly.nl.ca/Leqislation/sr/regulations/rc050041.htm.6.5.10>

A.14 Provincial Archaeology Office

- 1) If an archaeological site or artefact is discovered during development of a property, the development shall stop and Council shall consult with the Provincial Archaeology Office. Development shall not proceed until the Provincial Archaeology Office has evaluated the site or authorized the development to proceed. Any accidental discoveries of historic resources shall also be reported by the Town to the Provincial Archaeology Office.
- 2) Before approval is granted for a major development such as a subdivision or a new commercial or public building, the application shall be referred to the Provincial Archaeology Office for comments.

A.15 Water Resources Management Division, Department of Environment and Climate Change

Definition: (From the *Water Resources Act, 2002*) "body of water" means a surface or subterranean source of fresh or salt water within the jurisdiction of the province, whether that source usually contains liquid or frozen water or not, and includes water above the bed of the sea that is within the jurisdiction of the province, a river, stream, brook, creek, watercourse, lake, pond, spring, lagoon, ravine, gully, canal, wetland and other flowing or standing water and the land occupied by that body of water;

Conditions:

- (1) Protect rivers, streams, ponds, wetlands, riparian areas, and shorelines by ensuring conformance with requirements of the Water Resources Management Division of the Provincial government

under the *Water Resources Act, 2002* and the *Environmental Protection Act, 2002* including Policy Directives:

- a. W.R.91-1-Infilling Bodies of Water;
- b. W.R. 97-1-Development in Shore Water Zones;
- c. W.R. 97-2-Development in Wetlands;
- d. Guidelines for the Construction and Maintenance of Wharves, Breakwaters, Slipways and Boathouses; and,
- e. Environmental Control Water and Sewage Regulations, 2003 for any effluent or runoff from a site.

(2) To ensure conformance with requirements of the Water Resources Management Division of the provincial government regarding development within or adjacent to a Watercourse or Wetland, the following applies:

- a. A Section 48 permit under the *Water Resources Act, 2002* administered by the Water Resource Management Division of the Department of Municipal and Provincial Affairs, and compliance with departmental policy is required, for:
 - i. Any *infilling work* within 15 metres of a body of water; and,
 - ii. Any work in *Shore Water zones* ("Shore Water Zone" means the land that is intermittently occupied by water as a result of the naturally fluctuating surface water level in a body of water which can be either a fresh or salt water body and, in either case, the low water mark and high-water mark of the water body defining the edges of the shore water zone);
- b. A Non-Domestic Water Use Permit from the Water Resource Management Division of the Department of Environment and Climate Change is required before construction and for all existing, new or planned *water use from any water source*;
- c. On-site sewerage disposal systems are prohibited within 30 metres from a waterbody or watercourse;
- d. Ensure any new residential development or treatment systems connecting to the municipal water and sewer system obtains approval under Section 36 and 37 of the *Water Resource Act, 2002*.

A.16 Wildlife Division, Department of Fisheries, Forestry and Agriculture

To protect general wildlife habitat and landscape connectivity, the Town shall require the following measures when reviewing applications in the vicinity of waterbodies:

- a. a riparian buffer of 30 metres minimum undisturbed natural vegetated along wetlands and waterbodies (ponds, rivers, creeks etc.) or more for riparian areas near agricultural areas as recommended by the Wildlife Division;
- b. green belts connected to forested areas or other habitat patches to create wildlife travel corridors;
- c. indicate a minimum percentage of forest to be maintained during lot clearing;

Vegetation clearing shall be done outside the May 01 to July 31 period, to minimize disturbance during that sensitive breeding/ young rearing.,

Before any construction/development occur in the vicinity of rare plants, the Town shall contact the Wildlife Division to determine whether any mitigations are required for the following rare plants (as identified under the *Endangered Species Act, 2001*): One species has been found in open forest (mix of spruce and fir), in a partly blowdown site; this site is located east of Main Street, Norris Point and north

of Neddie's Harbour. The second species has been found in open rock outcrop near the shore along the Norris Point Trail.

APPENDIX B: PARKING AND OFF-STREET LOADING

B.1 Parking Standards

- 1) For every building, structure or use to be erected or enlarged, there shall be provided and maintained a quantity of off-street parking spaces sufficient to ensure that the flow of traffic on adjacent streets is not impeded by on-street parking of vehicles associated with that building, structure or use. Off-street parking requirements are set out in Section 7.2.3.
- 2) Each parking space, except in the case of a single detached, semi-detached or attached dwelling, shall be made accessible by means of a right-of-way at least 3 metres wide.
- 3) Residential parking spaces shall be provided on the same lot as the dwelling or dwellings.
- 4) No regular parking of commercial vehicles or trailers except for vehicles with a gross weight of no greater than one tonne shall be permitted in a residential zone unless specific provision has been made for this type of parking with the approval of Council.
- 5) Parking space for apartment buildings shall be provided in the rear yard where possible.
- 6) Non-residential parking spaces shall be provided not more than 200 metres from the use for which the parking is required.
- 7) The parking facilities required by this Regulation shall, except in the case of single detached, semi-detached or attached dwellings, be arranged so that it is not necessary for any vehicle to reverse onto or from a street.
- 8) Where Council permits parking horizontal to the curb, the minimum length of the stall shall be 7 metres and the aisle width shall be at least 4 metres, or more if deemed necessary by Council.
- 9) For any other parking lot configuration, the requirements shall be as specified by Council, but in no instance, shall the requirements be less than that specified for perpendicular parking spaces.
- 10) Other requirements for parking areas are as follows:
 - a. The parking area shall be constructed and maintained to the specifications of Council,
 - b. Lights for illumination of the parking area shall be arranged so as to divert the light away from adjacent development,
- 11) Except on a service station or industrial lot, no gasoline pump or other service station equipment shall be located or maintained in a parking area.
- 12) Where Council deems that strict application of the parking requirements is impractical or undesirable, Council may as a condition of a permit require the developer to pay a service levy in lieu of the provision of a parking area, and Council shall use the full amount of the levy for the provision and upkeep of alternative parking facilities within the vicinity of the development.
- 13) Where, in these Regulations, a parking area for more than four vehicles are required or permitted:
 - a. a parking area and an adjoining driveway shall provide drainage, lighting, curbs, and landscaping in accordance with requirements of Council.
 - b. Except in zones in which a service station is a permitted use, no gasoline pump or other service station equipment shall be located or maintained on a parking area;
 - c. no part of any off-street parking area shall be closer than 2 metres to any lot line in any zone;
 - d. access to a parking area in non-residential zones should not be by way of residential zones;
 - e. where a parking area is in or abuts a residential zone, a natural or structural barrier at least 1 metre in height should be erected and maintained along all lot lines;
- 14) Where, in the opinion of Council, strict application of the above parking requirements is impractical or undesirable, Council may, as a condition of a permit, require the developer to pay a service levy in accordance with these Regulations in lieu of the provision of a parking area, and the full amount of

the levy charged should be used by Council for the provision and upkeep of alternative parking facilities within the general vicinity of the development.

B.2 Designated Mobility Impaired Parking Spaces

For any development where parking spaces for person with disabilities are required pursuant to the *Buildings Accessibilities Regulations* under the *Building Accessibility Act* (Newfoundland and Labrador), such spaces shall be provided on the basis of one parking space per lot or four percent (4%) of the total number of required parking spaces provided on the lot, whichever is greater, according to the regulations, and such parking space or spaces should be designated and marked in accordance with the Designated Mobility Impaired Parking Regulations under the *Highway Traffic Act, 1990* (Newfoundland and Labrador) and the *Buildings Accessibilities Act, 1990*.

B.3 Off-Street Parking Requirements

- 1) The off-street parking requirements are set out in the following table, and for those uses not indicated, then the parking and off-loading requirements are at the discretion of Council. In the case of developments that include more than one use or development, these standards shall be regarded as cumulative.
- 2) Adequate off-street provision for the drop-off and pick-up of persons shall be provided on the same lot as the development unless otherwise stipulated by Council.
- 3) The number of spaces to be provided for off-street parking shall be in accordance with the following table.

USE/DEVELOPMENT	MINIMUM OFF-STREET PARKING REQUIREMENT
Amusement	One space for every 15 m ² of gross floor area
Animal Grooming	One parking space for every 20 m ² of gross floor area
Apartment Building	Three spaces for every two dwelling units
Automotive Sales	In addition to the parking spaces required for the principal building, one parking space for every 20 vehicles of capacity for sales display at the automotive sales lot
Bakery	One parking space per 15 m ² of net floor area
Bank	One parking space per 15 m ² of net floor area
Bank – Drive through	One parking space per 15 m ² of net floor area
Bar (night club)	One parking space for every 5 m ² of seating area
Bed and Breakfast	One parking space per guest room in addition to the two spaces for the dwelling unit
Car Wash	One parking space per washing bay and one parking space for each 30 m ² of office space
Clinic	Three parking spaces per examining room
Club and Lodge	One space for every 3 persons that may be accommodated at one time
Commercial Garage	One parking space per 30 m ² of net floor area (parking provision for the storage of new & used vehicles for sale shall not be counted towards this requirement)

USE/DEVELOPMENT	MINIMUM OFF-STREET PARKING REQUIREMENT
Convenience Store	One space for every 20 m ² of gross floor area
Public Gathering Places	One space for every 60 m ² of gross floor areas
Day Care-non-residential	One space for every 30 m ² of gross floor area
Day Care-residential	One parking space per 30 m ² of net floor area
Semi-Detached (Double) Dwelling	Two spaces for every dwelling unit
Dry Cleaning	One parking space per 30 m ² of net floor area
Educational	Schools - 2 spaces for every classroom; Further education - 1 space for every 5 persons using the facilities (students, faculty and staff)
Funeral Home	One parking space for every 5 m ² of gross floor area used by visitors
Furniture & Appliance Showroom	One parking space for every 50 m ² of gross floor area
General Industry	One parking space for every employee
General Service	One space for every 25 m ² of gross floor area
Hazardous Industry	One parking space for every employee
Health Club	One parking space for every 20 m ² of gross floor area
Hotel	One parking space for every 3 sleeping units plus one parking space for every 15 m ² of banquet seating area
Light Industry	As specified by Council but not less than one space per 50 m ² of gross floor area or 5 parking spaces, whichever is greater
Medical and Professional	One space for every 25 m ² of gross floor area
Medical Treatment and Special Care	One space per 22 m ² of suite or ward area
Mobile & Mini Homes	Two spaces for every dwelling unit
Office	One space for every 30 m ² of gross floor area
Personal Service	One space for every 25 m ² of gross floor area
Public Gathering Place- Indoor	One space for every 6 seats; or one space for every 15 m ² of gross floor area
Regional Institutional Use	One parking space for every 10 spectators that may be accommodated at one time
Restaurant	One parking space for every 5 m ² of seating area
Restaurant – Drive Through	One parking space per 5 m ² of seating space
Restaurant -Take-out	One space for every 25 m ² of gross floor area
Retail	One space for every 20 m ² of gross floor area
Row Dwelling	Two spaces for every dwelling unit
Service Station	One space for every 20 m ² of gross floor area
Shopping Centre	One space for every 20 m ² of gross floor area

USE/DEVELOPMENT	MINIMUM OFF-STREET PARKING REQUIREMENT
Single Detached Dwelling	Two spaces for every dwelling unit
Sport & Recreation facility	Three parking spaces for every 5 patrons of the facility at maximum capacity
Subsidiary Apartment	One parking space for every dwelling unit
Veterinary	One space for every 25 m ² of gross floor area

B.4 Off-Street Loading Requirements

- (1) Where Council deems necessary, for every building, structure or use requiring the shipping, loading or unloading of animals, goods, wares or merchandise, one or more loading spaces shall be provided and maintained on the lot measuring at least 15 metres long and 4 metres wide with a vertical clearance of at least 4 metres. The space shall have direct access to a public street or to a driveway of a minimum width of 6 metres that connects to a public street.
- (2) The number of loading spaces to be provided shall be determined by Council during application review.
- (3) The loading spaces required by this Regulation shall be designed so that vehicles can maneuver clear of any street and so that it would not be necessary for any vehicle to reverse onto or from a street.

APPENDIX C:

INTERPRETATION OF TECHNICAL TERMS USED IN THE DEVELOPMENT REGULATIONS

Introduction

This section contains definitions of the technical terms used in the Municipal Plan and Development Regulations in order to ensure that they are correctly interpreted.

Terms and words in this regulation which are defined in the *Urban and Rural Planning Act, 2000* and *Development Regulations, 2000*, have the meaning expressed in that Act and cannot be amended by the Council; these are identified by a logo, as noted below:



= Definitions from the *Urban and Rural Planning Act, 2000* (the Act); these cannot be amended by Council; and,



= Definitions from the *Minister's Development Regulations* under the *Urban and Rural Planning Act, 2000*; these cannot be amended by Council.

Words and phrases used in these Regulations shall otherwise have the meanings as set out in the following definitions; these can be amended by the Council; these can be identified by the absence of a logo. Any other terms and words have the meaning as generally understood in the English language. Additional definitions have been provided for interpretive guidance and.

Definitions

ACCESS = means a way used or intended to be used by vehicles, pedestrians or animals in order to go from a street to adjacent or nearby land or to go from that land to the street;

ACCESSORY BUILDING = includes:

(i) a detached subordinate building not used as a dwelling, located on the same lot as the main building to which it is an accessory and which has a use that is customarily incidental or complementary to the main use of the building or land,

(ii) for residential uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetables storage cellars, shelters for domestic pets or radio and television antennae,

(iii) for commercial uses, workshops or garages, and

(iv) for industrial uses, garages, offices, raised ramps and docks;

ACCESSORY USE  means a use that is subsidiary to a permitted or discretionary use and that is customarily expected to occur with the permitted or discretionary use;

ACT  unless the context indicate otherwise, means the *Urban and Rural Planning Act, 2000*;

ADJACENT LAND means land that is contiguous to, physically touching or shares a boundary with, the parcel of land that is the subject of an application and includes land that would be contiguous if not for a highway, road, river or stream.

ADJUDICATOR  means an adjudicator appointed under section 40;

APPEAL BOARD means the appropriate Appeal Board established under the Act.

APPEAL OFFICER means an employee of the department designated under subsection 40(5) of URPA;

APPLICANT means a person who has applied to an authority for an approval or permit to carry out a development;

AUTHORITY  means a council, authorized administrator or regional authority;

AUTHORIZED ADMINISTRATOR  means an authorized administrator appointed under subsection 31(4);

BOARD  except in Part IX, means an appeal board established under section 40;

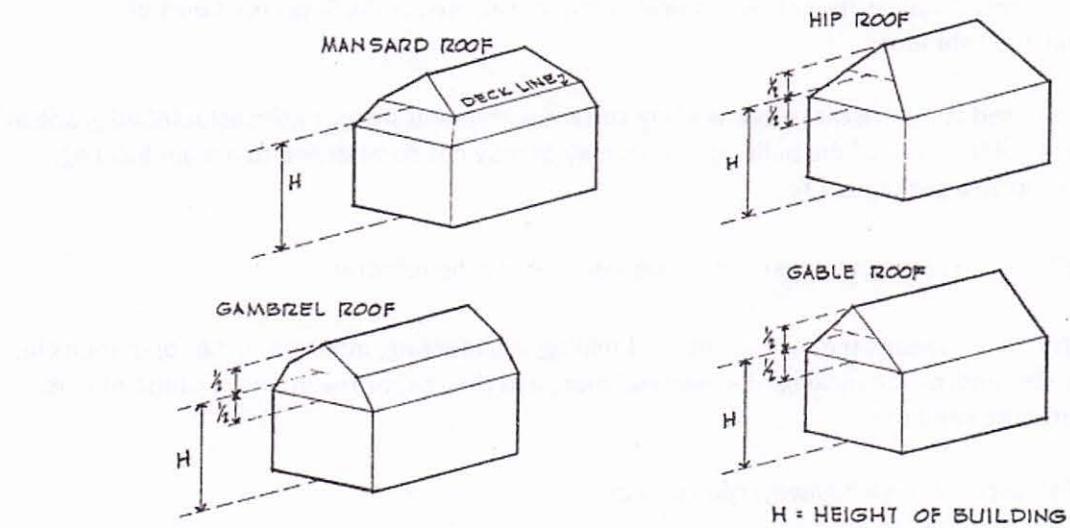
BUILDING  means

- (i) a structure, erection, alteration or improvement placed on, over or under land or attached, anchored or moored to land,
- (ii) mobile structures, vehicles and marine vessels industrial and other similar uses,
- (iii) a part of and fixtures on buildings referred to in subparagraphs (i) and (ii), and
- (iv) an excavation of land whether or not that excavation is associated with the intended or actual construction of a building or thing referred to in subparagraphs (i) to (iii);

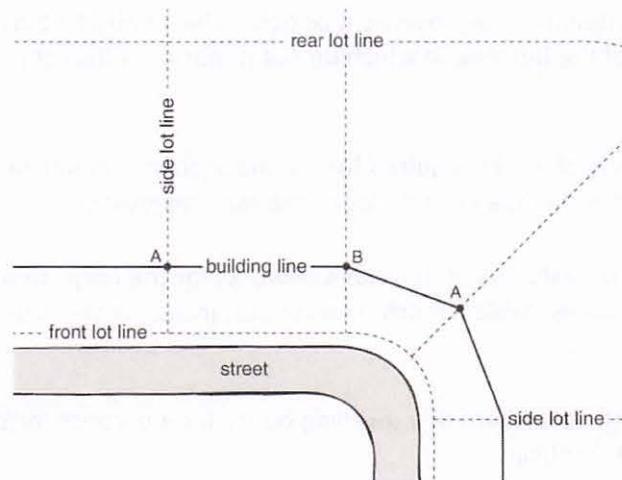
BUILDING HEIGHT  means the vertical distance, measured in metres from the established grade to the

- (i) highest point of the roof surface of a flat roof,
- (ii) deck line of a mansard roof, and

(ii) mean height level between the eave and the ridge of a gable, hip or gambrel roof, and in any case, a building height shall not include mechanical structure, smokestacks, steeples and purely ornamental structures above a roof;



BUILDING LINE means a line established by an authority that runs parallel to a street line and is set at the closest point to a street that a building may be placed;



BUILDING CONTROL LINE means a conceptual line paralleling the centre line of a Protected Road at a distance perpendicular to the road in order to delineate the area for the application of these regulations; a Protected Road is a road designated under the *Protected Road Zoning Regulations, 1996* under the *Urban and Rural Planning Act, 2000*;

BOARD except in Part IX, means an appeal board established under section 40;

COUNCIL means a council as defined in the City of Corner Brook Act, City of Mount Pearl Act, *Municipalities Act, 1999* and the City council as defined in the City of St. John's Act;

COURT "court" unless the context indicates otherwise, means the Supreme Court of Newfoundland and Labrador;

DECK means a raised structure that has a walking surface within one storey of the established grade at the ground level of that face of the building, which may or may not be attached to a main building, which does not have a permanent roof.

DEPARTMENT means the department presided over by the minister

DEVELOPMENT means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of a material change in the use, or the intensity of use of land, buildings or premises and the:

- (i) making of an access onto a highway, road or way,
- (ii) erection of an advertisement or sign,
- (iii) construction of a building,
- (iv) parking of a trailer, or vehicle used for the sale of refreshments or merchandise, or as an office, or for living accommodation, and excludes the
- (v) carrying out of works for the maintenance, improvement or other alteration of a building, being works which affect only the interior of the building or which do not materially affect the external appearance or use of the building,
- (vi) carrying out by a highway authority of works required for the maintenance or improvement of a road, being works carried out on land within the boundaries of the road reservation,
- (vii) carrying out by a local authority or statutory undertakers of works for the purpose of inspecting, repairing or renewing sewers, mains, pipes, cables or other apparatus, including the breaking open of street or other land for that purpose, and
- (viii) use of a building or land within the courtyard of a dwelling house for a purpose incidental to the enjoyment of the dwelling house as a dwelling;

DEVELOPMENT REGULATIONS means these regulations and regulations and by-laws respecting development that have been enacted by the relevant authority; and development regulations means regulations made under sections 34 to 38;

DISCRETIONARY USE means a use that is listed within the discretionary use classes established in the use zone tables of an authority's development regulations;

DWELLING UNIT: means a self-contained unit consisting of one or more habitable rooms used or designed as an independent and separate housekeeping establishment or living quarters for one household, including kitchen and sitting, sleeping and sanitary facilities, and does not include a coach or rail car, mobile home, or any vehicle. A dwelling unit is a permanent place of residence for a household and not intended as temporary accommodation for the transient.

ESTABLISHED GRADE  means,

- (i) where used in reference to a building, the average elevation of the finished surface of the ground where it meets the exterior or the front of that building exclusive of any artificial embankment or entrenchment, or
- (ii) where used in reference to a structure that is not a building, the average elevation of the finished grade of the ground immediately surrounding the structure, exclusive of any artificial embankment or entrenchment;

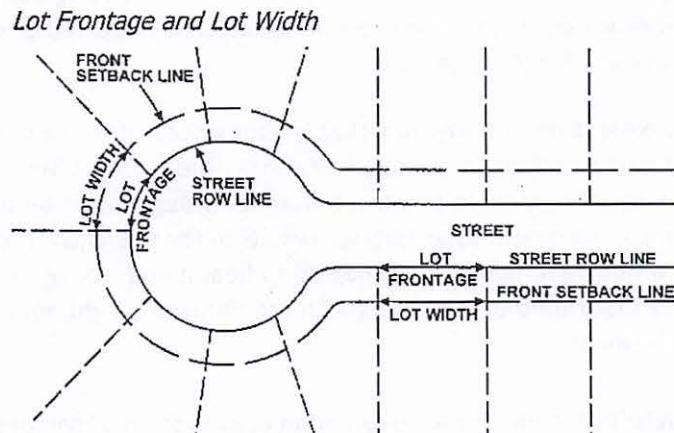


FLOOR AREA  means the total area of all floors in a building measured to the outside face of exterior walls;

FRONTAGE  means the horizontal distance between side lot lines measured at the building line;

HOUSEHOLD PET means a companion animal that is kept primarily for a person's company or entertainment rather than as a working animal, livestock or a laboratory animal. Two of the most popular pets are dogs and cats; other animals commonly kept include, but are not limited to, rabbits; ferrets; rodents, such as gerbils, hamsters, chinchillas, rats, mice, and guinea pigs; avian pets, such as parrots, passerines; reptile pets, such as turtles, lizards, and snakes; aquatic pets, such as fish, amphibians like frogs and salamanders.

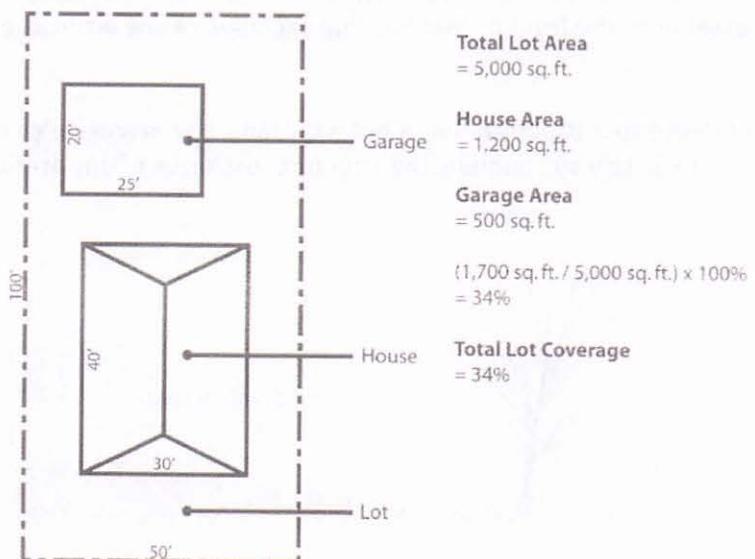
LAND  includes land covered by water and buildings and structures on, over, under the soil and fixtures that form part of those buildings and structures;



LOT  means a plot, tract or parcel of land which can be considered as a unit of land for a particular use or building;

LOT AREA  means the total horizontal area within the lines of the lot;

LOT COVERAGE  means the combined area of all buildings on a lot measured at the level of the lowest floor above the established grade and expressed as a percentage of the total area of the lot;



MINISTER  means the minister appointed under the *Executive Council Act* to administer this Act;

MUNICIPALITY  includes a Town incorporated under the *City of Corner Brook Act*, *City of Mount Pearl Act* and the *City of St. John's Act* and a municipality as defined in the *Municipalities Act, 1999*;

NON-CONFORMING USE  means a legally existing use that is not listed as a permitted or discretionary use for the use zone in which it is located or which does not meet the development standards for that use zone;

NUISANCE means anything that is obnoxious, offensive or interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. This may include that which creates or is liable to create a nuisance through emission of noise, smoke, dust, odour, heat, light, fumes, fire or explosive hazard; results in the unsightly or unsafe storage of goods, salvage, junk, waste or other materials; poses a hazard to health and safety; or adversely affects the amenities of the neighbourhood or interferes with the rights of neighbours to the normal use and enjoyment of any land or building;

OWNER  means a person or an organization of persons owning or having the legal right to use the land under consideration;

PERMITTED USE  means a use that is listed within the permitted use classes set out in the use zone tables of an authority's development regulations;

PLAN,  unless the context indicates otherwise, means a regional plan and a municipal plan established under section 8 or 10;

PLANNING AREA , unless the context indicates otherwise, means a regional planning area and a municipal planning area established under sections 6 and 11;

PROHIBITED USE  means a use that is not listed in a use zone within the permitted use classes or discretionary use classes or a use that an authority specifies as not permitted within a use zone;

RECREATION VEHICLE OR RECREATIONAL TRAILER means a vehicle or portable structure designed to provide temporary living accommodation which is either self-propelled or mounted on, or pulled by another vehicle, and includes a travel/holiday trailer, camper trailer, truck camper, motorhome, fifth wheel trailer, tent trailer, travel trailer, camper van or recreational trailer or other similar vehicle, but not a mobile home or mini-home. A converted bus is not a recreation vehicle;

REGION  means a region as defined in the *Municipalities Act, 1999*;

REGIONAL AUTHORITY  means a regional authority established under section 7 of the Act;

SCHEME  means a scheme established under section 29;

SIGN  means a word, letter, model, placard, board, device or representation, whether illuminated or not, in the nature of or employed wholly or in part for the purpose of advertisement, announcement or direction and excludes those things employed wholly as a memorial, advertisements of local government, utilities and boarding or similar structures used for the display of advertisements;

STREET  means a street, road, highway or other way designed for the passage of vehicles and pedestrians and which is accessible by fire department and other emergency vehicles;

STREET LINE  means the edge of a street reservation as defined by the authority having jurisdiction;

SUBDIVISION  means the dividing of land, whether in single or joint ownership into 2 or more pieces for the purpose of development;

TOWN  means a town as defined in the *Municipalities Act, 1999*;

USE  means a building or activity situated on a lot or a development permitted on a lot;

USE ZONE OR ZONE  means an area of land including buildings and water designated on the zoning map to which the uses, standards and conditions of a particular use zone table apply;

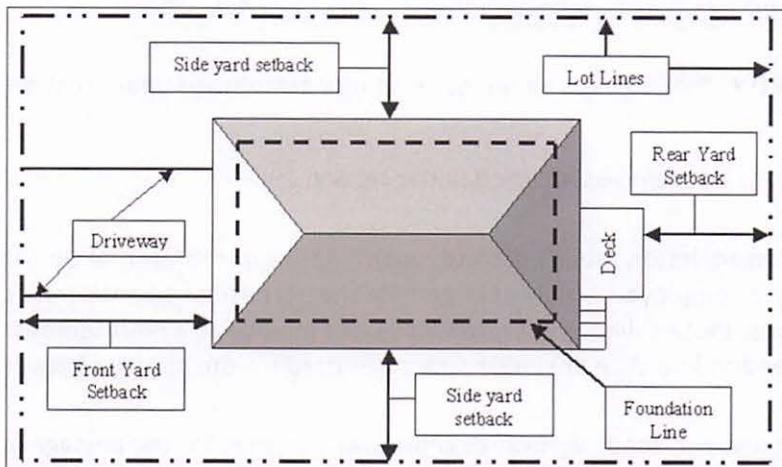
VARIANCE  means a departure, to a maximum of 10% from the yard, area, lot coverage, setback, size, height, frontage or any other numeric requirement of the applicable Use Zone Table of the authority's regulations;

YARDS – (sometimes called lot lines) refer to the diagram below for an illustration of the following definitions:

FRONT YARD DEPTH otherwise called the building line or front yard setback, means setback from the property line on the street that the building is fronting on, shown as the front yard setback in the drawing below; note that the yard setbacks from the boundaries of the property;

REAR YARD DEPTH  means the distance between the rear lot line and the rear wall of the main building on a lot;

SIDE YARD DEPTH  means the distance between the side lot line and the nearest side wall of a building on the lot;



ZONING MAP  means the map or maps attached to and forming a part of the authority's regulations.

**APPENDIX D: MINISTER'S DEVELOPMENT REGULATIONS
UNDER THE URBAN AND RURAL PLANNING ACT, 2000**

This is an official version.

Copyright © 2006: Queens Printer,
St. John's, Newfoundland and Labrador, Canada

Important Information

(Includes details about the availability of printed and electronic versions of the Statutes.)

[Table of Regulations](#)

[Main Site](#)

[How current is this regulation?](#)

**NEWFOUNDLAND AND LABRADOR
REGULATION 3/01**

*Development Regulations
under the
Urban and Rural Planning Act, 2000*

(Filed January 2, 2001)

Under the authority of section 36 of the *Urban and Rural Planning Act, 2000*, I make the following regulations.

Dated at St. Johns, January 2, 2001.

Joan Marie Aylward
Minister of Municipal and Provincial Affairs

REGULATIONS

Analysis

- [1. Short title](#)
- [2. Definitions](#)
- [3. Application](#)
- [4. Interpretation](#)
- [5. Notice of right to appeal](#)
- [6. Appeal requirements](#)

- [7. Appeal registration](#)
- [8. Development prohibited](#)
- [9. Hearing notice and meetings](#)
- [10. Hearing of evidence](#)
- [11. Board decision](#)
- [12. Variances](#)
- [13. Notice of variance](#)
- [14. Residential non conformity](#)
- [15. Notice and hearings on change of use](#)
- [16. Non-conformance with standards](#)
- [17. Discontinuance of non-conforming use](#)
- [18. Delegation of powers](#)
- [19. Commencement](#)

Short title

- 1.** These regulations may be cited as the *Development Regulations*.

[Back to Top](#)

Definitions

- 2.** In these regulations,

- (a) "Act", unless the context indicate otherwise, means the *Urban and Rural Planning Act, 2000*;
- (b) "applicant" means a person who has applied to an authority for an approval or permit to carry out a development;
- (c) "authority" means a council, authorized administrator or regional authority; and
- (d) "development regulations" means these regulations and regulations and by-laws respecting development that have been enacted by the relevant authority.

[Back to Top](#)

Application

- 3.** (1) These regulations shall be included in the development regulations of an authority and shall apply to all planning areas.

(2) Where there is a conflict between these regulations and development regulations or other regulations of an authority, these regulations shall apply.

(3) Where another Act of the province provides a right of appeal to the board, these regulations shall apply to that appeal.

[Back to Top](#)

Interpretation

4. (1) In development regulations and other regulations made with respect to a planning area the following terms shall have the meanings indicated in this section

- (a) "access" means a way used or intended to be used by vehicles, pedestrians or animals in order to go from a street to adjacent or nearby land or to go from that land to the street;
- (b) "accessory building" includes
 - (i) a detached subordinate building not used as a dwelling, located on the same lot as the main building to which it is an accessory and which has a use that is customarily incidental or complementary to the main use of the building or land,
 - (ii) for residential uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetables storage cellars, shelters for domestic pets or radio and television antennae,
 - (iii) for commercial uses, workshops or garages, and
 - (iv) for industrial uses, garages, offices, raised ramps and docks;
- (c) "accessory use" means a use that is subsidiary to a permitted or discretionary use and that is customarily expected to occur with the permitted or discretionary use;
- (d) "building height" means the vertical distance, measured in metres from the established grade to the
 - (i) highest point of the roof surface of a flat roof,
 - (ii) deck line of a mansard roof, and
 - (iii) mean height level between the eave and the ridge of a gable, hip or gambrel roof,and in any case, a building height shall not include mechanical structure, smokestacks, steeples and purely ornamental structures above a roof;
- (e) "building line" means a line established by an authority that runs parallel to a street line and is set at the closest point to a street that a building may be placed;
- (f) "discretionary use" means a use that is listed within the discretionary use classes established in the use zone tables of an authority's development regulations;
- (g) "established grade" means,
 - (i) where used in reference to a building, the average elevation of the finished surface of the ground where it meets the exterior or the front of that building exclusive of any artificial embankment or entrenchment, or

- (ii) where used in reference to a structure that is not a building, the average elevation of the finished grade of the ground immediately surrounding the structure, exclusive of any artificial embankment or entrenchment;
- (h) "floor area" means the total area of all floors in a building measured to the outside face of exterior walls;
- (i) "frontage" means the horizontal distance between side lot lines measured at the building line;
- (j) "lot" means a plot, tract or parcel of land which can be considered as a unit of land for a particular use or building;
- (k) "lot area" means the total horizontal area within the lines of the lot;
- (l) "lot coverage" means the combined area of all building on a lot measured at the level of the lowest floor above the established grade and expressed as a percentage of the total area of the lot;
- (m) "non-conforming use" means a legally existing use that is not listed as a permitted or discretionary use for the use zone in which it is located or which does not meet the development standards for that use zone;
- (n) "owner" means a person or an organization of persons owning or having the legal right to use the land under consideration;
- (o) "permitted use" means a use that is listed within the permitted use classes set out in the use zone tables of an authority's development regulations;
- (p) "prohibited use" means a use that is not listed in a use zone within the permitted use classes or discretionary use classes or a use that an authority specifies as not permitted within a use zone;
- (q) "sign" means a word, letter, model, placard, board, device or representation, whether illuminated or not, in the nature of or employed wholly or in part for the purpose of advertisement, announcement or direction and excludes those things employed wholly as a memorial, advertisements of local government, utilities and boarding or similar structures used for the display of advertisements;
- (r) "rear yard depth" means the distance between the rear lot line and the rear wall of the main building on a lot;
- (s) "side yard depth" means the distance between the side lot line and the nearest side wall of a building on the lot;
- (t) "street" means a street, road, highway or other way designed for the passage of vehicles and pedestrians and which is accessible by fire department and other emergency vehicles;
- (u) "street line" means the edge of a street reservation as defined by the authority having jurisdiction;
- (v) "use" means a building or activity situated on a lot or a development permitted on a lot;

- (w) "use zone" or "zone" means an area of land including buildings and water designated on the zoning map to which the uses, standards and conditions of a particular use zone table apply;
- (x) "variance" means a departure, to a maximum of 10% from the yard, area, lot coverage, setback, size, height, frontage or any other numeric requirement of the applicable Use Zone Table of the authority's regulations; and
- (y) "zoning map" means the map or maps attached to and forming a part of the authority's regulations.

(2) An authority may, in its discretion, determine the uses that may or may not be developed in a use zone and those uses shall be listed in the authority's regulations as discretionary, permitted or prohibited uses for that area.

[Back to Top](#)

Notice of right to appeal

5. Where an authority makes a decision that may be appealed under section 42 of the Act, that authority shall, in writing, at the time of making that decision, notify the person to whom the decision applies of the

- (a) persons right to appeal the decision to the board;
- (b) time by which an appeal is to be made;
- (c) right of other interested persons to appeal the decision; and
- (d) manner of making an appeal and the address for the filing of the appeal.

[Back to Top](#)

Appeal requirements

6. (1) The secretary of the board at the Department of Municipal and Provincial Affairs, Main Floor, Confederation Building (West Block), P.O. Box 8700, St. Johns, Nfld., A1B 4J6 is the secretary to all boards in the province and an appeal filed with that secretary within the time period referred to in subsection 42(4) of the Act shall be considered to have been filed with the appropriate board.

(2) Notwithstanding subsection (1), where the Town of Corner Brook, Town of Mount Pearl or Town of St. Johns appoints an appeal board under subsection 40(2) of the Act, an appeal shall be filed with the secretary of that appointed board.

(3) The fee required under section 44 of the Act shall be paid to the board that hears the decision being appealed by filing it with the secretary referred to in subsection (1) or (2) within the 14 days referred to in subsection 42(4) of the Act.

(4) The board that hears the decision being appealed shall, subject to subsection 44(3) of the Act, retain the fee paid to the board.

(5) Where an appeal of a decision and the required fee is not received by a board in accordance with this section and Part VI of the Act, the right to appeal that decision shall be considered to have been forfeited.

[Back to Top](#)

Appeal registration

7. (1) Upon receipt of an appeal and fee as required under the Act and these regulations, the secretary of the board as referred to in subsections 6(1) and (2), shall immediately register the appeal.

(2) Where an appeal has been registered the secretary of the board shall notify the appropriate authority of the appeal and shall provide to the authority a copy of the appeal and the documentation related to the appeal.

(3) Where an authority has been notified of an appeal that authority shall forward to the appropriate board a copy of the application being appealed, all correspondence, council minutes, plans and other relevant information relating to the appeal including the names and addresses of the applicant and other interested persons of whom the authority has knowledge.

(4) Upon receipt of the information under subsection (3), the secretary of the board shall publish in a newspaper circulated in the area of the appropriate authority, a notice that the appeal has been registered.

(5) A notice published under subsection (4) shall be published not fewer than 2 weeks before the date upon which the appeal is to be heard by the board.

[Back to Top](#)

Development prohibited

8. (1) Immediately upon notice of the registration of an appeal the appropriate authority shall ensure that any development upon the property that is the subject of the appeal ceases.

(2) Sections 102 and 104 of the Act apply to an authority acting under subsection (1).

(3) Upon receipt of a notification of the registration of an appeal with respect to an order under section 102 of the Act, an authority shall not carry out work related to the matter being appealed.

[Back to Top](#)

Hearing notice and meetings

9. (1) A board shall notify the appellant, applicant, authority and other persons affected by the subject of an appeal of the date, time and place for the appeal not fewer than 7 days before the date scheduled for the hearing of the appeal.

(2) A board may meet as often as is necessary to conduct its work in an expeditious manner.

[Back to Top](#)

Hearing of evidence

10. (1) A board shall meet at a place within the area under its jurisdiction and the appellant and other persons notified under subsection 9(1) or their representative may appear before the board and make representations with respect to the matter being appealed.

(2) A board shall hear an appeal in accordance with section 43 of the Act and these regulations.

(3) A written report submitted under subsection 43(2) of the Act respecting a visit to and viewing of a property shall be considered to have been provided in the same manner as evidence directly provided at the hearing of the board.

(4) In the conduct of an appeal hearing, the board is not bound by the rules of evidence.

[Back to Top](#)

Board decision

11. A decision of the board must comply with the plan, scheme or development regulations that apply to the matter that has been appealed to that board.

[Back to Top](#)

Variances

12. (1) Where an approval or permit cannot be given by an authority because a proposed development does not comply with development standards set out in development regulations, an authority may, in its discretion, vary the applicable development standards to a maximum of 10% if, in the authority's opinion, compliance with the development standards would prejudice the proper development of the land, building or structure in question or would be contrary to public interest.

(2) An authority shall not allow a variance from development standards set out in development regulations if that variance, when considered together with other variances made or to be made with respect to the same land, building or structure, would have a cumulative effect that is greater than a 10% variance even though the individual variances are separately no more than 10%.

(3) An authority shall not permit a variance from development standards where the proposed development would increase the non-conformity of an existing development.

[Back to Top](#)

Notice of variance

13. Where an authority is to consider a proposed variance, that authority shall give written notice of the proposed variance from development standards to all persons whose land is in the immediate vicinity of the land that is the subject of the variance.

[Back to Top](#)

Residential non-conformity

14. A residential building or structure referred to in paragraph 108(3)(g) of the Act must, where being repaired or rebuilt, be repaired or rebuilt in accordance with the plan and development regulations applicable to that building or structure.

[Back to Top](#)

Notice and hearings on change of use

15. Where considering a non-conforming building, structure or development under paragraph 108(3)(d) of the Act and before making a decision to vary an existing use of that non-conforming building, structure or development, an authority, at the applicants expense, shall publish a notice in a newspaper circulating in the area or by other means give public notice of an application to vary the existing use of a non-conforming building, structure or development and shall consider any representations or submissions received in response to that advertisement.

[Back to Top](#)

Non-conformance with standards

16. Where a building, structure or development does not meet the development standards included in development regulations, the building, structure or development shall not be expanded if the expansion would increase the non-conformity and an expansion must comply with the development standards applicable to that building, structure or development.

[Back to Top](#)

Discontinuance of non-conforming use

17. An authority may make development regulations providing for a greater period of time than is provided under subsection 108(2) of the Act with respect to the time by which a discontinued non-conforming use may resume operation.

[Back to Top](#)

Delegation of powers

18. An authority shall, where designating employees to whom a power is to be delegated under subsection 109(3) of the Act, make that designation in writing.

[Back to Top](#)

Commencement

19. These regulations shall be considered to have come into force on January 1, 2001.

©Earl G. Tucker, Queen's Printer

APPENDIX E: WATER RESOURCE MANAGEMENT DIVISION POLICY DIRECTIVES

POLICY FOR INFILLING BODIES OF WATER (W. R. 91-1)

1.0 OBJECTIVE

To adopt a consistent approach to development proposals involving infilling bodies of water in order to protect the water resource, the adjacent lands and the development itself.

2.0 LEGISLATION

Water Resources Act, SNL 2002 cW-4.01, ("the Act") sections 30, 48 and 64

3.0 INTRODUCTION

A recent trend has been observed by the Water Resources Management Division for various developers and proponents to request environmental approval for infilling bodies of water. The purpose of most of such requests is to make new land for property development for a variety of uses. Granting of approvals without reasonable justification gives a mistaken impression that this department is not consistently and adequately protecting the water resources of this province as required under the Act.

Proponents can be classified into several categories:

- private individuals
- municipalities or community councils
- voluntary or service organizations
- commercial developers

Infilling projects affect the natural environment in terms of the ecology, hydrology, hydraulics and aesthetics of flood plains, ponds and lakes as well as coastal marine areas. Such infilling often does not give due recognition to the value of the water resource involved nor does it recognize common hazards such as flooding and erosion.

The proximity of water to such developments is creating an additional future liability for the province. Should there be flooding or erosion of the filled area, will the province be obliged to undertake emergency rescue or protection of occupants and property? Would the province be obliged to provide compensation for damage. If flood protection measures are implemented in the future, will the province be forced to expropriate the owners in order to gain access to the body of water?

Current literature on the topic of climate change indicates that global warming may cause increases in sea levels. In a report by Environment Canada entitled "Socio-Economic Assessment of the Physical and Ecological Impacts of Climate on the Marine Environment of the Atlantic Region of Canada – Phase 1" the impact on coastal infrastructure based on a one metre rise in mean sea level over the next 50 years is projected to cost in the billions of dollars. Losses include urban waterfront land, buildings with a life expectancy of 50-75 years, breakwaters, bridges and causeways, roads and railways. It can be safely assumed that areas presently prone to flooding will be prone to more severe and more frequent flooding in the future.

4.0 POLICY

4.1 The highwater level is taken to be the 1:100 year return period water level. For freshwater this level includes water levels caused strictly by storm runoff or hydraulic effects of ice or both. In marine situations the level must include maximum tides, waves, wind setup, storm surge and ultimate mean sea levels under current global climatic forecasts for a 1:100 year design.

4.2 Any proposed infilling within fifteen (15) metres of a body of water measured horizontally inland perpendicular to the shoreline at the highwater level of that body of water as defined in the Act will be subject to Section 48 of the Act.

4.3 Any request for approval involving infilling within a minimum of fifteen (15) metres of the highwater level of a body of water may only be permitted in exceptional circumstances where no other reasonable alternative exists. The onus will be upon the proponent to show that land more suitable for the intended purposes cannot be obtained in or near the community or area.

4.4 Infilling required in connection with marine related development such as fishing facilities, wharves, fish plants, boathouses, marinas and such developments, which of necessity must be located on riparian or coastal lands, may be permitted subject to Section 48 of the Act.

4.5 Infilling to permit municipal or public sector projects which are essential to the public good such as infilling to permit the placement of roads, bridges, hydro lines, sewer and water facilities or similar undertakings, may be permitted subject to Section 48 provided that no other reasonable alternatives are available and that the land will remain public property.

4.6 Infilling to permit industrial expansion as for instance in mining, oil development, power development or any other beneficial undertaking may be permitted subject to Section 48 of the Act provided that the project has been registered and released from all further requirements under the *Environmental Assessment Act* and that the registration and any subsequent Environmental Preview Reports or Impact Statement clearly discussed all infilling requirements.

4.7 Infilling of very small ponds or freshets that do not appear on 1:50,000 scale Newfoundland topographic maps and where the land is better utilized for agricultural or other purposes may be permitted subject to Section 48 of the Act.

4.8 Infilling to permit improvements to the environment may be permitted subject to Section 48 provided that the land and facilities will remain public property. Examples of such projects may include community recreation areas, playgrounds, nature areas, public beaches, breakwaters, and other similar land uses.

4.9 Any land created by approved infilling must not be vulnerable to flooding and related effects such as erosion. Furthermore, permitted infilling may in no way impact on or increase any risk of flooding or alter the drainage of any adjacent property.

4.10 Applicants for Crown Lands will be advised that their application will not be considered for approval unless the proposed use(s) will meet the requirements of this policy directive.

POLICY FOR DEVELOPMENT IN SHORE WATER ZONES W.R. 97-1

1.0 INTRODUCTION

The shore water zone is the interface between land and water, and includes the land along the edge of an ocean, or a fresh water body. The shore water zone owes its unique ecological attributes to the area encompassing both the land draining into the water body and the water body itself. Unplanned and imprudent development on shore water zones, including infilling and waste disposal, may have detrimental effects on water quality, water quantity, and on terrestrial and aquatic life and habitat. Human impacts on salt water shore zones, caused by, for example, untreated sewage disposal, surface runoff from urban and industrial sites, etc., has led to closures of bays to aquaculture and shellfish harvesting. The economic impacts of environmental damage of fresh water shore zones include loss of recreational opportunities, depreciation of land values, etc. Shore water zones are also areas that are subject to flooding, with possible adverse impacts on life and property along the zones.

2.0 OBJECTIVES

This policy will establish the criteria for issuing a permit under Section 48 of the Water Resources Act, SNL 2002 cW-4.01, for all development activities in and affecting shore water zones. The objective of the policy is to permit developments of shore water zones such that potential economic losses and impacts on water quantity, water quality, and terrestrial and aquatic habitats and life are minimized.

3.0 LEGISLATION

Water Resources Act, SNL 2002 cW-4.01, ("the Act") sections 30, 48 and 64

4.0 DEFINITIONS

Body of Water (Statutory definition from the Act) "body of water" means a surface or subterranean source of fresh or salt water within the jurisdiction of the province, whether that source usually contains liquid or frozen water or not, and includes water above the bed of the sea that is within the jurisdiction of the province, a river, stream, brook, creek, watercourse, lake, pond, spring, lagoon, ravine, gully, canal, wetland and other flowing or standing water and the land occupied by that body of water

Water Zone "Shore Water Zone" means the land that is intermittently occupied by water as a result of the naturally fluctuating surface water level in a body of water which can be either a fresh or salt water body and, in either case, the low water mark and high water mark of the water body defining the edges of the shore water zone.

Development "Development" means the carrying out of an activity or operation which includes construction of wharves, moorings, jetties, other docking facilities, marinas, boathouses, etc., mechanical disturbance of the land, infilling, drainage, dredging, channelization, erosion control works, and removal of vegetation on shore water zones for social or economic benefits, or any change in the use or the intensity of use of any shore water zone.

5.0 POLICIES

5.1 High Water Level of a Water Body

The high water level of a water body is taken to be the 1:100 year return period water level. For a fresh water body, this level includes water levels caused strictly by storm runoff or hydraulic effects of ice or both. In marine situations, the level must include maximum waves, wind setup, storm surge, and ultimate mean sea levels under current global climatic forecasts for a 1:100 year design.

5.2 Developments Not Permitted

5.2.1 Infilling, drainage, dredging, channelization, or removal of surface or underwater vegetation on or along shore water zones which may aggravate flooding problems will not be permitted.

5.2.2 Infilling, drainage, dredging, channelization, or removal of surface or underwater vegetation on or along shore water zones which have unmitigable adverse water quality impacts on the shore water zones will not be permitted.

5.2.3 Infilling, drainage, dredging, channelization, or removal of surface or underwater vegetation on or along shore water zones which have significant impacts on water circulation patterns within the shore water zones or on sediment deposition or accretion or removal rates along the shore water zones will not be permitted.

5.2.4 Placing, depositing or discharging into shore water zones of any raw sewage, refuse, municipal and industrial wastes, fuel or fuel containers, pesticides, herbicides or other chemicals or their containers, or any other material which impairs or has the potential to impair the water quality of the shore water zones will not be permitted.

5.2.5 Construction of extensive paved surfaces along a shore water zone which changes the intrinsic character of the shore water zone will not be permitted.

5.3 Developments Requiring Written Permission

The following developments on or along shore water zones will be permitted subject to the prior written permission of the Minister of Environment and Climate Change (the “Minister”) in accordance with the Act:

5.3.1 Limited removal of surface vegetation cover for the construction of marinas, boathouses, jetties, wharves, moorings, and other docking facilities.

5.3.2 Construction of marinas, boathouses, jetties, wharves, moorings and other docking facilities which would require only minor disturbances to water circulation patterns within the shore water zone and which have limited impacts on sediment deposition or accretion rates along the shore water zone.

5.3.3 Extension and upgrading of existing buildings, structures and facilities within shore water zone areas.

5.3.4 Development related to recreational activities including the setting up of camp grounds, permanent and semi-permanent facilities, etc., along shore water zones.

5.4 Implementation of Mitigative Measures

All developments which are permitted within shore water zones and which may result in potentially adverse changes to water quantity or water quality of the shore water zone will require the

implementation of mitigative measures to be specified in the terms and conditions for the environmental approval.

5.5 Restoration Measures

The terms and conditions of the environmental approval will specify the restoration measures to be implemented upon cessation of activities or abandonment of facilities on shore water zones.

Policy for Land and Water Related Developments in Protected Public Water Supply Areas, W.R. 95-01

1.0 OBJECTIVES

The policy will establish a mechanism for issuing a certificate of environmental approval under Section 39 of the *Water Resources Act, SNL 2002 cW-4.01* for all development activities in a designated water supply area. The implementation of the policy guidelines will ensure sustainable development of natural resources without adversely affecting water quality.

2.0 LEGISLATION

Water Resources Act, SNL 2002 cW-4.01, Section 39

3.0 POLICY

The existing and proposed development activities in protected water supply areas will be subject to the following policy guidelines established under Section 39 of the Act.

4.0 DEFINITIONS

“Act” means the *Water Resources Act, SNL 2002 cW-4.01*.

“Development” means the carrying out of an activity or operation on, over, or under land or water for social or economic benefits, or the making of any change in the use of the intensity of use of any land, water, building or premises.

All other definitions appearing in the Act shall equally apply to this policy when employed herein.

5.0 APPLICATION OF THE POLICY

5.1 This policy shall apply to public water supply areas designated under Section 39 of the Act.

5.2 Existing resource development and other activities will be allowed to continue unless it is established that these are impairing water quality or have potential to impair water quality.

5.3 If it is established that a particular activity is a source of pollution, then appropriate measures as outlined in Sections 11, 12 and 13 of this policy directive will apply.

5.4 The Minister may require proponents of existing activities, which have potential to impair water quality, to obtain his/her approval.

5.5 No development shall be carried out in a designated area except in accordance with this policy.

5.6 No person shall carry out any development in a designated area without obtaining prior approval in writing from the Minister.

6.0 ACTIVITIES NOT PERMITTED IN A DESIGNATED AREA

6.1 Placing, depositing or discharging or permitting the placing, depositing or discharging into a body of water and sewage, refuse, chemicals, municipal and industrial wastes or any other material which impairs or has potential to impair water quality.

6.2 Using an intake pond, lake or specified buffer zones for any activity detrimental to water quality and not permitted in the Act.

6.3 Using ice covered water body for transporting logs, riding skidoos/motor vehicles/all-terrain vehicles, leading of animals, or any other activity which impairs or has potential to impair water quality.

6.4 Using or operating existing facilities in such a manner which impairs or has potential to impair water quality.

6.5 Residential development (a sub-division of four or more lots), vehicle maintenance facilities, warehouses, service stations, industries, and chemicals and salt storage depots.

6.6 Storage and disposal of pesticides and manure, application of manure and chemicals in specified buffer zones, extensive land clearing, and peat land drainage without adequate treatment.

6.7 Clear cutting of forest in sensitive areas, establishment of camps and camp facilities, storage of chemicals, application of pesticides, drainage of peat land for afforestation, and application of toxic fire retardants.

6.8 Resorts, hotels/motels, and golf courses.

6.9 Activities, operations or facilities associated with aggregate extraction and mineral exploration such as work camps, vehicle parking and maintenance facilities, washing of aggregates, asphalt plants, discharge or deposit of waste material into a body of water, and significant disturbance to land for mineral exploration purposes.

6.10 Application of herbicides in the right-of-way, and use of chemically treated utility poles and other related structures.

6.11 Aquaculture development and associated activities having potential to impair water quality.

6.12 Processing and manufacturing plants having potential to impair water quality.

6.13 Cemetery, waste disposal facilities, and any other storage or disposal facilities that the Minister considers environmentally unacceptable.

7.0 ACTIVITIES REGULATED IN A DESIGNATED AREA

In a designated area, no person shall undertake any of the following activities without obtaining prior written approval from the Minister:

7.1 Expansion and upgrading of the existing activities, operations or facilities.

7.2 Construction of residential, commercial, industrial and institutional facilities or any other related activity including land clearing or drainage, construction of access roads, servicing of lands for subsequent use, or extension and upgrading of existing buildings or facilities.

7.3 Development of farm lands for crop production, forage production, vegetable production, and blueberry and other fruit production.

7.4 Forest logging, resource road construction and use, stream crossing for controlled access, preparation of skid trails and landing areas, silvicultural activities, tree farming, and other environmentally acceptable forestry operations.

7.5 Recreational activities or facilities including cottage development, fishing, swimming, boating, hiking, camp grounds, or canoe routes, vacation or other camps, or recreational facilities.

7.6 Mineral exploration related activities and aggregate extraction, or any other construction activity incidental to mining and quarrying including access roads, stream crossings, land drainage with adequate treatment, land clearing and excavation.

7.7 Installation of storm or sanitary sewer pipelines, pipelines for transmission of water for hydroelectric generation, agriculture uses, or any other purposes.

7.8 Construction of roads, bridges, culverts, and other stream crossings, and installation of power and telecommunication transmission lines.

7.9 Modification to intake structures, pumphouse, reservoir, etc. will require approval under Section 37 of Act.

7.10 Any other development or activity which, in the opinion of the Minister, has caused impairment or has potential to impair water quality.

8.0 APPROVAL PROCESS

8.1 The proponent shall submit a detailed development plan along with maps, drawings and specifications and other information as required by the Minister for approval.

8.2 The Minister may, on the recommendation of his/her officials, issue a certificate of approval for the proposed development on such terms and conditions as the Minister considers necessary to protect water quality.

8.3 The proponent shall obtain separate approvals from the Minister under Section 48 of the Act, for all permanent or temporary stream crossings or for alteration to bodies of water that may be necessary to carry out the approved development.

8.4 The proponent shall also obtain licences, permits or approvals under other acts and regulations as required prior to commencing the approved work.

8.5 The proponent of the approved development shall notify the municipal authority or the person responsible for the operation and maintenance of the waterworks by providing a copy of the approval issued under this policy before commencing the work.

8.6 The proponent shall maintain adequate liaison and consultation with the person or authority responsible for the operation and maintenance of the waterworks during the implementation and operation of the approved work.

8.7 The Minister may require the inspection of the approved development from time to time by his/her officials to ensure that the development is carried out in an environmentally acceptable manner and the proponent is complying with the terms and conditions of the approval.

8.8 The Minister may require a proponent to monitor water quality according to a monitoring program approved by the Minister in order to evaluate the impact of the approved development on public water supply.

8.9 The Minister encourages the departments and agencies responsible for resource management and affected by this policy to develop environmental protection guidelines for resource utilization in protected water supply areas, for compliance by proponents or developers.

9.0 BUFFER ZONES

9.1 The proponents shall provide the following widths of buffer zones along and around water bodies from the high water mark in a designated area:

Water Body	Width of Buffer Zones
Intake pond or lake	a minimum of 150 metres
River intake	a minimum of 150 metres for a distance of one km upstream and 100 m downstream
Main river channel	a minimum of 75 metres
Major tributaries, lakes or ponds	a minimum of 50 metres
Other water bodies	a minimum of 30 metres

9.2 No development activity shall be permitted in buffer zones except those which are intended to promote vegetation.

10.0 RESPONSIBILITIES OF MUNICIPAL AUTHORITY

The municipal authority or person responsible for the operation and maintenance of a waterworks shall:

10.1 Ensure that no development activities are undertaken in a designated area without approval from the Minister.

10.2 Ensure that approved development activities are undertaken in strict compliance with the terms and conditions of the approval.

10.3 Where an approval or this policy is violated, serve a stopping order on the violator after obtaining prior approval from the Minister for stopping any work or operation either permanently or temporarily

which is not carried out according to the terms and conditions of the approval and has impaired or has potential to impair water quality.

10.4 Request the Minister for the appointment of a Watershed Monitoring Committee and the development of a watershed management plan, if the designated area is under increasing pressure for multiple development activities.

11.0 CORRECTION OF HARMFUL CONDITIONS

If the quality of water has been impaired by any activity, practice, or action taken deliberately, negligently or accidentally, the Minister may order the proponent

to provide alternate water supply for the affected community for as long as is necessary to restore the existing water supply system;

to restore the water quality to its original condition; or

to take necessary measures including the removal of facilities, undertakings, cabins, etc. and to rehabilitate the affected area at his/her expense in order to rectify the water pollution related problems.

12.0 CERTAIN POWERS OF THE MINISTER

(A) Cancellation of Approval

The Minister may revoke an approval:

12.1 For failure of the proponent of any development or activity to comply with the terms and conditions stipulated in the approval.

12.2 Where the approval was issued in error on the basis of incorrect or incomplete information.

12.3 Where the approved activities or operations are causing or have potential to cause impairment of water quality for reasons not anticipated at the time the approval was issued.

(B) Changing Boundaries

The Minister may change the boundaries of a designated area either to enlarge or reduce its size.

13.0 OFFENCE

A person who undertakes any development or activity in a designated area without prior written approval from the Minister is guilty of an offence under the Act.

APPENDIX F: LAND USE ZONING MAP

ANNEX TO LAND USE ZONING MAP



