

# **TOWN OF UPPER ISLAND COVE**

## **MUNICIPAL PLAN 2011-2021**



### **DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2023**

**“Residential II” to “Commercial-Industrial C-I”**

**“Add Condition to the Commercial-Industrial Land Use Zone  
Table, Schedule C”**

**North off Crane’s Road, Route 70-17**

**FEBRUARY, 2023**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF UPPER ISLAND COVE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2023**

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

- a) Adopted the Upper Island Cove Development Regulations Amendment 14, 2023, on the 17<sup>th</sup> day of April, 2023.
- b) Gave notice of the adoption of the Town of Upper Island Cove Development Regulations Amendment No. 14, 2023 by advertisement posted at the Town Hall, Jay's Mini Mart, Clarke's Floral Design and Clarke's Country Corner. The Notice was also posted on the Town's Webpage and Twitter Account.
- c) Set the 10<sup>th</sup> day of May, 2023, at 7:30 p.m. at the Town Hall, Upper Island Cove for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Upper Island Cove approved the Town of Upper Island Cove Development Regulations Amendment No. 14, 2023, as adopted (or as amended).

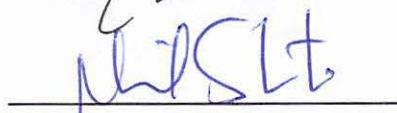
SIGNED AND SEALED this 16 day of May, 2023

Mayor:



(Council Seal)

Clerk:





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SIGNED AND SEALED this 1st day of May 1993.

## Sampled

6) **Gebruik van SOSC's** (30 punten) **Waarom moet gebruik gemaak word van SOSC's?**

ANSWER: **1000000**

1. *What is the best way to approach a problem?*

• **HOA HỌC** (Học Khoa Hoc) là một trang web cung cấp thông tin về các bài học và bài tập

Wetenschappelijke en praktische toepassingen van de techniek van de geologische en hydrogeologische opname

que servirà os cidadãos que sejam da sua comunidade ou que vivam nela.

REVIEW OF THE LITERATURE ON THE USE OF THE BIM IN THE CONSTRUCTION INDUSTRY

www.english-test.net

## ANSWERING YOUR QUESTIONS

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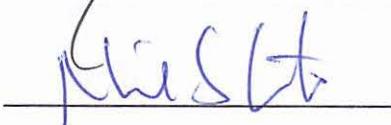
**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF UPPER ISLAND COVE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2023**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Upper Island Cove adopts the Town of Upper Island Cove Development Regulations Amendment No. 14, 2023.

Adopted by the Town Council of Upper Island Cove on the 17<sup>th</sup> day of April, 2023.

Signed and sealed this 16 day of May, 2023.

**Mayor:**  (Council Seal)

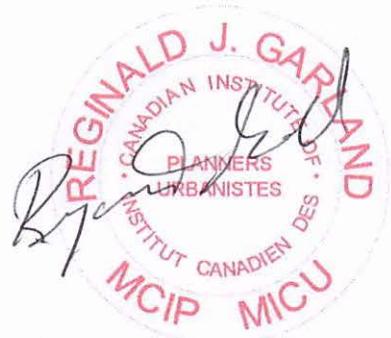
**Clerk:** 



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Upper Island Cove Development Regulations Amendment No. 14, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	5215-2023-011
Date	16 JUNE 2023
Signature	<u>John Blanchard</u>

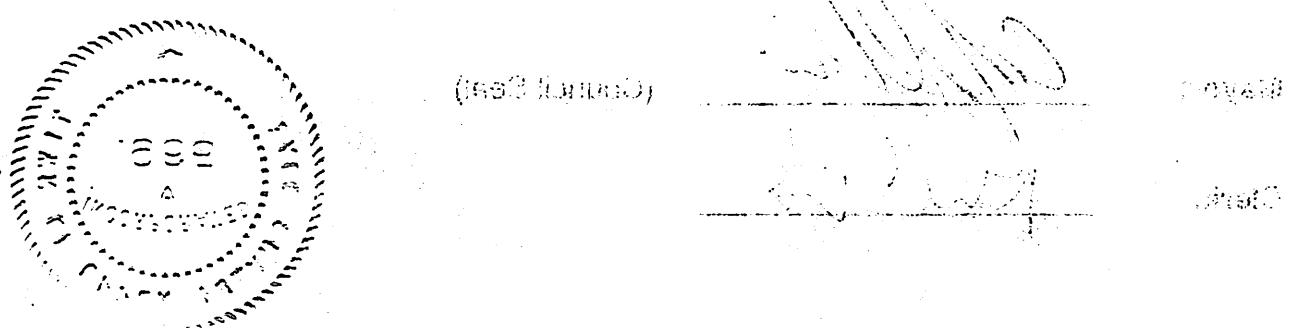


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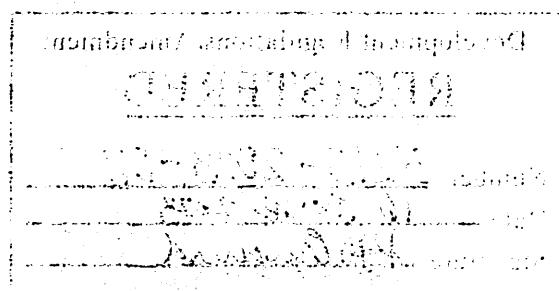
ent (ECS) and primary RNA (pre-mRNA) are to be converted to secondary RNA (smRNA) and basal (eqG) to mature ent (mRNA) and eqG to mature smRNA. The eqG, mRNAs, and smRNAs are all derived from the same pre-mRNA molecule.

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## MONTAGNA PIANA DELLA MAREMMA E DELLA TOSCANA MARITTIMA



# TOWN OF UPPER ISLAND COVE

## DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2023

### **BACKGROUND**

The Town of Upper Island Cove proposes to amend its Development Regulations. The Chalet Lounge is located on the north side of Crane's Road, Route 70-17, close to the western boundary with the Town of Spaniard's Bay. The owner has made an application to add an extension to the existing building.

The present building measures 9.75m x 9.75m for an area of 95.13m<sup>2</sup>. The proposed extension will measure 9.75m x 9.14m for an area of 84.91m<sup>2</sup>. The building with the proposed extension will have a combined area of 180.04m<sup>2</sup>.

### **ANALYSIS**

The Chalet Lounge is located in the Residential-II (R-II) Land Use Zone. Schedule B, Classification of Uses of Land and Buildings, lists lounges, bars, restaurants, etc. as an Assembly use under catering. The Residential-II (R-II) Land Use Zone Table does not list catering as a permitted or a discretionary use. At the coming into effect of this Municipal Plan on August 24, 2012, the building was in existence and is now considered a legal non-conforming use. The Upper Island Cove Development Regulations, General Regulation 49(3)(e), Non-Conforming Use, allows an extension of not more than 50% of the existing non-conforming building. The combined area of the existing building with a 50% extension will only allow an area of 142.6 m<sup>2</sup>, short of the desired 180.04m<sup>2</sup>. Therefore, General Regulation 49 cannot be used in this case. To accommodate a 9.75m x 9.14m extension to the Chalet Lounge will require an Amendment to the Town's Development Regulations.

The Commercial-Industrial Land Use Zone Table lists catering as a permitted use. The purpose of this Amendment is to spot zone the land parcel for the Chalet Lounge from **“Residential-II (R-II)”** to **Commercial-Industrial (C-I)**. Secondly, so as to be more compatible with surrounding land uses, the newly created Commercial-Industrial Zone for the site of Chalet Lounge shall be restricted to catering uses only.

## **PUBLIC CONSULTATION**

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Upper Island Cove placed a Public Consultation Notice on its webpage, on its Facebook page, on its Twitter Account, on display at the Town Office and public notice boards which stated that the amendments would be on display from February 20 to March 6, 2023, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received.

## **AMENDMENT No. 14, 2023**

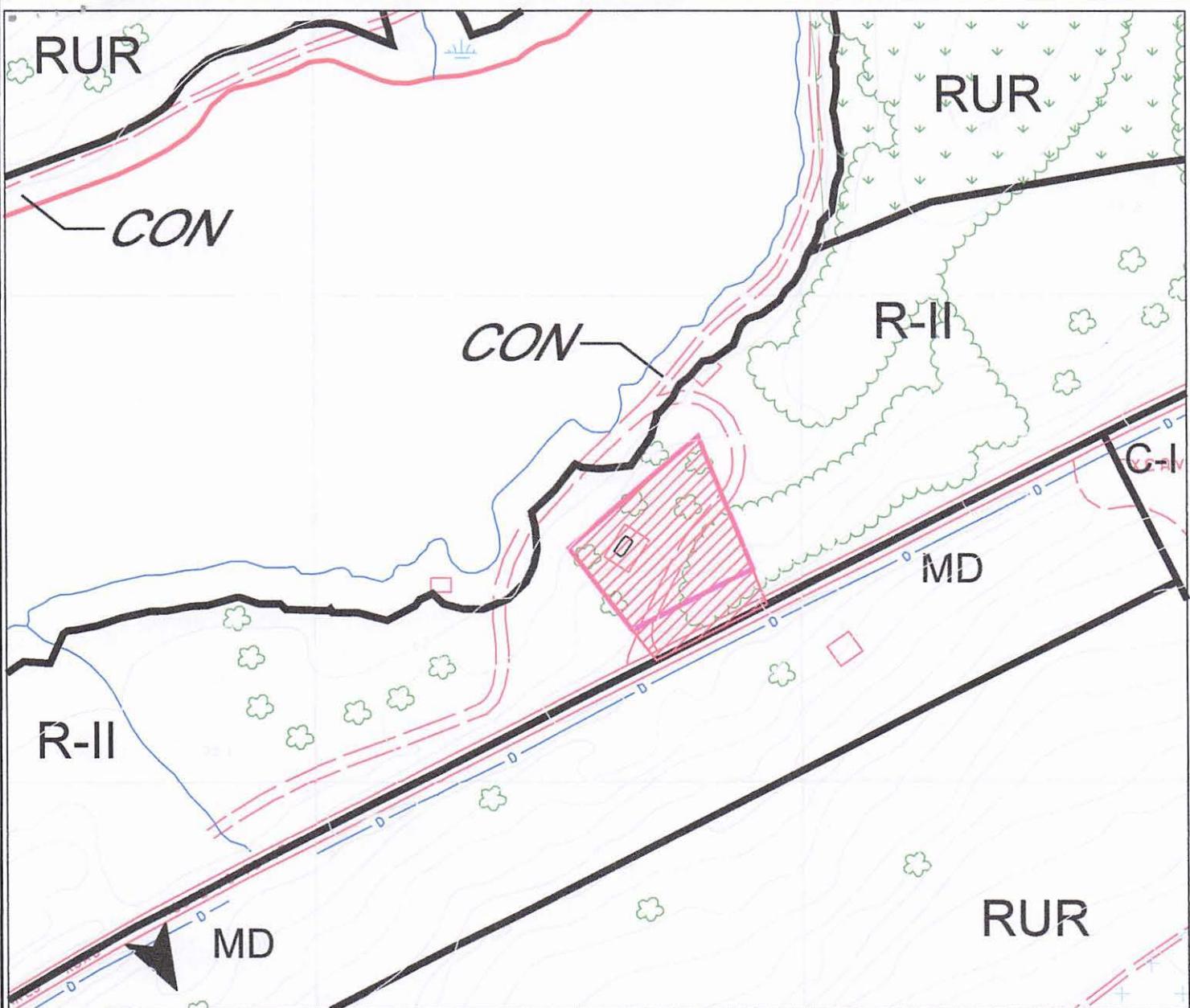
The Town of Upper Island Cove Development Regulations are amended by:

**A) Adding** the following condition 11 to the end of conditions for the Commercial-Industrial Land Use Zone Table:

### **11. Catering Uses Only**

The site of the Chalet Lounge located on the north side of Crane's Road is spot zoned as Commercial-Industrial. So as to prohibit land uses that may have an adverse effect on the adjoining residential properties, Council shall restrict the use of this building to catering uses only.

**B) Changing** an area of land from "**Residential-II (R-II)**" to "**Commercial-Industrial (C-I)**" as shown on the attached copy of the Town of Upper Island Cove Land Use Zone Map as shown below:



TOWN OF UPPER ISLAND COVE  
MUNICIPAL PLAN 2011-2021  
LAND USE ZONE MAP

DEVELOPMENT REGULATIONS/AMENDMENT  
AMENDMENT No. 14, 2023

Development Regulations/Amendment

**REGISTERED**

Dated at Upper Island Cove

Number 5215 - 2023 - 011

Date 16 JUNE 2023

Signature Robert Blanchard

This 16 Day of May, 2023

John Smith Mayor

Mary Jones Clerk

Seal



Area to be changed from: "Residential II (R-II)" to "Commercial - Industrial (CI)"

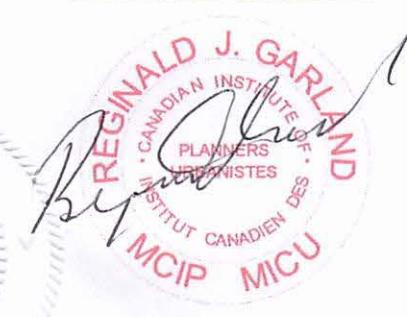
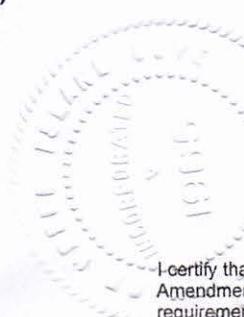
PLAN-TECH



ENVIRONMENT

Scale: 1:2500

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I certify that the attached Town of Upper Island Cove Development Regulations Amendment No. 14, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

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