

TOWN OF UPPER ISLAND COVE

MUNICIPAL PLAN 2011-2021



MUNICIPAL PLAN AMENDMENT No. 6, 2023

“RESIDENTIAL” to “COMMERCIAL-INDUSTRIAL”

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
MUNICIPAL PLAN AMENDMENT No. 6, 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 Municipal Plan Amendment No. 6, 2023 on the 17th day of April, 2023.
- b) Gave notice of the adoption of the Town of Upper Island Cove Municipal Plan Amendment No. 6, 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 10th day of May at 7:30 p.m. at the Town Hall, 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 approves the Town of Upper Island Cove Municipal Plan Amendment No. 6, 2023 as adopted (or as amended).

SIGNED AND SEALED this 16 day of May, 2023

Mayor:

CML

(Council Seal)

Clerk:

XMSL



ADULT CEREBRAL VASCULAR DISEASES

Выводы отчета эксперта

WYDARZENIA W KRAJACH WOLNYCH

CSME 是执行了组织战略的公司 A 和 B 之间的差异性。

Journal of the Royal Statistical Society, Series B (Statistical Methodology), Vol. 72, No. 2, 2005, pp. 243–266. © 2005 Royal Statistical Society
doi:10.1111/j.1467-9868.2005.00462.x

What we see says the truth about what's real.

Lebih lanjut, hasil survei yang dilakukan oleh Kementerian Kesehatan pada tahun 2010 menunjukkan bahwa sekitar 70% responden yang berusia 15-24 tahun mengalami depresi.

... (babnams as 10, behjabs as 2205, 0 left members)



卷之三

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF UPPER ISLAND COVE PLAN AMENDMENT No. 6, 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 Municipal Plan Amendment No. 6, 2023.

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

Signed and sealed this 16 day of May, 2023.

Mayor: Conrad Hn (Council Seal)

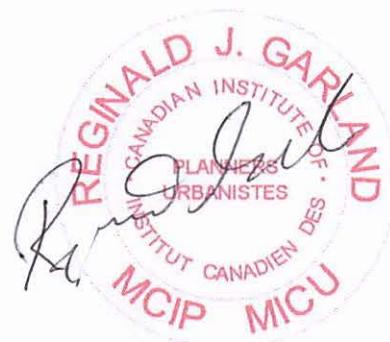
Clerk: Kris Lte



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Upper Island Cove Municipal Plan Amendment No. 6, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Municipal Plan/Amendment	
REGISTERED	
Number	5215-2023-005
Date	16 JUNE 2023
Signature	<u>Geofincherd</u>



CHINESE CLOTHING AND COSTUME

THROB OF MORTUITY

edit:0002 jpa entities from base entity to 81 entities to vulnerable entity
legible:04 evc0 brislet req0 to mw0T edit:0003 evc0 brislet req0 to mw0T
edit:0004 jpa entities from base entity to 81 entities to vulnerable entity
legible:04 evc0 brislet req0 to mw0T edit:0003 evc0 brislet req0 to mw0T

which is why π^0 is not a good model for U to U transitions, and π^0 is not a good model for U to U transitions.

卷之三

(1808 Nov 20)

10048

卷之三

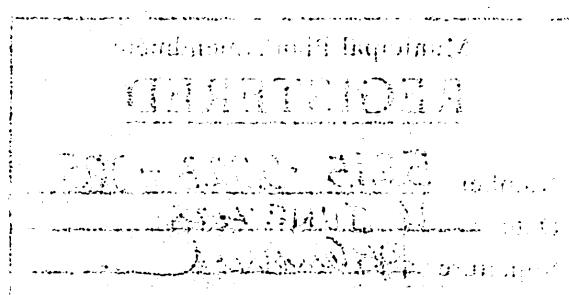
سی ایکٹری

• 38810

Digitized by srujanika@gmail.com

These results are in agreement with previous observations of the same group (see also Fig. 1).

.0006 of Argon-40 in Air



TOWN OF UPPER ISLAND COVE

MUNICIPAL PLAN AMENDMENT No. 6, 2023

BACKGROUND

The Town of Upper Island Cove proposes to amend its Municipal Plan. 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 95.13m². The proposed extension will measure 9.75m x 9.14m for an area of 84.91m². The building with the extension will have a combined area of 180.04m².

ANALYSIS

The Chalet Lounge is located in the Residential Land Use designation. Under Schedule B, Classification of Land and Buildings, lounges, bars, restaurants, etc. are listed as a catering use. Under Plan Policy 3.2.1.2, catering uses are neither a permitted nor 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 Non-Conforming Use General Regulation 49(3)(e) allows an extension of not more than 50% of the existing building. This will only allow an area of 142.6 m² short of the desired 180.04m².

The Commercial-Industrial Land Use designation lists catering as a permitted use. The purpose of this Amendment is to re-designate the land parcel for the Chalet Lounge from **“Residential”** to **Commercial-Industrial**. Secondly, so as to be more compatible with surrounding land uses, the newly created Commercial-Industrial designation for the site of Chalet Lounge shall be restricted to catering uses only.

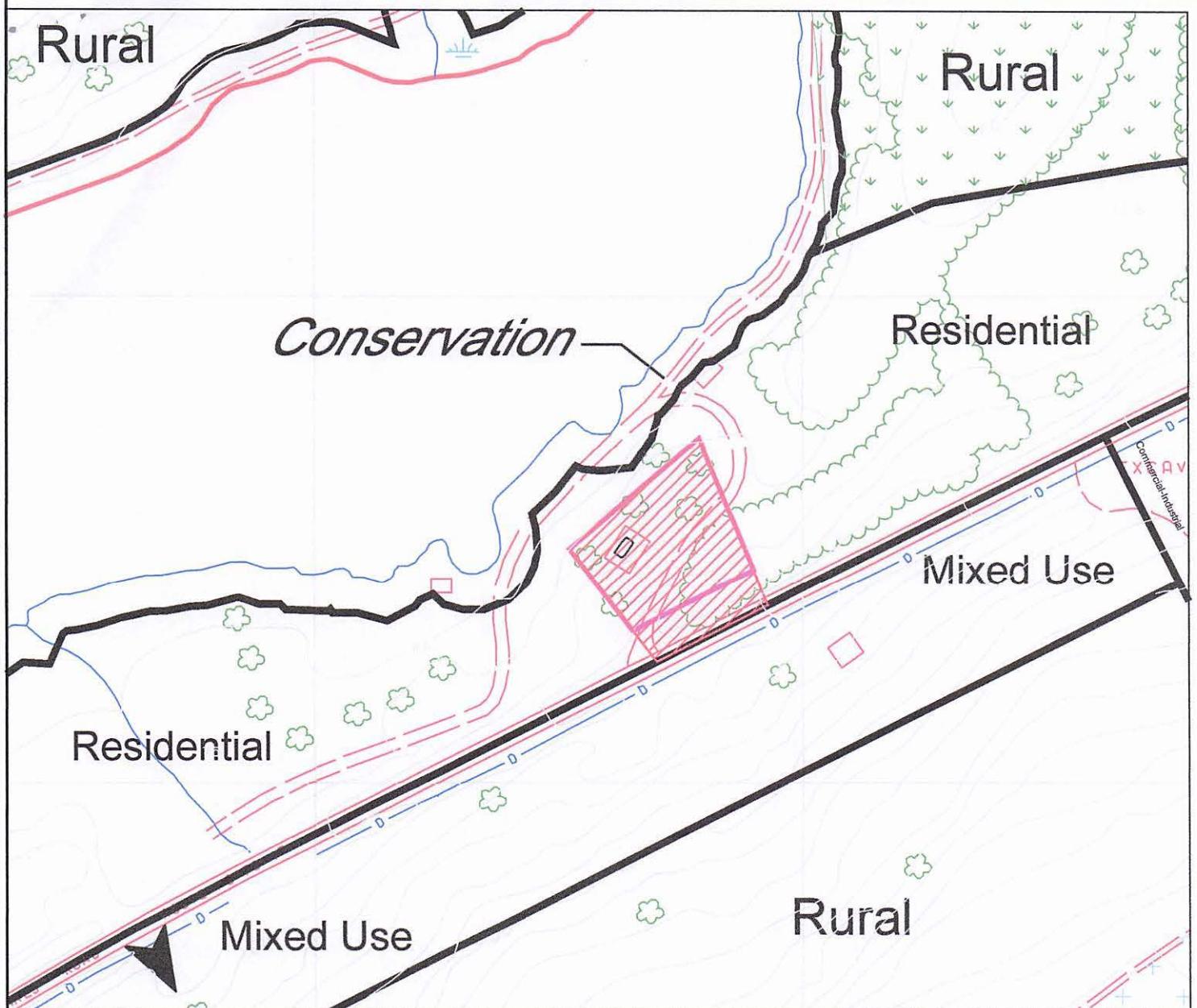
PUBLIC CONSULTATION

During the preparation of this amendment, the 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. 6, 2023

The Town of Upper Island Cove Municipal Plan is amended by:

- A) *Changing* an area of land from "Residential" to "Commercial-Industrial" as shown on the attached copy of the Town of Upper Island Cove Future Land Use Map.**



TOWN OF UPPER ISLAND COVE

MUNICIPAL PLAN 2011-2021

FUTURE LAND USE MAP

MUNICIPAL PLAN

AMENDMENT No. 6, 2023

Municipal Plan/Amendment Dated at Upper Island Cove

REGISTERED

Number 5215 - 2023 - 005

Date 16 JUNE 2023

Signature R. G. Landward

This 16 Day of May, 2023

G. Landward Mayor

R. G. Landward Clerk



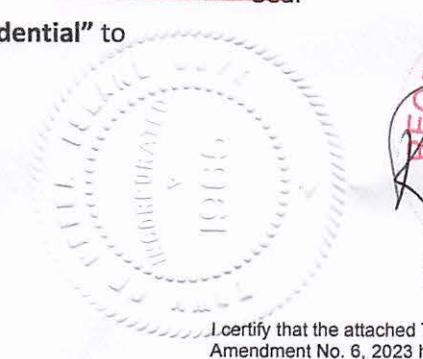
Area to be changed from: "Residential" to
"Commercial - Industrial"

PLAN-TECH



ENVIRONMENT

Scale: 1:2500



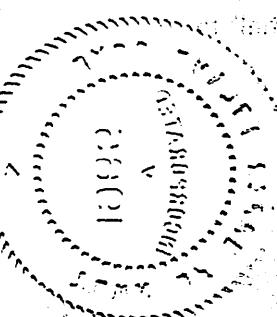
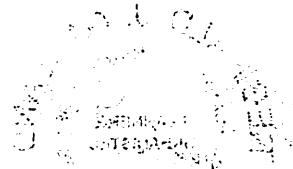
I certify that the attached Town of Upper Island Cove Municipal Plan Amendment No. 6, 2023 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

such basket bags in being. - *Chainsawed* which
is a very good way to do it.

Now, *you* make a *lid* for it.

Now

Now, *you* make a *lid* for it.



16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)

16 (12)