

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).

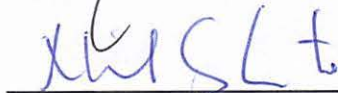
SIGNED AND SEALED this 16 day of May, 2023

Mayor:



(Council Seal)

Clerk:





TOWN AND RURAL PLANNING ACT, 2000
 RESOLUTION TO APPROVE
 PLAN OF UPPER ISLAND COVE
 MUNICIPAL PLAN AMENDMENT NO. 6, 2023

Under the authority of section 16, section 17 and section 22 of the Town and Rural Planning Act, 2000, the Town Council of Upper Island Cove, on the 10th day of April, 2023:

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 in the Town Hall. Joyce Millard, Clark's Print Design and Oakview County Council. The notice was also placed on the Town's Website and Twitter Account.

c) Set the 10th day of May at 7:00 p.m. in the Town Hall for the holding of a public hearing to consider objections and submissions.

Now under section 22 of the Urban and Rural Planning Act, 2000, the Town Council of Upper Island Cove resolves the Town of Upper Island Cove Municipal Plan Amendment No. 6, 2023 as attached (or as amended).

SIGNED AND SEALED this 10th day of April, 2023.



 Mayor

 Clerk

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:

[Signature]

(Council Seal)

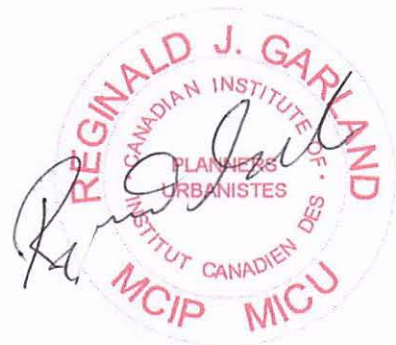
Clerk:

[Signature]

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	<u>5215-2023-005</u>
Date	<u>16 JUNE 2023</u>
Signature	<u>[Signature]</u>



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

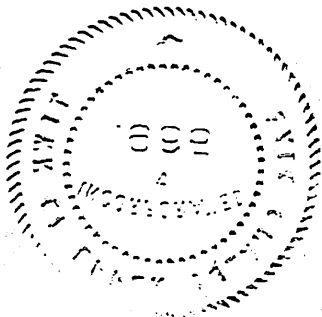
TOWN OF UPPER ISLAND GOVERNMENT NO. 8, 2003

Under the authority of Section 18 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. 8, 2003.

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

2003.

Signed and sealed this 17th day of April, 2003.



(Council Seal)

Mayor

Clerk

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Upper Island Cove Municipal Plan Amendment No. 8, 2003 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.



RECEIVED
2003 APR 17
UIC
CLERK

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.

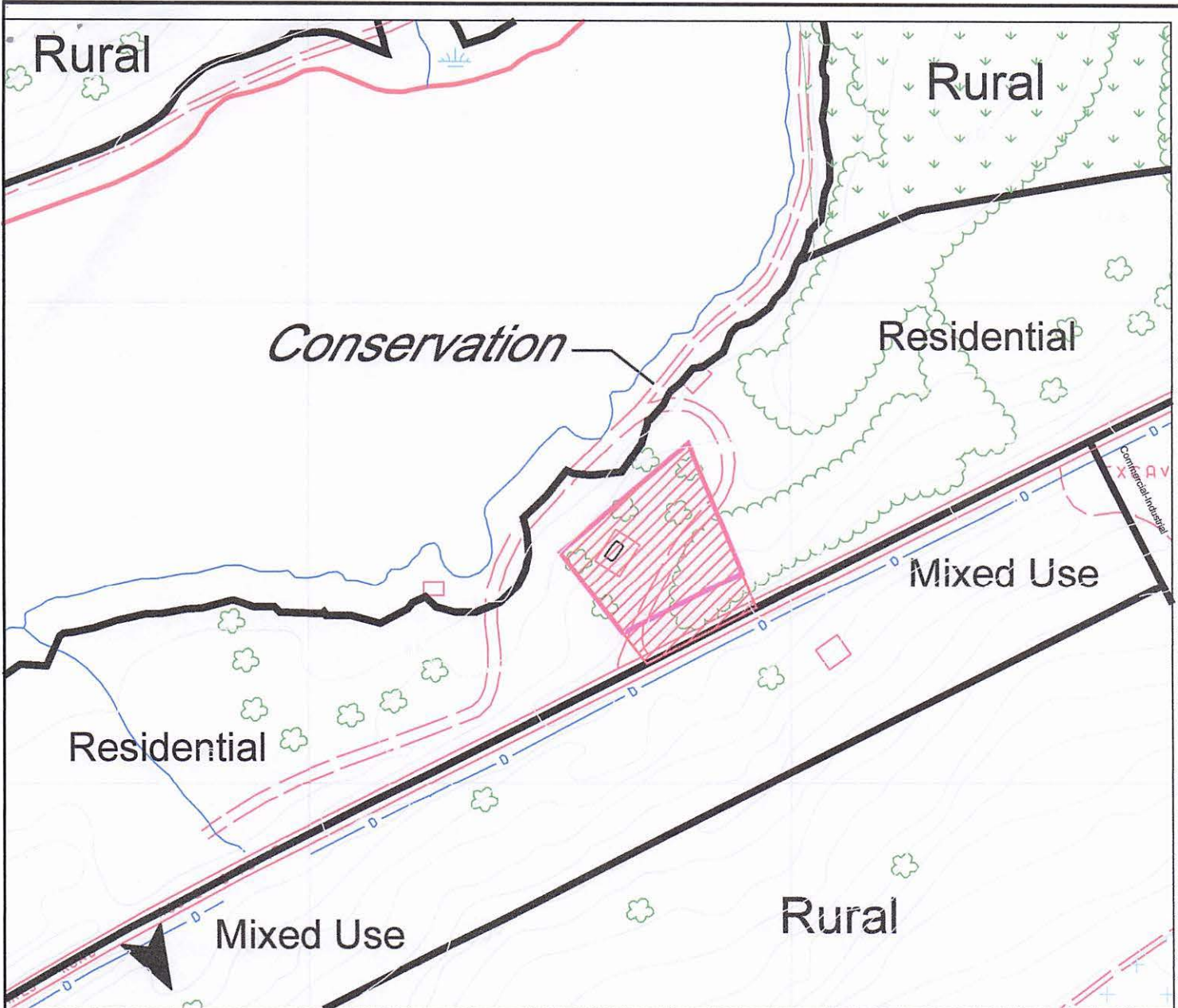
PUBLIC CONSULTATION

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/Amendmen** Dated at Upper Island Cove
 MUNICIPAL PLAN 2011-2021
 FUTURE LAND USE MAP

MUNICIPAL PLAN
 AMENDMENT No. 6, 2023

REGISTERED

Number 5215-2023-005
 Date 16 JUNE 2023
 Signature [Signature]

Seal

This 10 Day of May, 2023
[Signature] Mayor
[Signature] Clerk



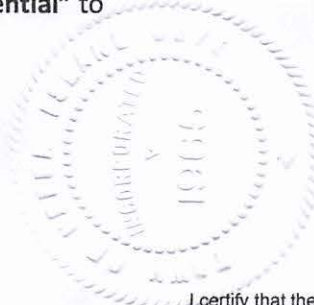
Area to be changed from: "Residential" to
 "Commercial - Industrial"

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.



THEY ARE NOT TO BE USED

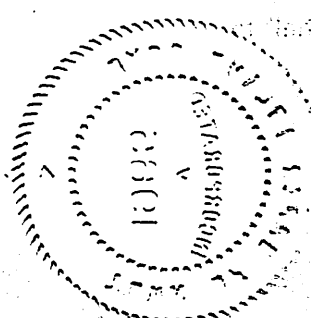
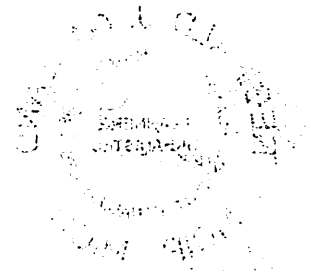
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