



MUNICIPAL PLAN 2011-2021

DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2017

Amendment to Schedule B

Amendment to Schedule C

AUGUST, 2017

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF UPPER ISLAND COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2017

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. 13, 2017.

Adopted by the Town Council of Upper Island Cove on the 12th day of September, 2017.

Signed and sealed this 21st day of September, 2017.

Mayor: George Colam (Council Seal)

Clerk: M/Slt

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Upper Island Cove Development Regulations Amendment No. 13, 2017, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	5215-2017-010
Date	Nov 27/18
Signature	<u>S. Eddie Joyce</u>



TOWN OF UPPER ISLAND COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2017

BACKGROUND

The Town of Upper Island Cove proposes to amend its Development Regulations. The Town has received a proposal to develop a recreational trailer park/camping park in the vicinity of Neddie Smith's Pond. The area is zoned Rural on the Upper Island Cove Land Use Zone Map. The Rural Land Use Zone Table does not allow for a recreational trailer park/camping park. Further, Schedule B does not list any examples for a recreational trailer park/camping park.

To accommodate the proposed recreational trailer park/camping park, this Amendment proposes to add recreational trailer park/camping park to the list of examples for Non-Building Uses, as found in Schedule B, the Classification of Uses of Land and Buildings and add recreational trailer park/camping park as discretionary use to the Rural Land Use Zone Table. The amendment also proposes to add a condition to the Rural Land Use Zone Table restricting recreational trailer park/camping park at or near Neddie Smith's Pond 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 Development Regulations Amendment. The Town Council of Upper Island Cove published a notice in *The Compass* newspaper on August 29, 2017, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from August 29 to September 11, 2017, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal and written comments were received during the public consultation period.

AMENDMENT No. 13, 2017

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

A) Adding "Recreational Trailer Park/Camping Park" to the list of examples found in Section G for Non-Building Uses, Schedule B, the Classification of Uses of Land and Buildings and as shown below:

G. NON-BUILDING USES	1. Uses not directly related to building.	(d) Recreational Open Space	Playing Fields Sports Grounds Parks Playgrounds <i>Recreational Trailer Park/Camping Park</i>
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B) Adding "recreational trailer park/camping park" as a discretionary use to the Rural Land Use Zone Table as shown below:

USE ZONE TABLE

ZONE TITLE	RURAL (RU)
PERMITTED USE CLASSES - (see Regulation 89) Agriculture, forestry, recreational open space, and conservation.	
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Outdoor Assembly, single dwelling, veterinary, outdoor market, general industry, mineral working, <i>recreational trailer park/camping park</i> , cemetery, animal, and antenna.	

C) Adding the following condition for recreational trailer park/camping park to the Rural Land Use Zone Table.

11. Recreational Trailer Park/Camping Park

Recreational trailer park/camping park may be permitted at the discretion of Council and shall be restricted to or at Neddie Smith's Pond only.