

LABRADORCITY

DEVELOPMENT REGULATIONS, 2018-2028

AMENDMENT No. 03-2020

'Seasonal Residences'



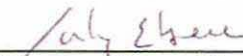
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LABRADOR CITY
DEVELOPMENT REGULATION AMENDMENT No. 03-2020

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Labrador City adopts Development Regulation Amendment No. 03-2020.

Adopted by the Town Council of Labrador City on the 15th day of September, 2020.

SIGNED AND SEALED this 21 day of September, 2020.


Fabian Benoit, Mayor


for Kim Conway, Town Clerk

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulation Amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Development Regulations/Amendment	
REGISTERED	
Number	<u>2638-2020-004</u>
Date	<u>October 19, 2020</u>
Signature	<u>Mary O'Leary</u>

DEVELOPMENT REGULATIONS AMENDMENT No. 03-2020

PURPOSE

Cabin living is central to the lifestyle of Labrador West. Through the adoption of the Municipal Plan & Development Regulations in 2018, the Town introduced the Cabin Development (CD) zone in order to promote the strategic placement of seasonal residences. The permitted uses within the CD zone currently identify 'Single Dwelling' as the preferred housing typology. This does not align with the policies of the Municipal Plan, which clearly detail the seasonal nature that is intended to be the prominent and preferred form within the zone.

The purpose of this Amendment is to implement language changes within the body of the text of the Regulations in order for the document to remain consistent with the intent of the Municipal Plan.

This Amendment proposes a minor change to the definition of a 'Seasonal Residence', establishing a correlation to the use class 'Single Dwelling'. In addition, the accompanying schedule of examples for 'Single Dwelling' within Schedule A will be updated. The listing for the permitted use of 'Single Dwelling' within the table of the CD zone will also be updated to indicate limitations to seasonal use.

PUBLIC CONSULTATION

In accordance with s.14 of the *Urban & Rural Planning Act, 2000*, notices seeking feedback on the proposed amendment were posted on the Town's website and social media outlets on July 18th, 2020 until July 2nd, 2020. The Town also provided notice on public access television, which ran from June 22nd, 2020 to July 3rd, 2020.

Due to the onset of the Covid-19 global pandemic, circulation of the notice in the local newspaper, *The Labrador Voice*, was not possible.

As a result of the Town's consultation efforts, no written submissions were received.

DEVELOPMENT REGULATION AMENDMENT No. 03-2020

The Town of Labrador City Development Regulations shall be amended as follows:

1. In **Section 2.0 DEFINITIONS – SEASONAL RESIDENCE**, the word '*single*' shall be added such that the definition now reads as follows:

*'SEASONAL RESIDENCE means a **single** dwelling, which is designed, or intended for seasonal or recreational use, and is not intended for use as permanent living quarters.'*

2. In **Section 6.9 CABIN DEVELOPMENT**, in subsection **6.9.1 Permitted Uses**, the words '*Seasonal Residence*' shall be added in parenthesis following the use class 'Single Dwelling' such that the table now reads:

6.9.1 Permitted Uses

- *Single Dwelling (Seasonal Residence)*
 - *Recreation Open Space*
 - *Conservation*
-

3. In **SCHEDULE A – Classification of Uses of Land Buildings**, the phrase '*Seasonal Residence*' shall be added in the example column for the Residential Dwelling sub-class 'Single Dwelling' such that the table reads as follows:

(C) RESIDENTIAL USES		
1. Residential Dwelling Uses	(a) Single Dwelling	Single Detached Dwelling Family and Group Homes <i>Seasonal Residence</i>
	(b) Double Dwelling	Semi-detached Dwelling Duplex Dwelling Family and Group Homes
	(c) Row Dwelling	Row House Town House
	(d) Apartment Building	Apartments

TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS

DEFINITIONS

April 19, 2018

(DRA-01-2020)

PERMIT TO DEVELOP means the general term referring to all permits or licenses approved by Council and shall include all conditions, agreements or provisions attached thereto.

PERMITTED USE means a use that is listed within the permitted use classes set out in the use zones.

PERSONAL SERVICE means an establishment providing services for personal care and appearance or for the cleaning, servicing, altering, and maintenance of personal articles and accessories.

PLANNING AREA means a municipal planning area established under section 6 and 11 of the Act.

PORTABLE OFFICE TRAILER means a single, self-contained mobile unit that is pre-manufactured and provides temporary office and/or storage space commonly associated with construction or disaster response sites. Portable Office Trailers are situated wholly above-ground and are not permanently affixed to real property.

(DRA-02-2020)

PRIMARY STREET means the street on which a development fronts and is referenced in the civic address.

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 Council specifies as not permitted within a use zone.

RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles, or things are offered for sale directly to the public at retail value.

RESTAURANT means a building where food and beverages are offered for sale to the public for consumption at tables or counters either inside or outside the building on the lot. As an accessory use, take-out service of food and beverages for off-site consumption may be provided.

ROW DWELLING means three or more dwelling units at ground level in one building, each unit separated vertically from the others.

SCREENING means a fence, berm, trees, hedge, wall, or building used to separate areas or functions which detract from the appearance of the streetscape and the view from the surrounding areas.

SEASONAL RESIDENCE means a **single** dwelling, which is designed, or intended for seasonal or recreational use, and is not intended for use as permanent living quarters.

(DRA-03-2020)

SECONDARY USE means any use, except those uses contained in the prohibited uses section of this Regulation, which is subordinate and incidental to the residential use and does not compromise the residential character of the property.

SERVICE STATION means a building, including gas pumps, used for the sale of petroleum products, and may include general merchandise, minor automotive repairs, and washing of vehicles.

SERVICE STREET means a street constructed parallel to or close to a public street for providing an alternative to direct access to that street.

6.9 CABIN DEVELOPMENT

6.9.1 Permitted Uses

- Single Dwelling (Seasonal Residence)
- Recreation Open Space
- Conservation

(DRA-03-2020)

6.9.2 Discretionary Uses

- RV Park

6.9.3 Lot Standards

Refer to lot standards for single dwelling in the Residential Medium Density Zone.

6.9.4 Conditions

6.9.4.1 Accessory Buildings

- a. General
 - i. All construction of attached or detached buildings that are accessory to the main use of the primary dwelling are considered accessory buildings.
 - ii. Accessory buildings are to be used strictly for ancillary purposes to the permitted uses listed in this use zone. Accessory buildings for residential properties shall not be used for non-residential uses without permission of Council.
 - iii. Accessory buildings except for canvas sheds, shall be constructed in a similar nature, in terms of architectural design and aesthetics to the main building.
 - iv. Aside from minor vehicle maintenance, no person shall use an accessory building for performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
 - v. ISO shipping or freight containers shall be prohibited for use as an accessory building in the Cabin Development Land Use Zone.

TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS

Division	Use Class	Examples
		Youth Centre Bingo Hall Paintball Establishment
3. Arena type uses	(a) Indoor Assembly	Arena Sports Stadium Rink Swimming Pool Shooting Range Auditorium Gymnasium
4. Open air type uses	(a) Outdoor Assembly	Sports Field Bleachers Grandstand Rink Swimming Pool Amusement Park Fairground Exhibition Ground Drive-in Theatre R.V. Camping Parks
(B) INSTITUTIONAL USES		
1. Penal and Correctional Detention	(a) Penal and Correctional Detention	Jail Penitentiary Police Station (with detention quarters) Prison Psychiatric Hospital (with Detention quarters) Reformatory
2. Special Care Institutional	(a) Medical Treatment and Special Care	Children's Homes Convalescent and Care Homes Personal care Home Hospitals Infirmarys Orphanages Psychiatric Hospitals Sanatorium
(C) RESIDENTIAL USES		
1. Residential Dwelling Uses	(a) Single Dwelling	Single Detached Dwelling Family and Group Homes Seasonal Residence (DRA-03-2020)
	(b) Double Dwelling	Semi-detached Dwelling Duplex Dwelling Family and Group Homes
	(c) Row Dwelling	Row House Town House
	(d) Apartment Building	Apartments
2. General Residential Uses	(a) Collective Residential	Residential Colleges and Schools University and College Halls of Residence Convents and Monasteries Nurses and Hospital Residences



LABRADORCITY

PUBLIC CONSULTATION Development Regulations Amendment #03-2020

The general public is invited to view a draft copy of the Town of Labrador City Development Regulations Amendment #03-2020. In general terms, the Amendment proposes a minor change to the definition of a 'Seasonal Residence', establishing a correlation to the use class 'Single Dwelling'. In addition, the accompanying schedule of examples for 'Single Dwelling' within Schedule A will be updated. The listing for the permitted use of 'Single Dwelling' within the table of the Cabin Development zone will also be updated to indicate limitations to seasonal use.

The public may provide any comments or concerns on the proposed change to the Town in writing before Council proceeds with adopting the proposed amendment.

The Town of Labrador City Development Regulations Amendment #03-2020, shall be on display June 18th to July 2nd, 2020 on the Town of Labrador City's website – www.labradorwest.com.

The deadline for written comments shall be 4:00 pm., July 2nd, 2020.

More information may be obtained by contacting:

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