

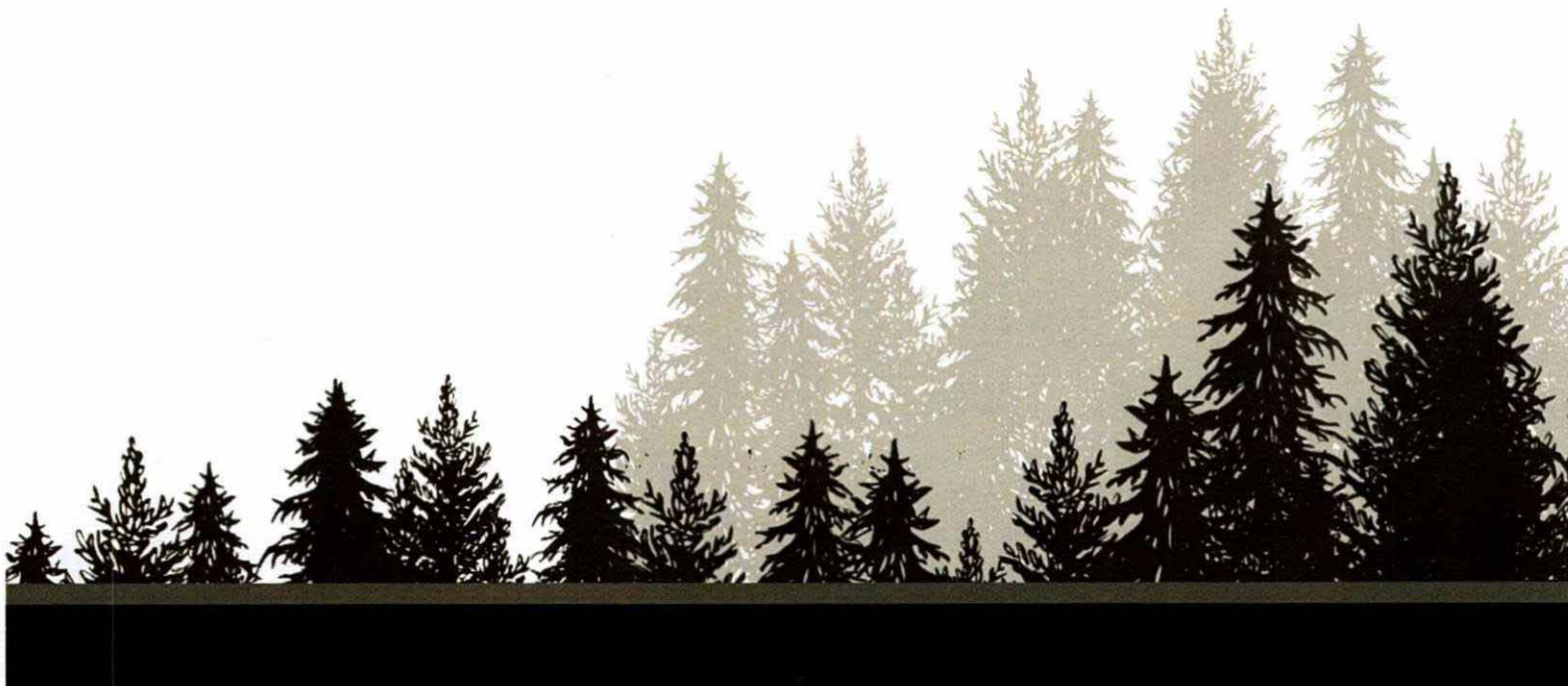


LABRADORCITY

DEVELOPMENT REGULATIONS, 2018-2028

AMENDMENT No. 08-2020

'General Development Standards'

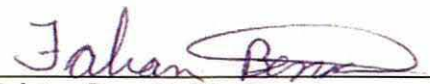


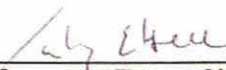
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LABRADOR CITY
DEVELOPMENT REGULATION AMENDMENT No. 08-2020

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. 08-2020.

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



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 · 008</u>
Date	<u>October 19, 2020</u>
Signature	<u>Mary Kay</u>

DEVELOPMENT REGULATIONS AMENDMENT No. 08-2020

PURPOSE

The Town of Labrador City Development Regulations include general development policies for properties within the municipality. Previous iterations of the Regulations detailed a series of design standards, which specifically addressed residential lot area and frontage. In 2017, the Town developed a separate document detailing municipal design standards. At that time, certain development criteria pertaining to lot area and frontage were removed from the regulations in error; this amendment proposes to re-introduce that development criteria.

In addition to the foregoing, this Amendment proposes to reduce the established timeline in which a discontinued non-conforming use may resume. The Urban & Rural Planning Act establishes a timeframe of six (6) months that a non-conforming use may recommence; however, Section 17 of the Provincial Development Regulations enables the municipality to make regulations providing for a greater timeframe. Currently, the regulations make provisions for a twelve (12) month period; this amendment proposes to reduce that timeframe.

The purpose of this amendment is to include lot development standards that had been previously incorporated into the Development Regulations; lots intended for residential purposes shall not have a depth exceeding four times the frontage; and, residential lots shall not abut a local street at both front and rear lot lines.

Additionally, this Amendment proposes to decrease the period of time that a discontinued non-conforming use may recommence from twelve (12) months to six (6) months.

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 REGULATIONS AMENDMENT No. 08-2020

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

1. In Section 4.0 GENERAL DEVELOPMENT STANDARDS:

- immediately after clause 4.10(2) LOT AREA, the following clause shall be added:

'3. No lot intended for residential purposes shall have a depth exceeding four (4) times the lot frontage.'; and,

- immediately after clause **4.12(1) LOT FRONTAGE**, the following clause shall be added:

'2. Residential lots shall not abut a local street at both front and rear lot lines.'; and,

- in subsection **4.13(2) NON-CONFORMING USE**, the metric 'twelve (12)' months shall be deleted and replaced with 'six (6)' months such that the clause now reads as follows:

*'2. Notwithstanding Regulation 4.12(1), a right to resume a discontinued non-conforming use of land shall not exceed **six (6) months** after that discontinuance.'*

TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS

GENERAL DEVELOPMENT STANDARDS

April 19, 2018

- b. the structure shall be at least 60 metres from the boundary of the property on which it is to be erected;
 - c. the structure shall be at least 90 metres from the centre line of a street; and
 - d. the erection of the structure shall be approved by the Department of Natural Resources and the Department of Municipal Affairs and Environment.
2. No development for residential use shall be permitted within 600 metres of an existing structure designed to contain more than five animal units unless the Department of Forest, Resources and Agrifoods first approve the development.

4.10 LOT AREA

1. No lot shall be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any building or structure on such lot shall have a lot coverage that exceeds, or a front yard, rear yard, side yard, frontage or lot area that is less than that permitted by these Regulations for the zone in which such lot is located.
2. Where these Regulations require any part of a lot to be reserved as a yard, it shall continue to be so used regardless of any change in the ownership of the lot or any part thereof, and shall not be deemed to form part of an adjacent lot for computing the area thereof available for building purposes.
3. No lot intended for residential purposes shall have a depth exceeding four (4) times the lot frontage.

(DRA-08-2020)

4.11 LOT AREA AND SIZE EXCEPTIONS

1. Where, at the time of coming into effect of these Regulations, one or more lots already exist in any residential zone, with insufficient frontage or area to permit the owner or purchaser of such a lot or lots to comply with the provisions of these Regulations, then these Regulations shall not prevent the issuing of a permit by Council for the erection of a dwelling thereon, provided that the lot coverage and height are not greater than, and the yards and floor area are not less than the standards set out in these Regulations.

4.12 LOT FRONTAGE

1. Except where specifically provided for in Section 6 (Use Zones) of these Regulations, no residential or commercial building shall be erected unless the lot on which it is situated fronts directly onto a publicly owned and maintained street.
2. Residential lots shall not abut a local street at both front and rear lot lines.

(DRA-08-2020)

4.13 NON-CONFORMING USE

1. Notwithstanding the Municipal Plan, scheme or regulations made under this *Urban and Rural Planning Act, 2000*, Council shall, in accordance with regulations made under this Act, allow a development or use of land to continue in a manner that does not conform with a regulation, scheme, or plan that applies to that land provided that the non-conforming use legally existed before the registration under section 24 of the Act, scheme or regulations made with respect to that kind of development or use.

TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS

GENERAL DEVELOPMENT STANDARDS

April 19, 2018

- b. the structure shall be at least 60 metres from the boundary of the property on which it is to be erected;
 - c. the structure shall be at least 90 metres from the centre line of a street; and
 - d. the erection of the structure shall be approved by the Department of Natural Resources and the Department of Municipal Affairs and Environment.
2. No development for residential use shall be permitted within 600 metres of an existing structure designed to contain more than five animal units unless the Department of Forest, Resources and Agrifoods first approve the development.

4.10 LOT AREA

1. No lot shall be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any building or structure on such lot shall have a lot coverage that exceeds, or a front yard, rear yard, side yard, frontage or lot area that is less than that permitted by these Regulations for the zone in which such lot is located.
2. Where these Regulations require any part of a lot to be reserved as a yard, it shall continue to be so used regardless of any change in the ownership of the lot or any part thereof, and shall not be deemed to form part of an adjacent lot for computing the area thereof available for building purposes.
3. No lot intended for residential purposes shall have a depth exceeding four (4) times the lot frontage.

(DRA-08-2020)

4.11 LOT AREA AND SIZE EXCEPTIONS

1. Where, at the time of coming into effect of these Regulations, one or more lots already exist in any residential zone, with insufficient frontage or area to permit the owner or purchaser of such a lot or lots to comply with the provisions of these Regulations, then these Regulations shall not prevent the issuing of a permit by Council for the erection of a dwelling thereon, provided that the lot coverage and height are not greater than, and the yards and floor area are not less than the standards set out in these Regulations.

4.12 LOT FRONTAGE

1. Except where specifically provided for in Section 6 (Use Zones) of these Regulations, no residential or commercial building shall be erected unless the lot on which it is situated fronts directly onto a publicly owned and maintained street.
2. Residential lots shall not abut a local street at both front and rear lot lines.

(DRA-08-2020)

4.13 NON-CONFORMING USE

1. Notwithstanding the Municipal Plan, scheme or regulations made under this *Urban and Rural Planning Act, 2000*, Council shall, in accordance with regulations made under this Act, allow a development or use of land to continue in a manner that does not conform with a regulation, scheme, or plan that applies to that land provided that the non-conforming use legally existed before the registration under section 24 of the Act, scheme or regulations made with respect to that kind of development or use.



LABRADORCITY

PUBLIC CONSULTATION Development Regulations Amendment #08-2020

The general public is invited to view a draft copy of the Town of Labrador City Development Regulations Amendment #01-2020. In general terms, the purpose of this amendment is to amend lot development standards. Lots intended for residential purposes shall not have a depth exceeding four times the frontage; and, residential lots shall not abut a local street at both front and rear lot lines.

Additionally, this Amendment proposes to decrease the period of time that a discontinued non-conforming use may recommence from twelve (12) months to six (6) months.

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 #08-2020, 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:

Town of Labrador City
P.O. Box 280
317 Hudson Drive
Labrador City, NL
A2V 2K5
E-mail: permits@labradorcity.ca