

TOWN OF SUNNYSIDE
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2013
TOWN ZONE – ADD CAMPGROUND DISCRETIONARY USE

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF SUNNYSIDE
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2013

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Sunnyside adopts the Sunnyside Development Regulations Amendment No. 2, 2013.

Adopted by the Town Council of Sunnyside on the 19th day of June, 2013.

Signed and sealed this 19 day of June, 2013.

Mayor: Robert Snook
Robert Snook

Clerk: Philip Smith
Philip Smith

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2013 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:



**TOWN OF SUNNYSIDE
DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2013**

BACKGROUND

The Town of Sunnyside has decided to add the Campground use class as discretionary use in the Town Zone.

This is accommodated under the Town Designation of the Municipal Plan, which states:

5.2 Town Designation

The Town Designation is designed to sustain and develop the existing character of Sunnyside along Bull Arm. This designation allows the Town to zone for an array of residential, assembly, mercantile, service, non-hazardous industrial, institutional and recreational uses as permitted or discretionary uses, in addition to other uses that may be compatible with the primarily residential character of the Town.

The Town will carefully regulate non-residential uses to ensure that they are located and designed in such a way as to be compatible with the residential uses of the area.

PUBLIC CONSULTATION

The Notice of Intent to Adopt and Information Session was published in the June 6th, 2013 edition of the Packet newspaper. No representations were received, and the Town proceeded to adopt the amendment on June 19th, 2013.

DEVELOPMENT REGULATIONS AMENDMENT NO. 2, 2013

1. The Discretionary Use Classes of the Town Zone, WHICH STATES:

DISCRETIONARY USE CLASSES (see Regulations 23 and 97)

Apartment Building, Catering, Commercial-Residential (eg. hotel, motel, inn), Convenience Store, Funeral Home, General Assembly, General Industry, Indoor Assembly, Indoor Market, Light Industry, Marina, Medical Treatment and Special Care, Outdoor Assembly, Outdoor Market, Service Station, Take-out Food Service, Taxi Stand, Transportation and Utilities (eg. windmills, wind turbines).

By adding Campground IS AMENDED TO STATE:

DISCRETIONARY USE CLASSES (see Regulations 23 and 97)

Apartment Building, Campground, Catering, Commercial-Residential (eg. hotel, motel, inn), Convenience Store, Funeral Home, General Assembly, General Industry, Indoor Assembly, Indoor Market, Light Industry, Marina, Medical Treatment and Special Care, Outdoor Assembly, Outdoor Market, Service Station, Take-out Food Service, Taxi Stand, Transportation and Utilities (eg. windmills, wind turbines).

2. Condition 6 is added to the Conditions of the Town Zone, and THIS STATES:

6. Campground

In addition to the requirements set out under this Condition, a campground shall be subject to all other pertinent provincial statutes and regulations, and municipal bylaws and regulations, in particular, the *Sunnyside By-laws For Campgrounds* and the *Sunnyside Water and Sewer Regulations*.

1. In a format acceptable to the Town, an application for a campground shall, in addition to a legal survey, include a detailed plan of the proposed campground setting out:

- The number of campsites including location and sizes;
- The access point (s) and internal roads;
- Parking areas outside and/or inside the proposed development;
- Other uses, accessory buildings and areas providing services to the campground, including dimensions and locations of said buildings and areas;
- A suitable buffer of planted with materials approved by the Town and/or a screen/fence approved by the Town shall be located between the campground and public roads, public right-of-ways and/or residential dwellings;
- Where deemed necessary by the Town, a phasing plan of the proposed development;
- Other matters deemed necessary by the Town.

2. Proposed changes, including expansion, reallocation of uses or changes to the location or design campsites, to the approved campground plan must be approved by the Town, and where deemed necessary, treated as discretionary use.

3. Failure to comply with any condition of a permit issued for a campground may result in the Town ordering the immediate cessation of the use for which the permit was issued.
4. All campsites, accessory buildings and other areas within the campground shall only be accessed by the access points and road networks as set out in the approved plan.
5. Buffers and screens shall not be permitted to fall into disrepair or become unsightly.
6. A deposit sufficient to cover the cost of the buffer/screen shall be deposited with the Town before any construction begins. Said deposit shall be returned to the owner/operator upon satisfactory completion of the buffer/screen or shall be used by the Town to complete the construction of the buffer/screen.
7. An Inspector designated by the Town may enter a campground at any time for the purpose of inspecting the said campground's compliance to these and/or any other applicable act and/or regulation.