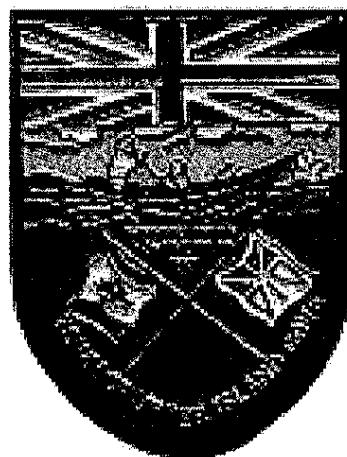


**TOWN OF UPPER ISLAND COVE
MUNICIPAL PLAN 2011-2021**



DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2014

Changes to Schedule C

MAY 2014

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF UPPER ISLAND COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2014

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. 11, 2014 as amended by deleting Section D, "Hazardous Industry" from the Commercial Industrial Land Use Zone Table.

Adopted by the Town Council of Upper Island Cove on the 7th day of July, 2014.

Signed and sealed this 8th day of July, 2014.

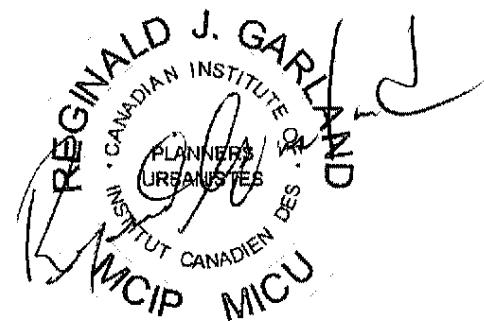
Mayor: George Polamal (Council Seal)

Clerk: Neil Shute

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Upper Island Cove Development Regulations Amendment No. 11, 2014, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	5215-2014-008
Date	May 26, 2014
Signature	<u>Reginald J. Garton</u>



TOWN OF UPPER ISLAND COVE

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2014

BACKGROUND

The Town of Upper Island Cove proposes to amend its Development Regulations. The Town updated its Municipal Plan and Development Regulations in 2011. Several approved amendments to the previous Upper Island Cove Development Regulations were not brought forward as part of the 2011 Plan review. Specifically, these Amendments are Nos. 3, 6, 7 and 8, 2003.

The purpose of this Amendment is to amend the present Development Regulations to reflect approved changes to the previous Development Regulations.

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 June 3, 2014, 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 June 3, to June 10, 2014, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No letters or objections were received by the Town during the public consultation period.

AMENDMENT No. 11, 2014

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

A) Adding the following to the list of conditions as found in the Residential I, Residential II and Mixed Development Land Use Zones Tables as shown below:

Lot Standards

Notwithstanding the lot standards of the Development Regulations, building line setback, sideyard width, rear yard setback and lot coverage Council may consider development in the older areas of the Town that is consistent with the prevailing pattern of development in the immediate vicinity of the proposed development.

B) Adding the following to the list of conditions as found in the Residential I and Residential II Land Use Zones Tables as shown below:

Light Industry Uses

Light Industry Uses may be permitted in a standalone building provided there is no outdoor storage. Light Industry Uses shall be limited to non-hazardous, non-intrusive uses that may cause a negative effect on surrounding properties. Uses shall be small in scale and limited to repair shops, woodworking and workshops and indoor storage.

C) Deleting Accessory Building Condition 4 in the Residential I Land Use Zone Table, Accessory Building Condition 3 in the Residential II Land Use Zone Table and Accessory Building Condition 2 in the Mixed Development Land Use Zone Table, and *Replacing* with the following condition as shown below.

Accessory Buildings

- (a) *Accessory buildings shall have a combined maximum lot coverage not exceeding 7%. Accessory buildings shall be located a minimum of 3 metres from the nearest part of the main building and a minimum of 1 metre from a side and rear lot line.*
- (b) *The maximum height of an accessory building shall be 5 metres.*

D) Adding “hazardous Industry” as discretionary use to the Commercial-Industrial Land Use Zone Table as shown below:

ZONE TITLE	COMMERCIAL-INDUSTRIAL (C-I)
PERMITTED USE CLASSES - (see Regulation 89) Catering, office, medical and professional, personal service, shop, and convenience store passenger assembly (all use classes), business and personal service (all use classes), commercial residential, service station, cultural civic and shop, outdoor assembly, mercantile (all use classes), light industry, and general industry.	
DISCRETIONARY USE CLASSES - (see Regulations 22 and 90) Clubs and lodges, amusement, taxi stand, police station, funeral home, indoor market, office, general services, veterinary, antenna, recreational open space, and mineral workings, <i>hazardous industry.</i>	