

TOWN OF HARBOUR GRACE DEVELOPMENT REGULATIONS

IMPORTANT: To see if there were any changes to
this plan since it came into effect, please refer to:

List of Development Regulation Amendments

**TOWN OF HARBOUR GRACE
DEVELOPMENT REGULATIONS 2010**


**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HARBOUR GRACE DEVELOPMENT REGULATIONS 2010**

Under Section 16 of the Urban and Rural Planning Act 2000, the Town Council of Harbour Grace adopts the Town of Harbour Grace Development Regulations 2010.

Adopted by the Town Council of Harbour Grace on the 28th day of July, 2010.

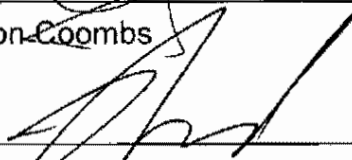
Signed and sealed this 29th day of July, 2010.

Mayor:



Don Coombs

Clerk:

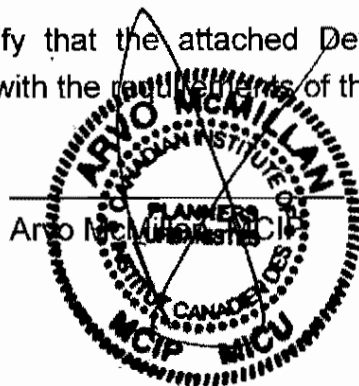


Lester Forward

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations have been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

MCIP:



Arvo McMillan

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HARBOUR GRACE DEVELOPMENT REGULATIONS 2010**

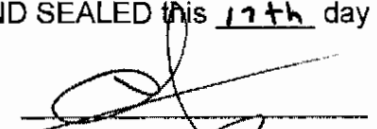
Under the authority of Section 16, Section 17 and Section 18 of *the Urban and Rural Planning Act 2000*, the Town Council of Harbour Grace

- a) adopted the Town of Harbour Grace Development Regulations 2010 on the 28th day of July, 2010.
- b) gave notice of the adoption of the Town of Harbour Grace Development Regulations 2010 by advertisement inserted on the 17th day of August, 2010 and the 24th day of August, 2010 in the *Compass* newspaper and the 21st day of August, 2010 in the *Telegram* newspaper.
- c) set the 9th day of September, 2010 at 7:00 p.m. at the Firemen's Social Building, Harbour Grace for the holding of a public hearing to consider objections and submissions.

Now under the authority of section 23 of the *Urban and Rural Planning Act 2000*, on the 13th day of September, 2010 the Town Council of Harbour Grace approves the Town of Harbour Grace Development Regulations 2010.

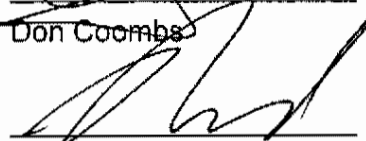
SIGNED AND SEALED this 17th day of Sept., 2010

Mayor:



Don Coombs

Clerk:



Lester Forward

Development Regulations/Amendment	
REGISTERED	
Number	<u>2025 - 2010 - 014</u>
Date	<u>October 25, 2010</u>
Signature	<u>Colin Mann</u>

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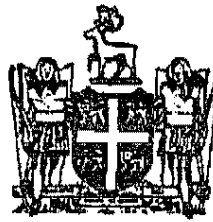
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Published by Authority

NEWFOUNDLAND REGULATION 3/01

*Development Regulations
under the
Urban and Rural Planning Act, 2000*

(Filed January 2, 2001)

Under the authority of section 36 of the *Urban and Rural Planning Act, 2000*, I make the following regulations.

Dated at St. John's, January 2, 2001.

Joan Marie Aylward
Minister of Municipal and Provincial Affairs

REGULATIONS

Analysis

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Short title
Definitions

1. These regulations may be cited as the *Development Regulations*.
2. In these regulations,
 - (a) "Act", unless the context indicate otherwise, means the *Urban and Rural Planning Act, 2000*;
 - (b) "applicant" means a person who has applied to an authority for an approval or permit to carry out a development;
 - (c) "authority" means a council, authorized administrator or regional authority; and
 - (d) "development regulations" means these regulations and regulations and by-laws respecting development that have been enacted by the relevant authority.

Application

3. (1) These regulations shall be included in the development regulations of an authority and shall apply to all planning areas.
 - (2) Where there is a conflict between these regulations and development regulations or other regulations of an authority, these regulations shall apply.
 - (3) Where another Act of the province provides a right of appeal to the board, these regulations shall apply to that appeal.

Interpretation

4. (1) In development regulations and other regulations made with respect to a planning area the following terms shall have the meanings indicated in this section
 - (a) "access" means a way used or intended to be used by vehicles, pedestrians or animals in order to go from a street to adjacent or nearby land or to go from that land to the street;
 - (b) "accessory building" includes
 - (i) a detached subordinate building not used as a dwelling, located on the same lot as the main building to which it is an accessory and which has a use that is customarily incidental or complementary to the main use of the building or land,

- (ii) for residential uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetables storage cellars, shelters for domestic pets or radio and television antennae.
 - (iii) for commercial uses, workshops or garages, and
 - (iv) for industrial uses, garages, offices, raised ramps and docks;
- (c) "accessory use" means a use that is subsidiary to a permitted or discretionary use and that is customarily expected to occur with the permitted or discretionary use;
- (d) "building height" means the vertical distance, measured in metres from the established grade to the
- (i) highest point of the roof surface of a flat roof,
 - (ii) deck line of a mansard roof, and
 - (iii) mean height level between the eave and the ridge of a gable, hip or gambrel roof,
- and in any case, a building height shall not include mechanical structure, smokestacks, steeples and purely ornamental structures above a roof;
- (e) "building line" means a line established by an authority that runs parallel to a street line and is set at the closest point to a street that a building may be placed;
- (f) "discretionary use" means a use that is listed within the discretionary use classes established in the use zone tables of an authority's development regulations;
- (g) "established grade" means,
- (i) where used in reference to a building, the average elevation of the finished surface of the ground where it meets the exterior or the front of that building exclusive of any artificial embankment or entrenchment, or

- (ii) where used in reference to a structure that is not a building, the average elevation of the finished grade of the ground immediately surrounding the structure, exclusive of any artificial embankment or entrenchment;
- (h) "floor area" means the total area of all floors in a building measured to the outside face of exterior walls;
- (i) "frontage" means the horizontal distance between side lot lines measured at the building line;
- (j) "lot" means a plot, tract or parcel of land which can be considered as a unit of land for a particular use or building;
- (k) "lot area" means the total horizontal area within the lines of the lot;
- (l) "lot coverage" means the combined area of all building on a lot measured at the level of the lowest floor above the established grade and expressed as a percentage of the total area of the lot;
- (m) "non-conforming use" means a legally existing use that is not listed as a permitted or discretionary use for the use zone in which it is located or which does not meet the development standards for that use zone;
- (n) "owner" means a person or an organization of persons owning or having the legal right to use the land under consideration;
- (o) "permitted use" means a use that is listed within the permitted use classes set out in the use zone tables of an authority's development regulations;
- (p) "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 an authority specifies as not permitted within a use zone;
- (q) "sign" means a word, letter, model, placard, board, device or representation, whether illuminated or not, in the nature of or employed wholly or in part for the purpose of advertisement,

announcement or direction and excludes those things employed wholly as a memorial, advertisements of local government, utilities and boarding or similar structures used for the display of advertisements;

- (r) "rear yard depth" means the distance between the rear lot line and the rear wall of the main building on a lot;
- (s) "side yard depth" means the distance between the side lot line and the nearest side wall of a building on the lot;
- (t) "street" means a street, road, highway or other way designed for the passage of vehicles and pedestrians and which is accessible by fire department and other emergency vehicles;
- (u) "street line" means the edge of a street reservation as defined by the authority having jurisdiction;
- (v) "use" means a building or activity situated on a lot or a development permitted on a lot;
- (w) "use zone" or "zone" means an area of land including buildings and water designated on the zoning map to which the uses, standards and conditions of a particular use zone table apply;
- (x) "variance" means a departure, to a maximum of 10% from the yard, area, lot coverage, setback, size, height, frontage or any other numeric requirement of the applicable Use Zone Table of the authority's regulations; and
- (y) "zoning map" means the map or maps attached to and forming a part of the authority's regulations.

(2) An authority may, in its discretion, determine the uses that may or may not be developed in a use zone and those uses shall be listed in the authority's regulations as discretionary, permitted or prohibited uses for that area.

Notice of right to appeal

5. Where an authority makes a decision that may be appealed under section 42 of the Act, that authority shall, in writing, at the time of making that decision, notify the person to whom the decision applies of the

- (a) person's right to appeal the decision to the board;
- (b) time by which an appeal is to be made;
- (c) right of other interested persons to appeal the decision; and
- (d) manner of making an appeal and the address for the filing of the appeal.

Appeal
requirements

6. (1) The secretary of the board at the Department of Municipal and Provincial Affairs, Main Floor, Confederation Building (West Block), P.O. Box 8700, St. John's, Nfld., A1B 4J6 is the secretary to all boards in the province and an appeal filed with that secretary within the time period referred to in subsection 42(4) of the Act shall be considered to have been filed with the appropriate board.

(2) Notwithstanding subsection (1), where the City of Corner Brook, City of Mount Pearl or City of St. John's appoints an appeal board under subsection 40(2) of the Act, an appeal shall be filed with the secretary of that appointed board.

(3) The fee required under section 44 of the Act shall be paid to the board that hears the decision being appealed by filing it with the secretary referred to in subsection (1) or (2) within the 14 days referred to in subsection 42(4) of the Act.

(4) The board that hears the decision being appealed shall, subject to subsection 44(3) of the Act, retain the fee paid to the board.

(5) Where an appeal of a decision and the required fee is not received by a board in accordance with this section and Part VI of the Act, the right to appeal that decision shall be considered to have been forfeited.

Appeal registration

7. (1) Upon receipt of an appeal and fee as required under the Act and these regulations, the secretary of the board as referred to in subsections 6(1) and (2), shall immediately register the appeal.

(2) Where an appeal has been registered the secretary of the board shall notify the appropriate authority of the appeal and shall provide to the authority a copy of the appeal and the documentation related to the appeal.

(3) Where an authority has been notified of an appeal that authority shall forward to the appropriate board a copy of the application being appealed, all correspondence, council minutes, plans and other relevant information relating to the appeal including the names and addresses of the applicant and other interested persons of whom the authority has knowledge.

(4) Upon receipt of the information under subsection (3), the secretary of the board shall publish in a newspaper circulated in the area of the appropriate authority, a notice that the appeal has been registered.

(5) A notice published under subsection (4) shall be published not fewer than 2 weeks before the date upon which the appeal is to be heard by the board.

Development prohibited

8. (1) Immediately upon notice of the registration of an appeal the appropriate authority shall ensure that any development upon the property that is the subject of the appeal ceases.

(2) Sections 102 and 104 of the Act apply to an authority acting under subsection (1).

(3) Upon receipt of a notification of the registration of an appeal with respect to an order under section 102 of the Act, an authority shall not carry out work related to the matter being appealed.

Hearing notice and meetings

9. (1) A board shall notify the appellant, applicant, authority and other persons affected by the subject of an appeal of the date, time and place for the appeal not fewer than 7 days before the date scheduled for the hearing of the appeal.

(2) A board may meet as often as is necessary to conduct its work in an expeditious manner.

Hearing of evidence

10. (1) A board shall meet at a place within the area under its jurisdiction and the appellant and other persons notified under subsection 9(1) or their representative may appear before the board and make representations with respect to the matter being appealed.

(2) A board shall hear an appeal in accordance with section 43 of the Act and these regulations.

(3) A written report submitted under subsection 43(2) of the Act respecting a visit to and viewing of a property shall be considered to have been provided in the same manner as evidence directly provided at the hearing of the board.

(4) In the conduct of an appeal hearing, the board is not bound by the rules of evidence.

Board decision

11. A decision of the board must comply with the plan, scheme or development regulations that apply to the matter that has been appealed to that board.

Variances

12. (1) Where an approval or permit cannot be given by an authority because a proposed development does not comply with development standards set out in development regulations, an authority may, in its discretion, vary the applicable development standards to a maximum of 10% if, in the authority's opinion, compliance with the development standards would prejudice the proper development of the land, building or structure in question or would be contrary to public interest.

(2) An authority shall not allow a variance from development standards set out in development regulations if that variance, when considered together with other variances made or to be made with respect to the same land, building or structure, would have a cumulative effect that is greater than a 10% variance even though the individual variances are separately no more than 10%.

(3) An authority shall not permit a variance from development standards where the proposed development would increase the non conformity of an existing development.

Notice of variance

13. Where an authority is to consider a proposed variance, that authority shall give written notice of the proposed variance from development standards to all persons whose land is in the immediate vicinity of the land that is the subject of the variance.

Residential non conformity

14. A residential building or structure referred to in paragraph 108(3)(g) of the Act must, where being repaired or rebuilt, be repaired or rebuilt in accordance with the plan and development regulations applicable to that building or structure.

Notice and hearings on change of use

15. Where considering a non conforming building, structure or development under paragraph 108(3)(d) of the Act and before making a

decision to vary an existing use of that non-conforming building, structure or development, an authority, at the applicant's expense, shall publish a notice in a newspaper circulating in the area or by other means give public notice of an application to vary the existing use of a non-conforming building, structure or development and shall consider any representations or submissions received in response to that advertisement.

Non-conformance
with standards

16. Where a building, structure or development does not meet the development standards included in development regulations, the building, structure or development shall not be expanded if the expansion would increase the non-conformity and an expansion must comply with the development standards applicable to that building, structure or development.

Discontinuance of
non-conforming use

17. An authority may make development regulations providing for a greater period of time than is provided under subsection 108(2) of the Act with respect to the time by which a discontinued non-conforming use may resume operation.

Delegation of
powers

18. An authority shall, where designating employees to whom a power is to be delegated under subsection 109(3) of the Act, make that designation in writing.

Commencement

19. These regulations shall be considered to have come into force on January 1, 2001.

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**TOWN OF HARBOUR GRACE MUNICIPAL PLAN
DEVELOPMENT REGULATIONS**

APPLICATION

1. Short Title

These Regulations may be cited as the Harbour Grace Development Regulations.

2. Interpretation

- (1) Words and phrases used in these Regulations shall have the meanings ascribed to them in Schedule A.
- (2) Words and phrases not defined in Schedule A shall have the meanings that are commonly assigned to them in the context in which they are used in the Regulations.

3. Commencement

These Regulations come into effect throughout the Harbour Grace Municipal Planning Area, hereinafter referred to as the Planning Area, on the date of publication of a notice to that effect in the Newfoundland and Labrador Gazette.

4. Urban and Rural Planning Act 2000 - Ministerial Development Regulations

The Ministerial Development Regulations, Newfoundland Regulation 3/01, (Ministerial Regulations), enacted under Section 36 of the Act, shall apply to development within the Planning Area. Where there is conflict between these and the Harbour Grace Development Regulations, the Ministerial Regulations shall prevail. The Ministerial Development Regulations are included with the Harbour Grace Development Regulations.

5. Municipal Code and Regulations

The Building Code including the Plumbing Code, the Fire Code, the Electrical Code, and any other ancillary code and any Building Regulations, Waste Disposal Regulation and/or any other municipal regulations regulating or controlling the development, conservation and use of land in force in the Town of Harbour Grace, shall, under these Regulations apply to the entire Planning Area.

6. Town

In these Regulations, "Town" means the Council of the Town of Harbour Grace.

PART I – GENERAL REGULATIONS

7. Compliance with Regulations

No development shall be carried out within the Planning Area except in accordance with these Regulations.

8. Permit Required

No person shall carry out any development within the Planning Area except where otherwise provided in these Regulations unless a permit for the development has been issued by the Town.

9. Permit to be Issued

Subject to Regulations 10 and 11, a permit shall be issued for development within the Planning Area that conforms to the requirements of these Regulations.

10. Permit not to be Issued in Certain Cases

Neither a permit nor approval in principle shall be issued for development within the Planning Area when, in the opinion of the Town, it is premature by reason of the site lacking adequate road access, power, drainage, sanitary facilities, or domestic water supply, or being beyond the natural development of the area at the time of application unless the applicant contracts to pay the full cost of construction of the services deemed necessary by the Town and such cost shall attach to and upon the property in respect of which it is imposed.

11. Discretionary Powers of Town

In considering an application for a permit or for approval in principle to carry out development, the Town shall take into account the policies expressed in the Municipal Plan and any further scheme, plan or regulations pursuant thereto, and shall assess the general appearance of the development of the area, the amenity of the surroundings, availability of utilities, public safety and convenience, and any other considerations which are, in its opinion, material, and notwithstanding the conformity of the application with the requirements of these Regulations, the Town may, in its discretion, and as a result of its consideration of the matters set out in this Regulation, conditionally approve or refuse the application. However,

the exercise of this discretionary power does not enable the Town to allow a permitted use or discretionary use which is not permitted under Schedule C or other Regulation.

12. Variances by Town

- (1) See Ministerial Development Regulations, Section 12.
- (2) Where an approval or a permit cannot be given by the Town because a proposed development does not comply with development standards set out in these Regulations, the Town may, in its discretion, vary the applicable development standards to a maximum of 10%, if, in the Town's opinion, compliance with the development standards would prejudice the proper development of the land, building or structure in question or would be contrary to the public interest.
- (3) The Town shall not allow a variance from development standards set out in these Regulations if that variance, when considered together with other variances made or to be made with respect to the same land, building or structure, would have a cumulative effect that is greater than a 10% variance even though the individual variances are separately not greater than 10%.
- (4) The Town shall not permit a variance from the development standards where the proposed development would increase the non conformity of an existing development.
- (5) Public Notice – When a variance is necessary under this Regulation, the Town shall, at the expense of the applicant, give written notice to the property owners in the immediate vicinity of the proposed variance.

13. Service Levy

- (1) The Town may require a developer to pay a service levy where development is made possible or where the density of potential development is increased, or where the value of property is enhanced by the carrying out of public works either on or off the site of the development.
- (2) A service levy shall not exceed the cost, or estimated cost, including finance charges to the Town of constructing or improving the public works

referred to in Regulation 13(1) that are necessary for the real property to be developed in accordance with the standards required by the Town and for uses that are permitted on that real property.

- (3) A service levy shall be assessed on the real property based on:
 - a) the amount of real property benefited by the public works related to all the real property so benefited; and,
 - b) the density of development made capable or increased by the public work.
- (4) The Town may require a service levy to be paid by the owner of the real property at:
 - a) the time the levy is imposed;
 - b) the time development of the real property commences;
 - c) the time development of the real property is completed; or,
 - d) such other time as the Town may decide.

14. Financial Guarantees by Developer

- (1) The Town may require a developer before commencing a development to make such financial provisions and/or enter into such agreements as may be required to guarantee the payment of service levies, ensure site reinstatement, and to enforce the carrying out of any other condition attached to a permit or licence.
- (2) The financial provisions pursuant to Regulation 14(1) may be made in the form of:
 - a) a cash deposit from the developer, to be held by the Town, or;
 - b) a guarantee by a bank, or other institution acceptable to the Town, for expenditures by the developer, or;
 - c) a performance bond provided by an insurance company or a bank, or;
 - d) an annual contribution to a sinking fund held by the Town.
- (3) Financial Guarantees – Mineral Workings
 - a) The developer shall provide a financial guarantee in the form of a performance bond or unconditional and irrevocable letter of credit or other form acceptable to the Town for an amount to cover the

cost of restoring or landscaping the site after the quarry operations have ended or the site is abandoned by the applicant.

- b) The financial guarantee shall be returned when the Reclamation Plan has been carried out or the development terminated and any conditions attached to the development permit have been met to the satisfaction of the Town.

15. Dedication of Land for Public Use

In addition to the requirements for dedication of land under Part IV (Subdivisions), the Town may require the dedication of a percentage of the land area of any subdivision or other development for public use, and such land shall be conveyed to the Town in accordance with Section 37 of the Act.

Unless the Town decides otherwise, park land and land that is dedicated for public use under Section 37 of the Act will not include land that the Town requires to be set aside for storm water management, roads, public services, public utilities or environmental protection and that this shall be in addition to whatever land the Town may require under Section 37 of the Act.

16. Reinstatement of Land

Where the use of land is discontinued or the intensity of its use is decreased, the Town may order the developer, the occupier of the site, or the owner or all of them to reinstate the site, to remove all or any buildings or erections, to cover or fill all wells or excavations, and to close all or any accesses, or to do any of these things or all of them, as the case may be, and the developer, occupier or owner shall carry out the order of the Town and shall put the site in a clean and sanitary condition to the satisfaction of the Town.

17. Form of Application

- (1) An application for a development permit or for Approval in Principle shall be made only by the owner or by a person authorized by the owner to the Town on such form as may be prescribed by the Town, and every application shall include such plans, specifications and drawings as the Town may require, and be accompanied by the permit fee required by the Town.

- (2) The Town shall, on request, supply to every applicant a copy of the application forms referred to in Regulation 17(1) and a description of the plans, specifications and drawings required to be provided with the application.

18. Register of Application

The Town shall keep a public register of all applications for development, and shall enter therein the Town's decision upon each application and the result of any appeal from that decision.

19. Deferment of Application

- (1) The Town may, with the written agreement of the applicant, defer consideration of an application.
- (2) Applications properly submitted in accordance with these Regulations which have not been determined by the Town and on which a decision has not been communicated to the applicant within eight weeks of the receipt thereof by the Town, and on which consideration has not been deferred in accordance with Regulation 19(1), shall be deemed to be refused.

20. Approval in Principle

- (1) The Town may grant Approval in Principle for subdivision or any other development, if, after considering an application for Approval in Principle made under these Regulations, it is satisfied that the proposed development is, subject to the approval of detailed plans, in compliance with these Regulations.
- (2) Where Approval in Principle is granted under this Regulation, it shall be subject to the subsequent approval by the Town of such details as may be listed in the Approval in Principle, which shall also specify that further application for approval of these details shall be received not later than two years from the grant of Approval in Principle.
- (3) An Approval in Principle or conditions attached thereto is subject to appeal under the Act.
- (4) Notwithstanding an Approval in Principle, no work shall commence until a Development Permit or other permit has been issued by the Town.

21. Development Permit

- (1) A plan or drawing which has been approved by the Town and which bears a mark and/or signature indicating such approval together with a permit shall be deemed to be permission to develop land in accordance with these Regulations but such permission shall not relieve the applicant from full responsibility for obtaining permits or approvals under any other regulation or statute prior to commencing the development; from having the work carried out in accordance with these Regulations or any other regulations or statutes; and from compliance with all conditions imposed thereunder.
- (2) The Town may attach to a permit such conditions as it deems fit in order to ensure that the proposed development will be in accordance with the purposes and intent of these Regulations.
- (3) The Town may in its discretion issue a permit for a temporary use such as an outdoor market, a temporary shelter for a vehicle or a boat, and other permissible uses which have a limited and fixed term. The permit shall specify its duration, and upon expiry of the permit, the use shall be removed. In no case shall the term of a temporary permit exceed two years, which may be extended in writing by the Town for a further period as specified not exceeding two years. This clause does not apply to advertisements which are covered under Part III of the Development Regulations.
- (4) A permit is valid for a specified period, not to exceed two years. If the development has not commenced, the permit may be renewed for a further period not in excess of one year, but a permit shall not be renewed more than once, except in the case of a permit for an advertisement, which may be renewed in accordance with Part III of these Regulations.
- (5) The approval of any application and plans or drawings or the issue of a permit shall not prevent the Town from thereafter requiring the correction of errors, or from ordering the cessation, removal of, or remedial work on any development being carried out in the event that the same is in violation of this or any other regulations or statute.
- (6) The Town may revoke a permit for failure by the holder of it to comply with these Regulations or any condition attached to the permit or where the permit was issued in error or was issued on the basis of incorrect

information.

- (7) No person shall erase, alter or modify any drawing or specifications upon which a permit to develop has been issued by the Town.
- (8) There shall be kept available on the premises where any work, matter or thing in being done for which a permit has been issued, a copy of the permit and any plans, drawings or specifications on which the issue of the permit was based during the whole progress of the work, or the doing of the matter or thing until completion.
- (9) A development permit or permit or conditions attached thereto is subject to appeal.

22. Reasons for Refusing Permit

The Town shall, when refusing to issue a permit or attaching conditions to a permit, state the reasons for so doing.

23. Notice of Application

When a change in nonconforming use is to be considered (see also Ministerial Regulations), or when the development proposed is listed as a discretionary use in Schedule C, or where required elsewhere in these Regulations, the Town shall, at the expense of the applicant, give notice of an application for a permit or for approval in principle, by public advertisement in a newspaper circulating in the area or by any other means deemed necessary.

When a variance is necessary under Regulation 12 (see also Ministerial Regulations), the Town shall, at the expense of the applicant, give written notice to the property owners in the immediate vicinity of the proposed variance.

24. Right of Entry

Any official authorized by the Town may enter upon any public or private land and may at all reasonable times enter any development or building upon the land for the purpose of making surveys or examinations or obtaining information relative to the carrying out of any development, construction, alteration, repair, or any other works whatsoever which the Town is empowered to regulate.

25. Record of Violations

Every inspector shall keep a record of any violation of these Regulations, which comes to his knowledge, and report that violation to the Town.

26. Stop Work Order and Prosecution

- (1) Where a person begins a development contrary or apparently contrary to these Regulations, the Town may order that person to stop the development or work connected therewith pending final adjudication in any prosecution arising out of the development.
- (2) A person who does not comply with an order made under Regulation 26(1) is guilty of an offence under the provisions of the Act.

27. Appeals

See Ministerial Regulations - Sections 5 to 11.

Where an appeal lodged under Section 42 of the Urban and Rural Planning Act has been successful, the fee paid by the appellant shall be reimbursed by the Town.

PART II - GENERAL DEVELOPMENT STANDARDS

28. Access Ramps and Decks

- (1) An access ramp for a wheel chair, may, at the discretion of the Town after consultation with abutting property owners, be erected in a minimum front, rear or side yard if there is no alternative means of providing the access ramp and it does not create a safety hazard or block sight lines.
- (2) An open or partially enclosed deck attached to a building shall not extend into the minimum permissible front and side yards and flanking road setback and shall not be closer to the rear lot line than 1 metre.
- (3) An access ramp or open deck not is deemed to be part of the building when calculating lot coverage under Schedule C.

29. Accesses and Service Streets

- (1) Access shall be located to the specification of the Town so as to ensure the greatest possible convenience and safety of the street system and the Town may prescribe the construction of service streets to reduce the number of accesses to collector and arterial streets.
- (2) No vehicular access shall be closer than 10 metres to the street line of any street intersection.

30. Accessory Buildings – Dwellings

- (1) Accessory buildings shall be clearly incidental and complementary to the use of the main buildings in character, use and size, and shall be contained on the same lot and shall not have a negative effect on neighbouring properties.
- (2) Unless otherwise determined by the Town under Clause (3) below, no accessory building or part thereof shall project in front of any dwelling or the building line setback, whichever is the greater distance, from the front or flanking road lot line.
- (3) Where the dwelling is set back well back of the minimum building line, and provided that the Town is satisfied that erecting an accessory building in front

of the dwelling is in keeping with the general appearance of the area, the Town may permit an accessory building to be erected between the dwelling and the minimum building line as set out in Schedule C.

- (4) The lot coverage of an accessory building shall not exceed the lot coverage of the dwelling, and the total lot coverage of all buildings on the property shall not exceed 33%.
- (5) Unless otherwise determined by the Town under Clause (6) below, the maximum height of an accessory building shall not exceed 4 metres and one storey. The minimum rear yard is 1 metre for an accessory building 4 metres or less in height.
- (6) Subject to the discretion of the Town, the Town may allow an accessory building to have a maximum height of 6 metres and one storey, provided that the Town is satisfied that the increased height will not create a nuisance for nearby properties and provided that minimum rear yard is 3 metres for any accessory building over 4 metres in height.
- (7) Subject to Clause (2) for a flanking road, the minimum side yard for an accessory building is 1.5 metres.
- (8) Accessory buildings shall maintain a minimum separation distance of 3 metres from a dwelling.

31. Accessory Buildings – Non-Dwelling and Non-Apartment Building Uses

- (1) Accessory Buildings within the Heritage District Zone of Schedule C are subject to the requirements of the Heritage District Zone.
- (2) This Regulation sets out the requirements for accessory buildings for non-dwelling uses, that is, uses not included Regulation 30 outside the Heritage District Zone.
- (3) Accessory buildings shall be clearly incidental and complementary to the use of the principal buildings in character, use and size, and shall be contained on the same lot as the principal building or buildings.
- (4) Building Line – The minimum building line (distance from the front lot line) for an accessory building shall be as that set out in the Schedule C Use Zone for principal and other buildings.

- (5) Side Yard and Rear Yard and Flanking Road – the minimum side yard and rear yard for an accessory building shall be 5 metres where it abuts a residential zone or property, and the accessory building shall not be closer to a flanking road than that set out for the principal building under Schedule C.
- (6) Separation Distance from Principal Building – Accessory buildings shall maintain a minimum separation distance of 3 metres from a principal building or the minimum required by the Building Code, whichever is the greater.
- (7) Lot Coverage – No lot coverage requirements are set out.
- (8) Floor Area – No floor area requirements are set out.
- (9) Height – The maximum height of an accessory building shall not exceed the height of the principal building.

32. Accessory Uses

See also Schedule A.

Subject to Schedule C, uses accessory to a permitted or discretionary use can be permitted in any zone, for example:

- a) facilities for the serving of food and alcoholic beverages in an arena or other place of assembly, museum, marina, or hotel (commercial - residential);
- b) vehicle repair facilities within a shop, such as a major retail outlet, or automobile dealership;
- c) a gift or souvenir shop in a museum, hotel or other establishment;
- d) office and/or a small convenience store or catering establishment in a campground;
- e) a dock or wharf or stage associated with a permitted or discretionary use;
- f) an accessory dwelling or accessory dwelling unit, such as a caretaker's dwelling or dwelling unit;
- g) a business conducted in a dwelling or a building accessory to a dwelling conducted by a resident of a dwelling and compatible with the primary residential use of the property (home business);
- h) a solar panel, satellite dish or similar device attached to a building.

These accessory uses shall be clearly subsidiary to and controlled so as to be compatible with the primary use and the use of nearby properties.

33. Advertisements

Advertisements shall not be erected or displayed except in accordance with Part III of these Regulations.

34. Archaeological Sites

- (1) If an archaeological site or historical artefacts are discovered during construction, development shall stop and the Provincial Archaeology Office of the Department of Tourism, Culture and Recreation consulted. Development shall not proceed until the Provincial Archaeology Office has evaluated the site.
- (2) Before approval is granted for a major development, such as a subdivision, or a new commercial or public building, the application shall be referred to the Provincial Archaeology Office for investigation.

35. Building Line and Setback, Complementary Yard Setbacks

- (1) The Town, by resolution, may establish building lines on an existing or proposed street and may require any new buildings to be located on those building lines, whether or not such building lines conform to the standards set out in the tables under Schedule C of these Regulations.
- (2) The building line setback is measured from the front property line and the side lot line where the side lot line runs along a flanking road on a corner lot.
- (3) However, notwithstanding the minimum front, side and rear yard requirements set out under Schedule C, the Town may allow development to complement existing building setbacks from the front, side and rear lot lines of the adjoining properties by modifying the minimum yard requirements after notification is given to the adjacent property owners.
- (4) The building line along Provincial highways shall not be less than that specified under the provincial Building Near Highways Regulations.

36. Building Near Highways Regulation

Veteran's Memorial Highway (Route 75, Conception Bay North By-pass Road), the Conception Bay North Highway (Route 70, Harvey Street) and Bryant's Cove Road (Route 70-20) are covered by the Building Near Highways Regulation under the Works, Services and Transportation Act and thus any development within the limits prescribed under the Regulation shall be approved by the Minister of Transportation and Works before a permit is issued by the Town.

Any building, fence, shrub or hedge within 45 metres of the centre-line of Veteran's Memorial Highway, 15 metres of the centre-line of the Conception Bay North Highway-Harvey Street, and 10 metres the Thicket, Bristol's Hope and Bryant's Cove Roads cannot be approved until permission is given by the Department of Transportation and Works. Access to any of these roads must be approved by the Department of Transportation and Works before a permit is issued by the Town.

37. Buildings on a Lot

- (1) Except for single dwellings, more than one principal or main building may be permitted on a lot provided that the requirements of Schedule C are satisfied. However, more than one single dwelling can be permitted on lot where it forms part of a comprehensive development.
- (2) Sufficient area shall be reserved to satisfy the yard and other allowances called for in the Use Zone in which the lot located and the allowances shall be retained when the adjacent land is developed.

38. Comprehensive Development

The Town may in its discretion permit a large scale private or public comprehensive development that does not meet the requirements of these Development Regulations for frontage on a publicly owned and maintained road ('public road'), lot size, lot frontage, minimum or maximum building line setback, side yard width and rear yard depth, provided that:

- a) the Town is satisfied that either the site conditions are such that the standard requirements could not be met, or, the quality of the development would be greater than could otherwise occur through the application of the standard requirements;

- b) a comprehensive development plan of the property has been granted Approval in Principle by the Town, along with other approvals before permits are issued for development;
- c) the comprehensive development itself has frontage on a public road and the development is connected to the municipal water and sewer system;
- d) the development is compatible with adjacent development;
- e) there are at least two developments within the comprehensive development and the land area of the development is at least two hectares;
- f) the property is situated within the town or municipal boundary as opposed to being outside the Town, but within, the Municipal Planning Area Boundary;
- g) where roads and services are to be installed, the developer supplies sureties to the Town as required under these Regulations or a policy adopted by the Town.

39. Family and Group Care Centres

Family group care centre use is permitted in any dwelling or apartment that is adequate in size to accommodate the number of persons living in the group, inclusive of staff, provided that in the opinion of the Town, the use of the dwelling does not materially differ from, nor adversely affect, the amenities of the adjacent residences, or the neighbourhood in which it is located. The Town may require special access and safety features to be provided for the occupants before occupancy is permitted.

40. Forestry and Trees

Forestry development, including timber cutting, is subject to the approval of the Forestry Services Branch of the Department of Natural Resources and the Town.

Trees in subdivisions and on individual properties shall be retained or replaced wherever possible, and in order ensure that this occurs, the Town shall require that a landscaping and site grading plan is submitted for any new development that entails the development of the entire site or significant portion thereof.

See also Regulations 57 and 58.

41. Height Exceptions

The height requirements prescribed in Schedule C of these Regulations may be waived in the case of communication masts and antennae, flagpoles, water towers, spires, belfries, or chimneys, but any such waiver which results in an

increase of more than 20% in the permitted height of the structure shall only be authorized under the provisions of Regulation 11.

42. Heritage Sites and Areas

- (1) A number of buildings and sites are provincially designated Registered Heritage Structures by the Heritage Foundation of Newfoundland and Labrador. In addition there are other structures and sites which are architecturally and historically significant and yet are not municipally or provincially designated. The designated properties are shown on the Harbour Grace Municipal Plan 2010 Background Map.
- (2) No development shall be allowed which could impair the quality of the designated building or site, or other additional buildings or sites which would be so designated or identified in the future.
- (3) Any development adjacent or within 30 metres of these properties shall be reviewed by the Town to ensure that there are no negative effects on these properties.
- (4) The Town may from time to time designate additional heritage sites and areas under the Municipalities Act.

43. Livestock Structures and Uses

Any structure containing livestock shall be approved by the Agrifoods Development Branch along the Town, and if necessary, a minimum separation distance shall be established between the livestock structure and other developments.

44. 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 any part of a lot is required by these Regulations 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 the purpose of computing the area thereof available for building purposes.

45. Lot Area and Size Exceptions

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 the Town 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.

46. Lot Frontage

Except where specifically provided for in the Use Zone Tables in Schedule C 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 or forms part of a Comprehensive Development Scheme.

47. Mineral Exploration

- (1) No permit shall be issued by the Town for mineral exploration until the necessary permits and approvals have been obtained from the Departments of Natural Resources, Government Services, and Environment and Conservation, together with any other relevant Provincial agencies.
- (2) Subject to the other provisions of the Development Regulations, mineral exploration which is not classed as development by virtue of appreciable ground disturbance, construction of access roads, noise, odour and appearance can be permitted anywhere in the Planning Area, provided that adequate notification is provided to the Town.
- (3) Mineral exploration which is classed as development can or may be permitted in certain zones provided that adequate provision is made for buffering/and or other mitigations of impacts of existing or future urban residential, commercial, industrial, institutional and recreational areas and provided that all necessary approvals are obtained.
- (4) Higher impact mineral exploration classed as development shall be subject to

conditions that control noise, appearance, duration of the drilling or excavating program and the control of other impacts that may arise. The precise nature of these controls will depend upon the location of the mineral exploration in respect to built-up and environmentally sensitive areas, such as watersheds, waterways and wetlands.

- (5) Where there is to be ground disturbance, the developer shall provide a site restoration surety and/or other satisfactory guarantees of site landscaping to the Town.

48. Non-Conforming Uses

- (1) This Regulation is derived from Section 108 (2) of the Urban and Rural Planning Act 2000, and Sections 14, 15, and 16 of the Ministerial Development Regulations.
- (2) Notwithstanding a plan, scheme or regulations made under the Urban and Rural Planning Act 2000, the Town 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 of the plan, scheme or regulations made with respect to that kind of development or use.
- (3) Notwithstanding subsection (1), a right to resume a discontinued non-conforming use of land shall not exceed one year. For the purpose of this Regulation, discontinuance of a non-conforming use begins when any one of the following conditions is met:
 - a) the building or use of land is clearly vacated or the building is demolished;
 - b) the owner or tenant has ceased paying business occupancy taxes for that use;
 - c) the owner or tenant has stated in writing that the use has ceased.
- (4) A building, structure or development that does not conform to a scheme, plan or regulations made under this Act that is allowed to continue under subsection (2):
 - a) shall not be internally or externally varied, extended or expanded unless otherwise approved by the Town;
 - b) shall not be structurally modified except as required for the safety of

- the building, structure or development;
 - c) shall not be reconstructed or repaired for use in the same non-conforming manner where 50% or more of the value of that building, structure or development has been destroyed;
 - d) may have the existing use for that building, structure or development varied by the Town to a use that is, in their opinion more compatible with a plan and regulations applicable to it;
 - e) may have the existing building extended by the Town where, in its opinion that extension is not more than 50% of the existing building;
 - f) where the non-conformance is with respect to the standards included in development regulations, the building, structure or development shall not be expanded if the expansion would increase the non-conformity – and an expansion must comply with the development standards applicable to that building, structure or development;
 - g) where the building or structure is primarily zoned and used for residential purposes, may, in accordance with the appropriate plan and regulations, be repaired or rebuilt where 50% or more of the value of that building or structure is destroyed; and
 - h) a residential building or structure referred to in the above paragraph must, where being repaired or rebuilt, be repaired or rebuilt in accordance with the plan and development regulations applicable to that building or structure.
- (5) Where considering a non conforming building, structure or development under clause 4 (d) of this Regulation and before making a decision to vary an existing use of that non-conforming building, structure or development, the Town, at the applicant's expense, shall publish a notice in a newspaper circulating in the area or by other means give public notice of an application to vary the existing use of a non-conforming building, structure or development and shall consider any representations or submissions received in response to that advertisement.

49. Offensive and Dangerous Uses

No building or land shall be used for any purpose which may be dangerous by causing or promoting fires or other hazards or which may emit noxious, offensive or dangerous fumes, smoke, gases, radiation, smells, ash, dust or grit, excessive noise or vibration, or create any nuisance that has an unpleasant effect on the senses unless its use is authorized by the Town and any other authority having jurisdiction.

50. Offstreet Loading and Parking Requirements

See Schedule D.

51. Parks and Playgrounds, and Conservation Uses, Uses Permitted in all Zones

Nothing in these Regulations shall prevent the designation of conservation areas or the establishment of parks and playgrounds in any zones provided that such parks and playgrounds are not located in areas which may be hazardous to their use and are not operated for commercial purposes.

Parks and playgrounds may be located on backlands but shall have at least one 5 metre wide vehicular access directly onto a public street. Fences, hedges or barriers around parks and playgrounds shall be no higher than 1 metre when in front of the building line on all street frontages, unless the fences or barriers are constructed of materials which do not obstruct vision. The Town may permit fences or barriers only to a maximum height of 1.5 metres in front of the building line if they are constructed of materials which do not obstruct vision and their design and construction is otherwise to the Town's satisfaction.

Uses Permitted in All Zones – In addition to conservation, accessory buildings and uses, public services and utilities, recreational open space, trails, roads, accesses and driveways can be permitted in all zones subject to the necessary reviews and compliance with the intent of these Regulations and the Municipal Plan.

52. Recreational Trails and Walkways

See also Waterways and Wetlands.

(1) As a condition of an Approval in Principle and/or a development permit the Town may require that a trail corridor be deeded to the Town or a non-profit group approved by the Town, and where applicable, this may be considered part of the open space requirement set out in Regulation.

(2) Wherever space and terrain characteristics allow, the appearance and use of well known trails and/or mapped trails, including the Carbonear Branch Track ('Track' on the Land Use Zoning Maps), shall be protected by natural vegetation buffers that separate the trail and other forms of development and from hazard areas and areas subject to erosion, such as river and brook banks.

- (3) The vegetation buffer shall be deep enough to prevent shallow rooted trees being knocked over by wind.
- (4) The buffer is included within the trail corridor that includes the trail and the buffer.
- (5) The minimum width of a trail corridor shall be 30 metres –15 metres either direction from the centre of the trail. However, the trail corridor may be reduced where:
 - a) the area adjacent the trail is already developed, as along portions of the Track;
 - b) in the opinion of the Town it is necessary to reduce the corridor width due to reasons of site conditions, ownership, or other pertinent factors, in which case the trail or Track corridor may be reduced to 15 metres.
- (6) For a trail to be eligible for protection it must be shown on the Land Use Zoning Maps, and/or on a plan of trails adopted by the Town and/or, as indicated on a plan of a trail which has been accepted by the Town.
- (7) Unless it is already shown the Land Use Zoning Maps or other plan approved by the Town as a trail, the designation of a trail or trails for protection shall be advertised in accordance with the provisions of Regulation 23 and an opportunity provided for persons to comment before a trail or plan of trails is adopted by the Town.
- (8) Within the trail corridor, only accessory recreational uses, public utilities and roads can be allowed. No other development is permitted on or near the trail.

53. Residential Buffer

- (1) Where any proposed non-residential use is to abut an existing or proposed residential use or a Residential zone, the proponent of the non-residential development may be required to provide a buffer. Conversely, in the case of a residential development locating adjacent to an existing or proposed non-residential use or zone, the Town may require the developer of the residential use to provide a buffer. Any such buffer shall be made up of hedges, trees, shrubs, earthen berms or structural barriers that will sufficiently mitigate noise, visual unpleasantness and other undesirable effects. Trees and shrubs existing on the site prior to development which could form all or part of a buffer shall not be removed.

(2) Before approving any non-residential development near existing or proposed residential development or Residential zones, the Town must be satisfied that the proposed non-residential development:

- a) will not give rise to excessive noise or other forms or pollution;
- b) will not generate vehicle traffic which is above the level acceptable to adjacent residential amenities;
- c) will not cause an unacceptable nuisance or hazard to adjacent residential uses; and;
- d) in general, can be considered acceptable to the amenity of residential uses.

54. Screening and Landscaping

(1) The Town may, in the case of existing unsightly development, order the owner or occupier to provide adequate and suitable landscaping or screening; and for this purpose may require the submission of an application giving details of the landscaping or screening, and these Regulations shall then apply to that application.

(2) The provision of adequate and suitable landscaping or screening may be made a condition of any development permit where, in the opinion of the Town, the landscaping or screening is desirable to preserve amenity, or protect the environment.

55. Services and Public Utilities

The Town can within any zone permit land to be used in conjunction with the provision of public services and public utilities if the use of that land is necessary to the proper operation of the public service or public utility concerned provided that the design and landscaping of any development of any land so used is, in the opinion of the Town, adequate to protect the character and appearance of the area.

56. Service Stations

The following requirements shall apply to all proposed service stations:

- a) all gasoline pumps shall be located on pump islands designed for such purpose, and to which automobiles may gain access from either side;
- b) pump islands shall be set back at least 4 metres from the front lot line;

- c) accesses shall not be less than 7 metres wide and shall be clearly marked, and where a service station is located on a corner lot, the minimum distance between an access and the intersection of street lines at the junction shall be 10 metres and the lot line between entrances shall be clearly indicated.

57. Site Development

- (1) The Town shall consider the suitability of the site in terms of steepness of grades, soils and geology, and environmentally sensitive areas, including waterways and wetlands, when reviewing a development application.
- (2) The Town shall ensure that the proposed development is not inappropriate by reason of:
 - a) precipitating or contributing to pollution in the area; and/or
 - b) causing erosion and/or sedimentation; and/or
 - c) causing damage to nearby properties.

58. Site Development – Fill and Landscaping Permit Requirements

- (1) A permit shall not be required for the ordinary landscaping of a property or the creation of a garden and similar activity unless such activity is likely to affect adjacent properties or a water body.
- (2) A permit shall be obtained from the Town before any filling-in or excavation of land takes place. This permit may be the same as the one obtained for the construction of a dwelling or other use.
- (3) Where such filling-in or excavation can affect the buffer of water body or the water body, then a permit shall also be obtained from the Department of Environment and Conservation, and where applicable, the Department of Fisheries and Oceans Canada.
- (4) A landscaping and site grading plan for any new development shall form part of the application for a development permit for a development which entails the development of the entire site or significant portion thereof and to this application shall be attached a plan showing vegetation – particularly trees, water-bodies, rock outcrops and other natural features.

59. Site Development – Quarry and Soil Removal

- (1) If, as part of another development, quarry material is to be removed and sold or otherwise disposed of, then a separate permit shall be obtained from the Department of Natural Resources, Mineral Lands Division, for the removal of quarry materials. A copy of the Town's permit must be forwarded to the Mineral Lands Division.
- (2) A site development quarry under this section is permitted wherever the use that this quarry is associated with is permitted.
- (3) A quarry permit issued under this section shall only be valid for a period of one year or the term of the site development, whichever is the lesser. However, if the Town feels that it is warranted, the permit may be renewed for additional one-year periods up to a maximum of three years from the date of the issuance of the first permit.
- (4) When the work is completed, the area affected shall be suitably landscaped and drained in accordance with a plan approved by the Town.
- (5) If the site work is extensive, the Town may require the deposit of surety in accordance with Regulation 14(3) that shall be returned to the developer upon satisfactory completion of the work.

60. Site Development – Slope Greater than 15 Percent or 20 Percent

- (1) Before approving development of a site having a slope greater than 15 percent up to 20 percent, the Town may require the submission of a review of the development proposal by a certified planner, engineer, landscape architect or similar professional. The review shall evaluate the adequacy of site grading, drainage and landscaping and storm water management and the potential of the development to cause erosion onto and pollution of adjacent development and lands and bodies of water receiving run-off from the site, and other similar matters.
- (2) No development shall be permitted on a slope greater 20 percent unless it is a public or private recreational use or public service or utility.

61. Street Construction Standards

A new street may not be constructed except in accordance with and to the design and specifications laid down by the Town.

62. Subsidiary Apartments

Subsidiary apartments can be permitted in single dwellings only, and for the purposes of calculating lot area and yard requirements, shall be considered part of the self-contained dwelling.

63. Unsubdivided Land

Development is not permitted on unsubdivided land unless sufficient area is reserved to satisfy the yard and other allowances called for in the Use Zone in which it is located and the allowances shall be retained when the adjacent land is developed.

64. Utilities – Wind Mills, Wind Farms, Other Energy Sources

Wind mills, wind turbines, wind farms and other energy forms, including solar based and small hydro generating facilities – “Utilities” in Schedule B – and associated facilities and services are subject to the approval of the Town and the conditions set out below.

Utilities are subject to the approval of or exemption by relevant provincial and federal departments and agencies and public utilities, including the Mines and Energy Division of the Department of Natural Resources, NALCOR and Transport Canada. The design and location of such utilities shall take into consideration their impact on nearby land uses and persons, the environment and archaeological resources within the Town, along with other matters that the Town may deem to be significant. Wind mills utilities within the built-up areas are limited to single wind mills or wind turbines designed to serve particular properties.

To prevent damage to persons and properties due to the failure of a windmill or any of its components or the shedding of ice, the Town shall ensure that there is adequate separation distance between the windmill and nearby structures and properties.

Unless specifically exempted by the relevant agencies, the design, construction and location of a utility shall be certified by a professional engineer who has consulted with the required agencies.

65. Waterways and Wetlands

- (1) Development within waterways and wetlands is subject to this Regulation and all relevant provincial and federal policies and statutes, including Department of Environment and Conservation Policy Directives W.R. 97-1, Development in Shorewater Zones and 97-2, Development in Wetlands which are set out in Schedule E. Where there is a conflict between the Policy Directives and this Regulation, the more restrictive standards shall apply.
- (2) The minimum width of a buffer along a waterway or wetland shall be 15 metres from the highwater mark, or 1 in 100 year flood zone, of the stream, river, pond or other body of water or wetland. This 15 metre buffer shall be expanded to 30 metres along the marine coast line and estuaries.
- (3) If the toe of an embankment with an average slope of 30% or more lies within 15 m of the highwater mark, or 1 in 100 year flood zone of the waterway, then the buffer shall be measured from the top of the embankment.
- (4) Subject to the approval of the Department of Environment and Conservation and the Town, the only uses that can be permitted in the buffer area of a waterway are roads, driveways, public utilities, recreational open space and trails and uses requiring direct access to a body of water, such as wharves and docks and other marine related uses.
- (5) Development, and this includes placing fill or other materials, within a waterway and the buffer area of a waterway is subject to the approval of the Town, the Provincial Government, and where necessary, the Government of Canada.
- (6) The Town or the Provincial Government may subject development within the buffer area of a watercourse to an environmental review, and may approve, approve subject to conditions, or refuse such development. The matter of adequate and usable legal public access to the waterway shall be a consideration in the review of an application for a structure within a buffer and/or waterway.
- (7) Any development within a body of water or involving the alteration of a body of water must be approved by or exempted by the Department of

Environment and Conservation for Crown Lands and referrals, Coast Guard Canada of the Department of Fisheries and Oceans - Navigable Waters Act, Fish Habitat Division of the Department of Fisheries and Oceans and/or, the Water Resources Management Division of the Department of Environment and Conservation before a permit is issued by the Town.

Development within a buffer is subject to the approval of the Water Resources Management Division of the Department of Environment and Conservation, Department of Fisheries and Oceans Canada and where applicable, the Government Service Centre of the Department of Government Services.

- (8) Wetlands can only be developed in such a way as to minimize damage and impacts on the hydrology and environment of the area.
- (9) Any development within a wetland or the buffer of a wetland shall require the approval of the Minister of Environment and Conservation as well as the Town whether or not that wetland is zoned Conservation under the Development Regulations.
- (10) If a waterway or wetland is deemed to be minor, wherever possible such waterways and wetlands shall remain undeveloped and protected by a buffer. If a site is to be developed, alternatives to covering over or eliminating such waterways and wetlands shall be explored, including relocation of the waterway or wetland and/or redesign of the development.
 - a) A **minor waterway** is defined as being a drainage course, an intermittent stream which does not carry significant storm flows and/or a stream which is not a fish habitat.
 - b) A **minor wetland** is defined as a wetland less than 5,000 square metres in area not associated with a waterway and not deemed have a role in water management, wildlife habitat or the conservation of an environmentally sensitive area.

PART III – ADVERTISEMENTS

66. Advertisements and Signs

Note: The terms “advertisement” and “sign” are interchangeable.

(1) **Permit Required**

Unless specifically exempted, no advertisement shall be erected or displayed in the Planning Area unless a permit for the advertisement is first obtained from the Town, and, where necessary, from the Department of Government Services and/or other provincial agencies.

(2) **Form of Application**

Application for a permit to erect or display an advertisement shall be made to the Town in accordance with Regulation 17.

(3) **Advertisements in Street Reservation**

No advertisement shall be permitted to be erected or displayed within, on or over any highway or street reservation unless it is a premises sign (advertisement relating to onsite uses) and unless this sign has been approved by the Town and where necessary, the Department of Government Services and/or other provincial agencies.

(4) **Permit Valid for Limited Period**

A permit granted under these Regulations for the erection or display an advertisement shall be for a limited period, not exceeding two years, but may be renewed at the discretion of the Town for similar periods.

(5) **Advertisements, Non-Compliant**

Except where an advertisement is deemed to fall under one of the categories described under Clause (6) of this Regulation, an advertisement presently not in compliance with the Regulations shall be removed or brought into compliance within one year of the date of written notification by the Town.

(6) Removal of Advertisements

Notwithstanding the provisions of these Regulations, the Town may require the removal of any advertisement which, in its opinion, is:

- a) hazardous to road traffic by reason of its siting, colour, illumination, maintenance or structural condition, or;
- b) detrimental to the amenities of the surrounding area.

(7) Advertisements - Non-Conforming Uses

A permit may be used for the erection or display of advertisements on a building or within the courtyard of a building or on a parcel of land, the use of which is a non conforming use, provided that the advertisement does not exceed the size and type of advertisement which could be permitted if the development was in a Use Zone appropriate to its use, and subject to any other conditions deemed appropriate by the Town.

(8) Prohibition

A sign shall not be erected, posted or placed:

- a) where, in the opinion of the Town, that sign would be hazardous to road traffic by reason of its siting, illumination or structural condition;
- b) where, in the opinion of the Town that sign would be detrimental to the amenities of surrounding areas or length of highway or road;
- c) where that sign is not maintained to the satisfaction of the Town;
- d) within or over a highway or street intersection unless otherwise approved by the Town for Town roads, or by the Department of Transportation and Works for roads under Provincial jurisdiction;
- e) with the exception of premises advertisements, within 300 metres, or a distance specified by the Department Transportation and Works, or the Town of the intersection of two or more highways and/or for Town roads, or from the crossing of a public road; and
- f) on a sign erected by the Department Transportation and Works.

(9) Signs or Advertisements Not Specifically Covered

If an application is received for a sign or advertisement that does not fall into one of the categories set out under these Regulations, subject to the

other applicable requirements of these Regulations, the Town may approve, approve with conditions, or refuse to approve the sign or advertisement.

67. Advertisements - Designated Areas, Standards and Excluded Areas

The Town may designate areas for advertisements and other signage, and determine their location and type and prohibit advertisements and signage in certain areas.

In order for these requirements to take effect, the designated areas and the standards for advertisement and signage design, along with the prohibited areas shall be specified in these Regulations.

68. Advertisements Exempt from Control

The following advertisements may be erected or displayed in the Planning Area without application to the Town:

- a) a posting of a candidate in a federal, provincial or municipal election or a regional school board election;
- b) a temporary sign relating to federal, provincial or municipal public works;
- c) a notice required by law to be posted;
- d) a regulatory, warning, directional, guide or informational sign erected by the Department of Transportation and Works;
- e) a sign placed by a telephone, telegraph or electric power company to indicate danger;
- f) a sign, not exceeding 0.5 square metres, advertising the sale or rental of a building or lot upon which the sign is located;
- g) a flag, emblem or insignia of a nation, country or province;
- h) one temporary sign related to building construction located on a site on which the work is being carried out;
- i) on a dwelling or within the courtyard of a dwelling, one nameplate not exceeding 0.2 m² in area;
- j) on an agricultural holding or farm, a notice board not exceeding 1.5 m² in area and relating to the operations being conducted on the land;
- k) on land used for forestry purposes, signs or notices not exceeding 1 m² in area and relating to forestry operations or the location of logging operations conducted on the land;
- l) on land used for mining or quarrying operations, a notice board not exceeding 1 m² in area relating to the operation conducted on the land;
- m) on a dwelling or within the courtyard of a dwelling, one nameplate not

- exceeding 0.2 m² in area in connection with the practice of a business carried on in the premises;
- n) on any site occupied by a church, school, library, art gallery, museum, institution or cemetery, one notice board placed no closer than 3 metres from a street line;
 - o) on the principal facade of any commercial, industrial or public building, the name of the building or the name of the occupants of the building, in letters not exceeding one-tenth of the height of that facade or 3 m, whichever is the lesser;
 - p) on any parking lot directional signs and one sign not exceeding 1 m² in size, identifying the parking lot; and,
 - q) a sign indicating the location of a municipal or municipal planning area boundary, located beyond the back slope of a highway ditching.

69. Advertisements - Temporary and/or Portable Signs

- (1) A temporary and/or portable sign may be permitted in any zone for a period not exceeding 30 consecutive days, or 45 days at the Town's discretion where purpose of the sign is to promote a not-for-profit initiative, provided the sign:
 - a) does not exceed 5 m² in area;
 - b) does not create or aggravate a traffic hazard, such as by blocking a sight-line;
 - c) does not interfere with other lawful signs, including directional signs;
 - d) is of location, materials, design and colour in keeping with the character and appearance of the area;
 - e) if necessary, is approved by the Department of Government Services, together with the Town.
- (2) A renewal permit for a temporary sign may only be issued after 30 days have passed since the original permit has expired.
- (3) A free standing temporary or portable sign affixed to the ground by legs shall be properly anchored to the ground in a manner that is sound and attractive.
- (4) If it is not exempted from these Regulations, with the written permission of Newfoundland Power, or the owner if not Newfoundland Power, a sign may be permitted on a utility pole.

70. Advertisements and Signs near Highways

Pursuant to Newfoundland Regulation 85/99 as amended, the Provincial Government has designated "control lines" alongside each provincially maintained route. These lines extend 400 metres from the highway centrelines, except that the control area is reduced within Municipal Boundaries to 100 metres from the centreline of a provincial highway.

Advertisements and signs falling within the designated control lines of any highway must be referred to and approved or exempted by the Department of Government Services and/or other provincial agency.

71. Advertisements Relating to On-Site Uses

This section deals with signage relating to on site uses - that is, uses located on the same property as the sign or signs. Sign types include free standing signs, signs affixed to buildings, fences and other structures, fascia signs and the use of building surfaces for advertising.

The conditions which shall apply to the erection or display of an advertisement on any lot or site occupied by a use permitted or existing as a legal non-conforming use in a use zone shall be as set out below.

- (1) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Town, having regard for the safety and convenience of users of adjacent streets and sidewalks, and the general amenities of the surrounding area.
- (2) The maximum allowable size of the advertisement shall be determined in accordance with Clause (1) above and in consideration of the size of the premise or premises being advertised. For example, a sign for a large shopping centre would necessarily be of a different scale than one for a convenience store.
- (3) Only one free standing advertisement per entrance or exit shall be permitted in the front of a multi-use building, strip mall, shopping centre and similar facilities containing more than one premise. However, one additional sign shall be permitted in the front of a building if it is a free-standing temporary sign as set out under Regulation 66.
- (4) Where an advertisement is attached to the roof of a building and protrudes

above the roof, then it shall be included in the calculation of the height of the building.

72. Advertisements Relating to Off-Site Uses

This Regulation deals with signage relating to off-site site uses – that is, uses not located on the same property as the sign or signs. Sign types include free standing signs, signs affixed to buildings, fences and other structures, fascia signs and the use of building surfaces for advertising.

- (1) Except as noted in Clause (2) of this Regulation, the conditions to be applied to the erection or display of an advertisement on any site, relating to a use permitted in a zone, or not relating to a specific land use, shall be as set out below.
 - a) The advertisement shall not exceed 3 m² in area, except along the Veteran's Memorial Highway where a larger sign may be permitted up to maximum size of 9 m², subject to the approval of the Department of Government Services and the Department of Transportation and Works.
 - b) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show thereon the name and nature of the distance or direction to the premises to which they relate.
 - c) The location, siting and illumination of each advertisement shall be to the satisfaction of the Town, having regard to the grade and alignment of streets, the location of street junctions, the location of nearby buildings and the preservation of the amenities of the surrounding area.
- (2) The size restrictions of Clauses (1) a) of this Regulation are waived where the Town has erected or permitted to be erected an advertisement related to a civic or improvement or other public purpose;

PART IV - SUBDIVISION OF LAND

73. Permit Required and Sureties

- (1) No land in the Planning Area shall be subdivided into two or more lots unless a permit for the development of the subdivision is first obtained from the Town.
- (2) Before an Approval in Principle or permit is issued for a subdivision requiring the construction and/or upgrading of roads and municipal water and/or sewer services the Town shall require the deposit of surety in a form satisfactory to the Town to ensure the completion of the work in accordance with the approval. The requirements for a surety, along with other matters, shall be set out in the Subdivision Policy adopted by the Town and any agreements pursuant to that policy.

74. Services to be Provided

No permit shall be issued for the development of a subdivision unless provisions satisfactory to the Town have been made in the application for a supply of drinking water, a properly designed sewage disposal system, and a properly designed storm drainage system.

75. Payment of Service Levies and Other Charges

No permit shall be issued for the development of a subdivision until agreement has been reached for the payment of all fees levied by the Town for connection to services, utilities and streets deemed necessary for the proper development of the subdivision, and all service levies and other charges imposed under the Development Regulations.

76. Issue of Permit Subject to Considerations

A permit shall not be issued when, in the opinion of the Town, the development of a subdivision does not contribute to the orderly growth of the municipality and does not demonstrate sound design principles. In considering an application, the Town shall, without limiting the generality of the foregoing, consider:

- a) the location of the land;
- b) the availability of and the demand created for schools, services, and utilities;

- c) the provisions of the Plan and Regulations affecting the site;
- d) the land use, physical form and character of adjacent developments;
- e) the transportation network and traffic densities affecting the site;
- f) the relationship of the project to existing or potential sources of nuisance;
- g) soil and subsoil characteristics;
- h) the topography of the site and its drainage;
- i) natural features such as lakes, streams, topsoil, trees and shrubs;
- j) prevailing winds;
- k) visual quality;
- l) community facilities;
- m) energy conservation;
- n) such other matters as may affect the proposed development.

77. Building Permits Required

Notwithstanding the approval of a subdivision by the Town, a separate building permit shall be obtained for each building proposed to be erected in the area of the subdivision, and no building permit for any building in the area shall be issued until the developer has complied with all the provisions of these Regulations with respect to the development of the subdivision.

78. Form of Application

Application for a permit to develop a subdivision shall be made to the Town in accordance with Regulation 17.

79. Subdivision Subject to Zoning

The subdivision of land shall be permitted only in conformity with the Use Zones delineated on the Zoning Maps.

80. Building Lines

The Town may establish building lines for any subdivision street and require any new building to be located on such building lines.

81. Land for Public Open Space

(1) Before a development commences, the developer shall, if required, dedicate to the Town, at no cost to the Town, an area of land equivalent to 10% of the gross area of the subdivision for public open space, provided that:

- a) where land is subdivided for any purpose other than residential use, the Town shall determine the percentage of land to be dedicated;
 - b) if, in the opinion of the Town, no public open space is required, the land may be used for such other public use as the Town may determine;
 - c) the location and suitability of any land dedicated under the provisions of this Regulation shall be subject to the approval of the Town but in any case, the Town shall not accept land which, in its opinion is incapable of development for any purpose;
 - d) the Town may accept from the developer in lieu of such area or areas of land the payment of a sum of money equal to the value of the land which would otherwise be required to be dedicated;
 - e) money received by the Town in accordance with clause (1) d) above, shall be reserved by the Town for the purpose of the acquisition or development of land for public open space or other public purpose.
- (2) Land dedicated for public use in accordance with this Regulation shall be conveyed to the Town and may be sold or leased by the Town for the purposes of any development that conforms with the requirements of these Regulations, and the proceeds of any sale or other disposition of land shall be applied against the cost of acquisition or development of any other land for the purposes of public open space or other public purposes.
- (3) The Town may require a strip of land to be reserved and remain undeveloped along the banks of any river, brook or pond, and this land may, at the discretion of the Town, constitute the requirement of land for public use under Clause (1) of this Regulation.
- (4) Land required for storm water management and drainage control, such as retention ponds and vegetated swales and roads, public services and public utilities, shall be in addition to the land dedicated for public open space or use as set out in Clause (1) of this Regulation. Subject to a subdivision agreement this land may be deeded to the Town or, remain in private ownership.
- (5) See also Regulation 15.

82. Structure in Street Reservation

The placing within any street reservation of any structure (for example, a hydro pole, telegraph or telephone pole, fire hydrant, mail box, fire alarm, sign post) shall receive the prior approval of the Town which shall be satisfied on the question of safe construction and relationship to the adjoining buildings and other structures within the street reservation.

83. Subdivision Design Standards

Except as otherwise specified in a Subdivision Policy adopted by the Town, no permit shall be issued for the development of a subdivision under these Regulations unless the design of the subdivision conforms to the standards below.

- (1) The finished grade of streets shall not exceed 10 percent, up to 12 percent at the discretion of the Town where it would otherwise be impossible to develop the site, or compliance with the 10 percent requirement would entail excessive cutting and filling.
- (2) Every cul de sac shall be provided with a turning circle of a diameter of not less than 30 m.
- (3) The maximum length of any cul de sac shall be 250 m where no emergency access is provided; or 300 m where emergency access is provided; and/or more than 300 m where the cul de sac is connected to an arterial or collector road.
- (4) Emergency vehicle access to a cul de sac shall be not less than 3 m wide and shall connect the head of the cul de sac with an adjacent street.
- (5) No cul de sac shall be located so as to appear to terminate a collector street.
- (6) New subdivisions shall have street connections with an existing street or streets.
- (7) All street intersections shall be constructed within 5 degrees of a right angle and this alignment shall be maintained for 30 m from the intersection.
- (8) No street intersection shall be closer than 60 m to any other street intersection.
- (9) No more than four streets shall join at any street intersection.
- (10) No residential street block shall be longer than 490 m between street intersections.
- (11) Streets in subdivisions shall be designed in accordance with the Subdivision Policy adopted by the Town, but in the absence of such standards, shall conform to the following minimum standards:

Type of Street	Street Reservation	Pavement Width	Walkway Width and Design	Walkway Number
Arterial Streets	30 m	15 m	Minimum – 1.5 m	2
Collector Streets	20 m	9 m	Minimum – 1.5 m	2
Local Streets	15 m	7 m	Minimum – 1.5 m	2

- (12) No lot intended for residential purposes shall have a depth exceeding four times the frontage except as otherwise approved by the Town.
- (13) Residential lots shall not be permitted which abut a local street at both front and rear lot lines except as otherwise approved by the Town.
- (14) The Town may require any existing natural, historical or architectural feature or part thereof to be retained when a subdivision is developed.
- (15) Land shall not be subdivided in such a manner as to prejudice the development of adjoining land.
- (16) A cul de sac shall not be permitted unless the Town is satisfied that there is no reasonable alternative to developing the property.
- (17) Water and sewer mains shall be designed as loops to avoid dead-ending.

84. Engineer to Design Works and Certify Construction Layout

- (1) Plans and specifications for all water mains, hydrants, sanitary sewers, storm sewers and all appurtenances thereto and all streets, paving, curbs, gutters and catch basins and all other utilities deemed necessary by the Town to service the area proposed to be developed or subdivided shall be designed and prepared by or approved by the Engineer. Such designs and specifications shall, upon approval by the Town, be incorporated in the plan of subdivision.
- (2) Upon approval by the Town of the proposed subdivision, the Engineer shall certify all work of construction layout preliminary to the construction of the works and thereupon the developer shall proceed to the construction and installation, at his own cost and in accordance with the approved designs and specifications and the construction layout certified by the Engineer, of all

such water mains, hydrants, sanitary sewers and all appurtenances and of all such streets and other works deemed necessary by the Town to service the said area.

85. Developer to Pay Engineer's Fees and Charges

The developer shall pay to the Town all the Engineer's fees and charges for the preparation of designs and specifications and for the layout and supervision of construction; such fees and charges being percentages of the total cost of materials and labour for the construction and installation of all works calculated in accordance with the Schedule of Fees recommended by the Association of Professional Engineers and Geoscientists of Newfoundland and Labrador and in effect at the time the work is carried out.

86. Street Works May Be Deferred

The construction and installation of all curbs and gutters, catch basins, sidewalks and paving specified by the Town as being necessary, may, at the Town's discretion, be deferred until a later stage of the work on the development of the subdivision but the developer shall deposit with the Town before approval of his application, an amount estimated by the Engineer as reasonably sufficient to cover the cost of construction and installation of the works. In the later stage of the work of development, the Town shall call for tenders for the work of construction and installation of the works, and the amount so deposited by the developer shall be applied towards payment of the contract cost. If the contract cost exceeds the deposit, the developer shall pay to the Town the amount of the excess. If the contract price is less than the deposit, the Town shall refund the amount by which the deposit exceeds the contract price. Any amount so deposited with the Town by the developer shall be placed in a separate savings account in a bank and all interest earned thereon shall be credited to the developer.

87. Transfer of Streets and Utilities to Town

- (1) The developer shall, following the approval of the subdivision of land and upon request of the Town, transfer to the Town, at no cost to the Town, and clear of all liens and encumbrances:
 - a) all lands in the area proposed to be developed or subdivided which are approved and designated by the Town for public uses as streets, or other rights-of-way, or for other public use;
 - b) all services or public works including streets, water supply and distribution

and sanitary an storm drainage systems installed in the subdivision that are normally owned and operated by the Town.

- (2) Before the Town shall accept the transfer of lands, services or public works of any subdivision, the Engineer shall, at the cost to the developer, test the streets, services and public works installed in the subdivision and certify his satisfaction with their installation.
- (3) The Town shall not provide maintenance for any street, service or public work in any subdivision until such time as such street, service or public work has been transferred to and accepted by the Town.

88. Restriction on Sale of Lots

The developer shall not develop or dispose of any lot within a subdivision for the purposes of development and no building permit shall be issued until the Town is satisfied that:

- a) the lot can be served with satisfactory water supply and sewage disposal systems; and,
- b) satisfactory access to a street is provided for the lots.

89. Grouping of Buildings and Landscaping

- (1) Each plan of subdivision shall make provision for the grouping of building types and for landscaping in order to enhance the visual aspects of the completed development and to make the most use of existing topography and vegetation.
- (2) Building groupings, once approved by the Town, shall not be changed without written application to and subsequent approval of the Town.

PART V - USE ZONES

90. Use Zones

- (1) For the purpose of these Regulations, the Planning Area is divided into Use Zones which are shown on the Zoning Map attached to and forming part of these Regulations.
- (2) Subject to Regulation 90 (3), the permitted use classes, discretionary use classes, standards, requirements and conditions applicable to each Use Zone are set out in the Use Zone Tables in Schedule C of these Regulations.
- (3) Where standards, requirements and conditions applicable in a Use Zone are not set out in the Use Zone Tables in Schedule C, the Town may in its discretion, determine the standards, requirements and conditions which shall apply.

91. Use Classes

The specific uses to be included in each Use Class set out in the Use Zone Tables in Schedule C shall be determined by the Town in accordance with the classification and examples set out in Schedule B.

92. Permitted Uses

Subject to these Regulations, the uses that fall within the Permitted Use Classes set out in the appropriate Use Zone Table in Schedule C shall be permitted by the Town in that Use Zone.

93. Discretionary Uses

Subject to these Regulations, the uses that fall within the Discretionary Use Classes set out in the appropriate Use Zone Table in Schedule C may be permitted in that Use Zone if the Town is satisfied that the development would not be contrary to the general intent and purpose of these Regulations, the Municipal Plan, or any further scheme or plan or regulation pursuant thereto, and to the public interest, and if the Town has given notice of the application in accordance with Regulation 23 and has considered any objections or representations which may have been received on the matter.

94. Uses Not Permitted

Uses that do not fall within the Permitted Use Classes or Discretionary Use Classes set out in the appropriate Use Zone Tables in Schedule C, shall not be permitted in that Use Zone.

SCHEDULE A – DEFINITIONS

GENERAL NOTE:

A definition marked with an asterix is also included in the Ministerial Development Regulations or the Act. Where there is a conflict, the Ministerial Development Regulations or the Act prevail.

ACCESS* means a way used or intended to be used by vehicles, pedestrians or animals in order to go from a street to adjacent or nearby land or to go from that land to the street.

ACCESSORY BUILDING* includes:

- (i) a detached subordinate building not used as a dwelling, located on the same lot as the main building to which it is an accessory which has a use that is customarily incidental or complementary to the main use of the building or land,
- (ii) for residential uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuel sheds, vegetable storage cellars, shelters for domestic pets, or radio and television antennae,
- (iii) for commercial uses, workshops, or garages, and
- (iv) for industrial uses, garages, offices, raised ramps and docks.

ACCESSORY USE* means the use that is subsidiary to a permitted or discretionary use and that is customarily expected to occur with the permitted or discretionary use.

ACT*, unless the context indicates otherwise, means the Urban and Rural Planning Act 2000.

ADVERTISEMENT means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of and employed wholly or in part for the purposes of advertisement, announcement or direction; excluding such things employed wholly as a memorial, or functional advertisement of Councils, or other local authorities, public utilities and public transport undertakers, and including any boarding or similar structure used or adapted for use for the display of advertisements.

AGRICULTURE means horticulture, fruit growing, grain growing, seed growing, dairy farming, the breeding or rearing of livestock, including any creature kept for the production of food, wool, skins, or fur, or for the purpose of its use in the farming of land, the use of land as grazing land, meadow land, osier land, market gardens and nursery

grounds and the use of land for woodlands where that use is ancillary to the farming of land for any other purpose. "Agricultural" shall be construed accordingly.

AMUSEMENT USE means the use of land or buildings equipped for the playing of electronic, mechanical, or other games and amusements including electronic games, pinball games and slot machine arcades and billiard and pool halls.

ANIMAL UNIT means any one of the following animals or groups of animals:

- 1 bull;
- 1000 broiler chickens or roosters (1.8 - 2.3 kg each);
- 1 cow (including calf);
- 100 female mink (including associated males and kits);
- 4 goats;
- X hogs (based on 453.6 kg = 1 unit);
- 1 horse (including foal);
- 125 laying hens;
- 4 sheep (including lambs);
- 1 sow or breed sow (including weaners and growers based on 453.6 kg = 1 unit);
- X turkeys, ducks, geese (based on 2,268 kg = 1 unit).

APARTMENT BUILDING means a building containing three or more dwelling units, but does not include a row dwelling.

APPEAL BOARD means the appropriate Appeal Board established under the Act.

APPLICANT means a person who has applied to a Town for an approval or permit to carry out a development.

ARTERIAL STREET means the streets in the Planning Area constituting the main traffic arteries of the area, including a provincial highway or other road designed to accommodate through traffic.

AUTHORITY* means a council, authorized administrator or regional authority.

BED AND BREAKFAST means an owner-occupied or owner-managed establishment for paid temporary accommodation for up to sixteen (16) overnight guests that may include a dining room for the use of overnight guests and their invitees. The establishment must be registered with and receive a rating from Canada Select and also must be approved by the Provincial Department of Tourism, Culture and Recreation as a Bed and Breakfast operation.

BOARDING HOUSE means a dwelling in which at least 2 rooms are regularly rented to

persons other than the immediate family of the owner or tenant.

BUILDING* means

- (i) a structure, erection, alteration or improvement placed on, over or under land or attached, anchored or moored to land,
- (ii) mobile structures, vehicles and marine vessels adapted or constructed for residential, commercial, industrial and other similar uses,
- (iii) a part of and fixtures on buildings referred to in subparagraphs (i) and (ii),
- (iv) an excavation of land whether or not that excavation is associated with the intended or actual construction of a building or thing referred to in subparagraphs (i) to (iii).

BUILDING HEIGHT* means the vertical distance, measured in metres, from the established grade to the:

- (i) highest point of the roof surface of a flat roof,
- (ii) deck line of a mansard roof, and
- (iii) mean height level between eave and ridge of a gable, hip or gambrel roof,

and in any case, a building height shall not include mechanical structure, smokestacks, steeples and purely ornamental structures above a roof.

BUILDING LINE* means a line established by an authority that runs parallel to a street line and is set at the closest point to a street that a building may be placed.

CAMPGROUND means the use of land for the accommodation of travel trailers, recreational vehicles, and/or tents.

COLLECTOR STREET means a street that is designed to link local streets with arterial streets.

DAYCARE CENTRE or **DAY NURSERY** means a building or part of a building in which services and activities are regularly provided to children of pre-school age during the full daytime period as defined under the Day Nurseries Act, but does not include a school as defined by the Schools Act.

DECK means a raised structure that has a walking surface within one storey of the established grade at the ground level of that face of the building that may or may not be attached to a main or principal building, and does not have a permanent roof.

DEVELOPMENT* means the carrying out of any building, engineering, mining or other

operations in, on, over, or under land, or the making of any material change in the use, or the intensity of use of any land, buildings, or premise and the

- (i) making of an access onto a highway, road or way,
- (ii) erection of an advertisement or sign,
- (iii) construction of a building,
- (iv) parking of a trailer, or vehicle of any description used for the sale of refreshments or merchandise, or as an office, or for living accommodation, for any period of time;

and excludes the

- (v) carrying out of works for the maintenance, improvement or other alteration or any building, being works which affect only the interior of the building or which do not materially affect the external appearance or use of the building,
- (vi) carrying out by a highway authority of any works required for the maintenance or improvement of a road, being works carried out on land within the boundaries of the road reservation,
- (vii) carrying out by any local authority or statutory undertakers of any works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose, and
- (viii) use of any building or land within the courtyard of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as a dwelling.

DEVELOPMENT REGULATIONS* means regulations made under sections 34 to 38 (of the Urban and Rural Act 2000).

DISCRETIONARY USE* means a use that is listed within the discretionary use classes established in the use zone tables of an authority's development regulations.

DOUBLE DWELLING means a building containing two dwelling units, placed one above the other, or side by side, but does not include a self-contained dwelling containing a subsidiary apartment.

DWELLING UNIT means a self-contained unit consisting of one or more habitable rooms used or designed as the living quarters for one household.

ENGINEER means a professional engineer employed or retained by the Town.

ESTABLISHED GRADE* means,

- (i) where used in reference to a building, the average elevation of the finished surface of the ground where it meets the exterior or the front of that building exclusive of any artificial embankment or entrenchment, or
- (ii) where used in reference to a structure that is not a building, the average elevation of the finished grade of the ground immediately surrounding the structure exclusive of any artificial embankment or entrenchment.

FAMILY AND GROUP CARE CENTRE means a dwelling accommodating up to but no more than six (6) persons exclusive of staff in a home-like setting. Subject to the size limitation, this definition includes, but is not limited to, the facilities called "Group Homes", "Halfway House", and "Foster Home".

FLOOR AREA* means the total area of all floors in a building measured to the outside face of exterior walls.

FRONTAGE* means the horizontal distance between side lot lines measured at the building line.

FRONT YARD DEPTH means the distance between the front lot line of a lot and the front wall of the main building on the lot.

GARAGE means a building erected for the storage of motor vehicles as an ancillary use to a main building on the lot.

GENERAL INDUSTRY means the use of land or buildings for the purpose of storing, assembling, altering, repairing, manufacturing, fabricating, packing, canning, preparing, breaking up, demolishing, or treating any article, commodity or substance. "Industry" shall be construed accordingly.

GENERAL GARAGE means land or buildings used exclusively for repair, maintenance and storage of motor vehicles and may include the sale of gasoline or diesel oil.

HAZARDOUS INDUSTRY means the use of land or buildings for industrial purposes involving the use of materials or processes which because of their inherent characteristics, constitute a special fire, explosion, radiation or other hazard.

HOME BUSINESS means a secondary use of a dwelling and/or its accessory building by at least one of the residents of the dwelling to conduct a gainful occupation or business activity.

INSPECTOR means any person appointed and engaged as an Inspector by the Town or by any federal or provincial authority or the agent thereof.

INSTITUTION means a building or part thereof occupied or used by persons who:

- (a) are involuntarily detained, or detained for penal or correctional purposes, or whose liberty is restricted, or;
- (b) require special care or treatment because of age, mental or physical limitations or medical conditions.

LAND* includes land covered by water, and buildings and structures on, over, under the soil and fixtures that form part of those buildings and structures.

LIGHT INDUSTRY means the use of any land or buildings for any general industrial use that can be carried out without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance.

LOCAL STREET means a street designed primarily to provide access to adjoining land and which is not a collector street or arterial.

LODGING HOUSE means a dwelling in which at least 2 rooms are regularly rented to persons other than the immediate family of the owner or tenant.

LOT* means a plot, tract or parcel of land which can be considered as a unit of land for a particular use or building.

LOT AREA* means the total horizontal area within the lines of the lot.

LOT COVERAGE* means the combined area of all buildings on the lot measured at the level of the lowest floor above the established grade and expressed as a percentage of the total area of the lot.

MAIN BUILDING – See Principal Building.

MARINA means a dock or basin together with associated facilities where slips, moorings, supplies, repairs, and other services that are typically available for boats and other watercraft, including storage, sales and rentals, with or without a club house and catering facilities. It can also include a boat-house or shed associated with a dock or wharf.

MINERAL EXPLORATION means the activity of searching for minerals or mineral occurrences, including oil exploration, wherein, for the purposes of these Regulations it

takes the form of development - that is visible and appreciable disturbance to soil.

MINERAL WORKING means land or buildings used for the working or extraction of construction aggregates.

MINI-HOME means a prefabricated single dwelling complying with the National Building Code and having the dimensions of a single-wide mobile home and which has been transported to the site on a single trailer.

MINING means land or buildings used for the extraction of ores, salts, oil and/or natural gas.

MOBILE HOME means a transportable factory-built single family dwelling unit:

- (a) which complies with space standards substantially equal to those laid down in the Canadian Code for Residential Construction and is in accordance with the construction standards laid down and all other applicable Provincial and Municipal Codes and;
- (b) which is designed to be:
 - (i) transported on its own wheels and chassis to a mobile home lot, and subsequently supported on its own wheels, jacks, posts or piers, or on a permanent foundation and;
 - (ii) connected to exterior public utilities approved by the Town, namely, piped water, piped sewer, electricity and telephone, in order for such mobile home unit to be suitable for year round term occupancy.

MOBILE HOME PARK means a mobile home development under single or joint ownership, cared for and controlled by a mobile home park operator where individual mobile home lots are rented or leased with or without mobile home units placed on them and where ownership and responsibility for the maintenance and development of site facilities including underground services, access roads, communal areas, snow clearing and garbage collection, or any of them, are the responsibility of the mobile home park management, and where the mobile home development is classified as a mobile home park by the Town.

MOBILE HOME SUBDIVISION means a mobile home development requiring the subdivision of land whether in single or joint ownership into two or more pieces or parcels of land for the purpose of locating thereon mobile home units under either freehold or leasehold tenure and where the maintenance of streets and services is the

responsibility of a municipality or public authority, and where the mobile home development is classified as a mobile home subdivision by the Town.

NON-CONFORMING USE* means a legally existing use that is not listed as a permitted or discretionary use for the use zone in which it is located or which does not meet the development standards for that use zone.

OWNER* means a person or an organization of persons owning or having the legal right to use the land under consideration.

PERMITTED USE* means a use that is listed within the permitted use classes set out in the use zone tables of an authority's development regulations.

PIT AND QUARRY WORKING carries the same meaning as Mineral Working.

PRINCIPAL BUILDING(S) means the building or buildings in which the primary use of the lot on which the building is located is conducted. This term is interchangeable with the term Main Building.

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 an authority specifies as not permitted within a use zone.

REAR YARD DEPTH* means the distance between the rear lot line and the rear wall of the main building on a lot.

RESTAURANT means a building or part thereof, designed or intended to be used or occupied for the purpose of serving the general public with meals or refreshments for consumption on the premises.

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

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

SEMI-SERVICED DEVELOPMENT means development which is connected to the municipal water or municipal sewer system, whether or not the sewage is piped directly to a body of water.

SERVICE STATION means any land or building used exclusively for the sale of petroleum products, automotive parts and accessories, minor repairs, washing and

polishing of motor vehicles.

SERVICE STREET means a street constructed parallel to or close to another street for the purpose of limiting direct access to that street.

SHOP means a building or part thereof used for retail trade wherein the primary purpose is the selling or offering for sale of goods, wares or merchandise by retail or the selling or offering for sale of retail services but does not include an establishment wherein the primary purpose is the serving of meals or refreshments, an amusement use, a general garage, or a service station.

SHOPPING CENTRE means a group of shops and complementary uses with integrated parking and which is planned, developed and designed as a unit containing a minimum of 5 retail establishments.

SHOWROOM means a building or part of a building in which samples or patterns are displayed and in which orders may be taken for goods, wares or merchandise, including vehicles and equipment, for later delivery.

SIDE YARD DEPTH* means the distance between the side lot line and the nearest side wall of a building on the lot.

SIGN* means a word, letter, model, placard, board, device or representation whether illuminated or not, in the nature of or employed wholly or in part for the purpose of advertisement, announcement or direction and excludes those things employed wholly as a memorial, advertisements of local government, utilities and boarding or similar structures used for the display of advertisements.

STREET* means a street, road or highway or other way designed for the passage of vehicles and pedestrians and which is accessible by fire department and other emergency vehicles.

STREET LINE* means the edge of a street reservation as defined by the authority having jurisdiction.

SUBDIVISION* means the dividing of any land, whether in single or joint ownership, into 2 or more pieces for the purpose of development.

SUBSIDIARY APARTMENT means a separate dwelling unit constructed within and subsidiary to a self-contained dwelling.

TAKE-OUT FOOD SERVICE means a building in which the primary purpose is the

preparation and sale of meals or refreshments for consumption off the premises.

TAVERN: includes a nightclub and means a building licensed or licensable under the Liquor Control Act wherein meals and food may be served for consumption on the premises and in which entertainment may be provided.

UNSERVICED DEVELOPMENT means development which is not connected to the municipal water and sewer system, whether or not the sewage is piped directly to a body of water.

USE* means a building or activity situated on a lot or a development permitted on a lot.

USE ZONE or **ZONE*** means an area of land including buildings and water designated on the Zoning Map to which the uses, standards and conditions of a particular use zone table apply.

VARIANCE* means a departure, to a maximum of 10% from the yard area, lot coverage, setback, size, height, frontage or any other numeric requirement of the applicable Use Zone Table of the authority's regulations.

ZONING MAP* means the map or maps attached to and forming part of the Regulations.

SCHEDULE B - CLASSIFICATION OF USES OF LAND AND BUILDINGS		
GROUP	CLASS	EXAMPLES
ASSEMBLY USES	Theatre	Motion Picture Theatres T.V. Studios admitting an audience.
ASSEMBLY USES	Cultural and Civic	Libraries, Museums, Art Galleries, Court Rooms, Meeting Rooms, Council Chambers
ASSEMBLY USES	General Assembly	Community Halls, Lodge Halls, Dance Halls, Gymnasias, Auditoria, Bowling Alleys
ASSEMBLY USES	Educational	Schools, Colleges (non-residential)
ASSEMBLY USES	Place of Worship	Churches and similar places of worship, Church Halls
ASSEMBLY USES	Passenger Assembly	Passenger Terminals
ASSEMBLY USES	Club and Lodge	Private Clubs and Lodges (non-residential)
ASSEMBLY USES	Catering	Restaurants, Bars, Lounges
ASSEMBLY USES	Funeral Home	Funeral Homes and Chapels
ASSEMBLY USES	Child Care	Day Care Centres
ASSEMBLY USES	Amusement	Electronic Games Arcades, Pinball Parlours, Poolrooms
ASSEMBLY USES	Indoor Assembly	Arenas, Armouries, Ice Rinks, Indoor Swimming Pools

SCHEDULE B - CLASSIFICATION OF USES OF LAND AND BUILDINGS...cont'd		
GROUP	CLASS	EXAMPLES
ASSEMBLY USES	Outdoor Assembly	Bleachers, Grandstands, Outdoor Ice Rinks and Swimming Pools, Amusement Parks and Fair-grounds, Exhibition Grounds, Drive-in Theatres
ASSEMBLY USES	Campground	Campgrounds, Recreational Vehicle and Travel Trailer Campgrounds
INSTITUTIONAL USES	Penal and Correctional Detention	Jails, Penitentiaries, Police Stations (with detention quarters), Prisons, Psychiatric, Hospitals (with detention quarters), Reformatories
INSTITUTIONAL USES	Medical Treatment and Special Care	Children's Homes, Convalescent Homes, Homes for Aged, Hospitals, Infirmarys
RESIDENTIAL USES	Single Dwelling	Single Detached Dwellings, Family & Group Homes
RESIDENTIAL USES	Double Dwelling	Semi-detached Dwelling, Duplex Dwellings, Family & Group Homes
RESIDENTIAL USES	Row Dwelling	Row Houses, Town Houses, Family & Group Homes
RESIDENTIAL USES	Apartment Building	Apartments, Family & Group Homes

SCHEDULE B - CLASSIFICATION OF USES OF LAND AND BUILDINGS...cont'd		
GROUP	CLASS	EXAMPLES
RESIDENTIAL USES	Collective Residential	Educational Residences, Nurses and Hospital Residences, etc.
RESIDENTIAL USES	Boarding House Residential and/or Bed and Breakfast	Boarding Houses, Lodging Houses, Bed and Breakfast
RESIDENTIAL USES	Commercial Residential	Hotels & Motels, Hostels, Residential Clubs
RESIDENTIAL USES	Seasonal Residential	Summer Homes & Cabins, Hunting & Fishing Cabins
RESIDENTIAL USES	Mobile Homes	Mobile Homes
RESIDENTIAL USES	Seniors' Housing and Personal Care Facilities	Seniors' Housing and Personal Care Facilities
BUSINESS & PERSONAL SERVICE USES	Office	Offices (including Government Offices), Banks
BUSINESS & PERSONAL SERVICE USES	Medical and Professional	Medical Offices and Consulting Rooms, Dental Offices & Surgeries, Legal Offices & Similar Professional Offices
BUSINESS & PERSONAL SERVICE USES	Personal Service	Barbers, Hairdressers, Beauty Parlours, Small Appliance Repairs
BUSINESS & PERSONAL SERVICE USES	General Service	Self-service Laundries, Dry Cleaners (not using flammable or explosive substances), Small Tool and Appliance Rentals, Travel Agents
BUSINESS & PERSONAL SERVICE USES	Communications	Radio Stations, Telephone Exchanges
BUSINESS & PERSONAL SERVICE USES	Fire Station	Fire Station

SCHEDULE B - CLASSIFICATION OF USES OF LAND AND BUILDINGS...cont'd		
GROUP	CLASS	EXAMPLES
BUSINESS & PERSONAL SERVICE USES	Police Station	Police Stations without detention quarters
BUSINESS & PERSONAL SERVICE USES	Taxi Stand	Taxi Stands
BUSINESS & PERSONAL SERVICE USES	Take-out Food Service	Take-out Food Service
BUSINESS & PERSONAL SERVICE USES	Veterinary	Veterinary Surgeries
MERCANTILE USES	Shopping Centre	Shopping Centres
MERCANTILE USES	Shop	Retail Shops and Stores and Showrooms, Department Stores
MERCANTILE USES	Indoor Market	Market Halls, Auction Halls
MERCANTILE USES	Outdoor Market	Market Grounds, Animal Markets, Produce and Fruit Stands, Fish Stalls
MERCANTILE USES	Convenience Store	Confectionary Stores, Corner Stores, Gift Shops, Specialty Shops
INDUSTRIAL USES	Hazardous Industry	Bulk Storage of hazardous liquids and substances, Chemical Plants, Distilleries, Feed Mills & Lacquer, Mattress, Paint, Varnish, and Rubber Factories, Spray Painting
INDUSTRIAL USES	General Industry	Factories, Cold Storage Plants, Freight Depots General Garages, Warehouses, Workshops, Laboratories, Laundries, Planing Mills, Printing Plants, Contractors' Yards
INDUSTRIAL USES	Service Station	Gasoline Service Stations, Gas Bars

SCHEDULE B - CLASSIFICATION OF USES OF LAND AND BUILDINGS...cont'd		
GROUP	CLASS	EXAMPLES
INDUSTRIAL USES	Light Industry	Light Industry, Parking Garages, Indoor Storage, Warehouses, Workshops
NON-BUILDING USES	Agriculture	Commercial Farms, Hobby Farms, Market Gardens & Nurseries
NON-BUILDING USES	Forestry	Tree Nurseries, Silviculture
NON-BUILDING USES	Mineral Exploration	Mineral Exploration
NON-BUILDING USES	Mineral Working	Quarries, Pits
NON-BUILDING USES	Mining	Mining, Oil Wells
NON-BUILDING USES	Recreational Open Space	Playing Fields, Sports Grounds, Parks, Playgrounds, Recreational Trails
NON-BUILDING USES	Conservation	Watersheds, Buffer Strips, Flood Plains, Architectural, Historical and Scenic Sites, Steep Slopes, Wildlife Sanctuaries
NON-BUILDING USES	Cemetery	Cemeteries, Graveyards
NON-BUILDING USES	Scrap Yard	Car Wrecking Yards, Junk Yards, Scrap Dealers
NON-BUILDING USES	Solid Waste	Solid Waste Disposal, Sanitary Land Fill Incinerators
NON-BUILDING USES	Animal	Animal Pounds, Kennels, Zoos
NON-BUILDING USES	Antenna	TV, Radio and Communications Transmitting and Receiving Masts and Antennae

SCHEDULE B - CLASSIFICATION OF USES OF LAND AND BUILDINGS...cont'd		
GROUP	CLASS	EXAMPLES
NON-BUILDING USES	Transportation	Airfields, Docks, Marina, Yacht Club, Boating Club, Boat House and Harbours
NON-BUILDING USES	Utilities	Windmills, Wind Turbines, Solar, and other energy sources not classed as a Public Utility under the Public Utilities Act.

SCHEDULE C – USE ZONE SCHEDULES

Schedule C contains tables showing the use classes which may be permitted or which may be treated as discretionary use classes for the purpose of these Regulations. The tables also indicate the required standards of development and may also include conditions affecting some or all of the use classes.

Before issuing an Approval in Principle or a permit for a development, the Town shall review the application to ensure that it is in compliance with Application, Parts I – General Regulations, II – General Development Standards, III – Advertisements, IV – Subdivision of Land; and Schedules A – Definitions, B – Classification of Uses of Land and Buildings, C – Use Zone Schedules, and D – Offstreet Loading and Parking Requirements of the Development Regulations.

Schedule C contains tables for the following Use Zones:

Residential	RES
Mixed Development	MD
Town	TN
Heritage District	HD
Public Assembly	PA
Open Space and Recreation	OSR
Commercial	COM
Industrial	IND
Rural	RU
Environmental Protection	EP
Protected Public Water Supply	PPWS
Wellhead Protected Area Private	WPA-PR
Wellhead Protected Area Public	WPA-PU
Highway	HWY

USE ZONE TABLE
RESIDENTIAL (RES) ZONE

ZONE TITLE		RESIDENTIAL (RES) (Harbour Grace)			
<p>PERMITTED USE CLASSES – MUNICIPAL SERVICES (see Regulation 92) See Condition 2 for Unserviced and Semi-serviced Development</p> <p>Child Care, Conservation, Double Dwelling, Recreational Open Space, Single Dwelling</p>					
<p>DISCRETIONARY USE CLASSES – MUNICIPAL SERVICES (see Regulations 23 and 93). See Condition 2 for Unserviced and Semi-serviced Development</p> <p>Antenna, Apartment Building, Bed and Breakfast, Commercial – Residential (Tourist Cabins), Convenience Store, Educational, General Service (Condition 8), Light Industry (Condition 8), Medical and Professional (Condition 8), Medical Treatment and Special Care, Mini-Home, Mobile Home (mobile home park or subdivision only), Office (Condition 8), Personal Service (Condition 8), Place Of Worship, Row Dwelling, Seniors' Housing and Personal Care, Shop (Condition 8), Transportation</p>					
STANDARDS		WHERE PERMITTED			
		Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building
Lot area (m ²) minimum – Municipal Services		450	450	300* (average)	200*
Floor area (m ²) minimum		65	65*	65*	55*
Frontage (m) minimum – Municipal Services		15	15	8 (average)	36

Building Line and Setback (m) (minimum) – Municipal Water and Sewer	6	6	8	8
Building Line and Setback (m) (minimum) – Unserviced or Semi-Serviced	10	10	N/A	N/A
Side yard Width (m) (minimum)	1.5	1.5	2	5
Side yard Width (m) Corner Lot Flanking Road (minimum) – Municipal Water and Sewer	6	6	8	8
Building Line and Setback (m) (minimum) – Unserviced or Semi-Serviced	10	10	N/A	N/A
Rear yard Depth (m) (minimum) – Municipal Water and Sewer	9	9	9	9
Rear yard Depth (m) (minimum) – Unserviced or Semi-Serviced	15	15	N/A	N/A
Lot Coverage (%) (maximum)	33	33	33	33
Height (m) maximum	8	8	10	10
NOTES: * per dwelling unit.				

CONDITIONS FOR RESIDENTIAL ZONE

1. Servicing Requirements

- (1) Development requiring the extension of an existing road or the construction of a new road requires the provision of full municipal water and sewer services in accordance with the Town's requirements and specifications.
- (2) Where a development cannot be connected to the municipal water and sewer line, Condition 2 shall apply.

2. General Development Standards – Unserviced and Semi-Serviced Development, Infilling Adjustment

(1) Permitted Uses

Where a development lacks one or both of the municipal services the only permitted uses shall be Child Care, Conservation, Double Dwelling, Home Business Accessory Use, Recreational Open Space, Single Dwelling.

(2) Discretionary Uses

Where a development lacks one or both of the municipal services the only discretionary uses shall be Antenna, Commercial – Residential (Tourist Cabins), Bed and Breakfast, Convenience Store, General Service (Condition 8), Light Industry (Condition 8), Medical and Professional (Condition 8), Mobile Home, Mini-Home, Office (Condition 8), Personal Service (Condition 8), Place Of Worship, Shop (Condition 8), Transportation.

- (3) Except for Lot Area and Lot Frontage the standards for unserviced or semi-serviced development shall be as set out in the Use Zone Table.

(4) Unserviced Development

Where the development lacks municipal water and sewer services (unserviced) the minimum lot size is as determined by the Department of Government Services or 1860 m² per dwelling unit, whichever is greater.

The minimum lot frontage shall be as determined by the Department of Government of Services or 30 metres minimum, whichever is greater. Standards for non-residential development shall be as determined by the Department of Government Services.

(5) Semi-serviced Development:

For semi-serviced building lots (lots where water or sewage disposal services will be provided off-site), a minimum lot size of 1,400 m² is required per dwelling unit. A minimum frontage of 23 metres is required throughout the entire area in which the absorption field (distribution box to end of absorption trenches) is to be installed. The area must be sufficient to accommodate the septic system while maintaining separation distances and have sufficient space for the installation of a replacement system.

(6) Infilling Adjustment

Where unserviced or semi-serviced land is surrounded by development which prohibits expansion and where approval cannot be awarded because the proposed lot size does not comply with the minimum lot size and width requirements, the requirements to literal conformity may be adjusted if:

- a) the adjustment amounts to no more than a twenty percent (20%) reduction in the requirements;
- b) the adjustment is not contrary to the general intent and purpose of the policy and procedure as set out in the *Private Sewage Disposal and Water Supply Standards – Department of Government Services*;
- c) the application of the variance would not interfere with the maintenance of required distance separations and sewage system dimensions;
- d) the application of the adjustment would not undermine the quality of adjacent property or pose a hazard to human health;
- e) the application of the adjustment is related to the specific property and is not general to land within the area;
- f) the particular practical difficulties for the owner or developer are distinguishable from a mere inconvenience or desire to acquire monetary gain.

3. Bed and Breakfast, Boarding House

The following conditions shall apply to a Bed and breakfast operation:

- a) the proposed building has an exterior design and landscaping which is sensitive to the residential character of the surrounding area and respects the appearance, scale and density of adjacent dwellings and properties;
- b) the parking area is suitably screened from adjacent residences;
- c) the building lot shall have a minimum frontage of 20 metres;
- d) the minimum lot area shall be 600 square metres;
- e) signage is consistent with a residential neighbourhood, not more than one and not to exceed 2,800 cm²;
- f) no change in the type, class or extent of the use shall be permitted except in accordance with a permit issued by the Town;
- g) the establishment is licensed under the Tourist Establishment Regulations.

4. Commercial Residential (Tourist Cabins)

Commercial Residential development in the form of tourist cabins may be permitted as a discretionary use on a residential property containing a bed and breakfast subject to the following conditions:

- a) the maximum floor area of any tourist cabin does not exceed 45 square metres and the maximum height does not exceed four metres;
- b) the development is complementary to a bed and breakfast operation;
- c) the lot area is at least one hectare;
- d) total lot coverage of all buildings does not exceed 33%;
- e) adequate provision is made for the buffering of the development from nearby residential uses;
- f) the development satisfies the requirements of the Department of Tourism, Culture and Recreation.

5. Convenience Stores

Convenience stores may only be permitted under the conditions set out below:

- a) the store will form part of, or be attached to a self-contained dwelling unit or stand on a separate lot;
- b) the retail use shall be subsidiary to the residential character of the area, and shall not detract from residential amenities of adjoining properties;
- c) the floor area shall be no greater than 80 m²;

- d) off-street parking for at least five automobiles shall be provided for the use of customers;
- e) the store is located on a lot which fronts on a collector or arterial road.

6. Educational Uses

The only educational uses that may be permitted on a discretionary basis are elementary and junior high schools.

7. Home Business

See also Regulation 32 – Accessory Uses.

A Home Business can only be permitted as an accessory use in a dwelling or accessory building if:

- a) the primary use of the property remains residential and the scope and intensity of the use classes is compatible with the residential uses of the property and neighbourhood, and the business is operated by a resident of the dwelling;
- b) sufficient off-street parking space is provided in accordance with Schedule D;
- c) no mechanical equipment is used except that reasonably compatible with the use of a dwelling;
- d) no wholesale or retail sale of goods is externally apparent – for example, if sale of crafts occurs it does not occur through walk-in or drive-in trade;
- e) there is no outdoor storage or display;
- f) a non-illuminated identification sign not exceeding 0.28 m² in area shall be permitted on the dwelling provided that the sign is consistent with residential character of the neighbourhood;
- g) no regular parking of commercial vehicles except for one vehicle with a gross weight of no greater than one tonne will be permitted on the lot or on the road reservation adjacent to the lot;
- h) the Town may require fencing or other screening to protect the amenity of adjacent uses; and
- i) no change in type, class or extent of the use shall be permitted except in accordance with a permit issued by the Town.

8. Light Industry, Medical and Professional, Office, Personal Service, General Service and Shop Use Classes – Existing Buildings Adaptive Re-Use

At the discretion of the Town an existing building and property may be used for:

- a) Light Industry;
- b) Medical and Professional;
- c) Office;
- d) Personal Service;
- e) General Service; and,
- f) Shop;

provided that the use is taking place in an existing non-residential building or property and provided that the essential features of the property are not altered and that the use is compatible with the residential use of nearby properties.

9. Seniors' Housing and Personal Care Facilities

Notwithstanding any other provisions of these Regulations, including those of the parking standards for dwellings in this Zone of Schedule D, the following provisions shall apply to Seniors' Housing and Personal Care Facilities:

- a) the development shall be a comprehensive development as set out in Part II of these Regulations, except that the minimum dwelling floor areas, building line setbacks and yards shall be as determined by the Town, planned as a single development with all of the necessary facilities and services;
- b) the development shall be tailored to the needs of the persons occupying the development in accordance with their condition;
- c) the overall design of the development – including road layout, landscaping, building design and location, parking areas, and so forth – is such that it is attractive, and compatible with other uses in the vicinity;
- d) a single management authority shall be responsible for the maintenance of properties within the development;
- e) building types can be those necessary to serve the purposes of the development, including a variety of dwelling types, special purpose structures, communal storage areas and workshops for the use of the residents, communal garages and care facilities;
- f) the total lot coverage of all buildings does not exceed 33%;
- g) the parking standards shall be tailored to the needs of the users of the facilities, provided that there is adequate provision for both residents and visitors, and provided that where independent living accommodation is provided in single, double or row dwelling types that at least one (1) parking space per dwelling unit is provided adjacent the dwelling unit;
- h) the development is connected to the Town's municipal water and sewer services.

10. Subsidiary Apartments

One subsidiary apartment can be permitted in a single dwelling and for the purposes of calculating lot area and yard requirements, shall be considered part of the single dwelling. Provision shall be made for at least two off-street parking spaces. Minimum floor area requirements for a subsidiary apartment are 40 square metres for a one-bedroom apartment, plus 10 square metres for each additional bedroom. See also Regulation 32 – Accessory Uses, and Regulation 62 – Subsidiary Apartments.

11. Transportation Uses - Recreational Wharves and Docks

Transportation uses shall be limited to recreational wharves and docks on ponds and marine shorelines, which may be permitted subject to the following conditions:

- a) the size, scale, and use of the structures is compatible with surrounding development and the land use policies for the area, including nearby zones; and
- b) approval from the Water Resources Management Division, Department of Environment and Conservation.

USE ZONE TABLE

MIXED DEVELOPMENT (MD) ZONE

ZONE TITLE	MIXED DEVELOPMENT (MD)	(Harbour Grace)
PERMITTED USE CLASSES - (see Regulation 92) Conservation, Double Dwelling, Recreational Open Space, Single Dwelling,		
DISCRETIONARY USE CLASSES - (see Regulations 23 and 93) Amusement, Antenna, Apartment attached to a business, Apartment Building, Boarding House Residential and Bed and Breakfast, Catering (restaurants), Child Care, Club and Lodge, Commercial – Residential, Communications, Convenience Store, Cultural and Civic, Educational, Fire Station, Funeral Home, General Assembly, General Industry, General Service, Indoor Market, Light Industry, Medical and Professional, Medical Treatment and Special Care, Office, Outdoor Market, Passenger Assembly, Personal Service, Place of Worship, Police Station, Row Dwelling, Service Station, Shop, Take-out Food Service, Taxi Stand, Theatre, Transportation, Veterinary		

CONDITIONS FOR MIXED DEVELOPMENT ZONE

1. Non-Residential Development Standards

- (1) For Non-Residential uses not located in a dwelling and not on a dwelling lot, the development standards for this zone shall be as follows:
 - a) Minimum Building Line Setback – 8 metres, or, at the discretion of the Town, the prevailing building line in the immediate area, subject to the approval of the Department of Transportation and Works along Harvey Street
 - b) Minimum Sideyards 5 metres
 - c) Minimum Rearyard 10 metres
 - d) Maximum Height 10 metres

- (2) For Non-Residential uses located in a separate building or extension on a dwelling lot, the requirements and standards for an accessory building shall apply.

2. Residential Development Standards

Residential Development Standards shall conform to the standards in the Residential Zone, except in respect of minimum building line in which case the minimum building line setback is 8 metres, or, at the discretion of the Town, the prevailing building line in the immediate area, subject to the approval of the Department of Transportation and Works along Harvey Street

3. Bed and Breakfast, Boarding House

The following conditions shall apply to a Bed and breakfast operation:

- a) the proposed building has an exterior design and landscaping which is sensitive to the residential character of the surrounding area and respects the appearance, scale and density of adjacent dwellings and properties;
- b) the parking area is suitably screened from adjacent residences;
- c) the building lot shall have a minimum frontage of 20 metres;
- d) the minimum lot area shall be 600 square metres;
- e) signage is consistent with a residential neighbourhood, not more than one and not to exceed 2,800 cm²;
- f) no change in the type, class or extent of the use shall be permitted except in accordance with a permit issued by the Town;
- g) the establishment is licensed under the Tourist Establishment Regulations.

4. Open Storage

The Town will not permit open dry storage of materials, goods and machinery, on sites abutting or on the opposite side of a road from a residential property. Where permitted, open storage shall meet the following requirements:

- a) open storage on non-residential lots shall not occupy more than 25 percent of the site area and shall not be located in the front yard or in any required buffer areas;
- b) open storage areas shall be enclosed by a wall or fence not less than 2 metres in height constructed of uniform materials approved by the Town;
- c) open storage areas shall be maintained with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

5. Site Maintenance Standards, Non-Residential Uses

Any use other than a private residence occupying a site in the Mixed Development Zone shall meet the conditions below.

- (1) Trash and Garbage Receptacles. Trash and garbage receptacles which contain garbage awaiting collection shall be located within a screened enclosure constructed of opaque materials and of a design satisfactory to the Town.
- (2) Exterior Lighting. Exterior lighting for use on the site shall be erected and maintained so the light is confined to the property and will not cause direct light or glare upon the adjacent properties or roads. The light source shall not be higher than 6 metres.
- (3) Landscaping and Surfacing. Lots shall be landscaped or provided with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

6. Subsidiary Apartments

One subsidiary apartment may be permitted in a single dwelling and for the purposes of calculating lot area and yard requirements, shall be considered part of the single dwelling. Provision shall be made for at least two off-street parking spaces. Minimum floor area requirements for a subsidiary apartment are 40 square metres for a one-bedroom apartment, plus 10 square metres for each additional bedroom. See also Regulation 32 – Accessory Uses, and Regulation 62 – Subsidiary Apartments.

7. Take-Out and Amusement Uses

Uses in the Take-out Food Service and Amusement Use Classes may be considered for approval provided:

- a) the proposed site does not abut properties in private residential use; and
- b) the Town has made regulations under the Urban and Rural Planning Act or the Municipalities Act with respect to the licensing and operation of the Use Class.

USE ZONE TABLE

TOWN (TN) ZONE

ZONE TITLE	TOWN (TN)	(Harbour Grace)
PERMITTED USE CLASSES - (see Regulation 92)		
Apartment attached to a business, Apartment Building, Boarding House Residential and Bed and Breakfast, Catering (restaurants), Child Care, Commercial – Residential, Communications, Conservation, Convenience Store, Cultural and Civic Double Dwelling, Educational, Family and Group Care Centre, Fire Station, General Service, Home Business Accessory Use, Indoor Market, Medical and Professional, Office, Outdoor Market, Passenger Assembly, Personal Service, Place of Worship, Police Station, Public Utility, Recreational Open Space, Row Dwelling, Shop, Single Dwelling		
DISCRETIONARY USE CLASSES - (see Regulations 23 and 93)		
Amusement, Antenna, Catering (Bars and Lounges), Club and Lodge, Funeral Home, General Assembly, General Industry, Light Industry, Medical Treatment and Special Care, Service Station, Take-out Food Service, Taxi Stand, Theatre, Transportation, Veterinary		

CONDITIONS FOR TOWN ZONE

1. Non-Residential Development Standards

For Non-Residential uses not located in a dwelling and not on a dwelling lot, the development standards for this zone shall be as follows:

- a) Minimum Building Line Setback – 6 metres, or, at the discretion of the Town, the prevailing building line in the area, subject to the approval of the Department of Transportation and Works along Harvey Street.
- b) Minimum Sideyards 3 metres
- c) Minimum Rearyard 10 metres
- d) Maximum Height 10 metres
- e) Maximum Lot Coverage (all buildings) 33%.

2. Residential Development Standards

Residential Development Standards shall conform to the standards in the Residential Zone except that the minimum building line setback may be reduced to 4 metres.

3. Offstreet Parking and Loading Requirements

Notwithstanding Schedule D the Town may waive or reduce the requirement for offstreet parking and/or loading for a non-residential development in this zone where it is satisfied that the reduction in or waiving of the requirement will not create a nuisance for nearby uses, and provided that the Town is satisfied that the parking requirement can be satisfied by available on-street parking

4. Open Storage

The Town will not permit open dry storage of materials, goods and machinery, on sites abutting or on the opposite side of a road from a residential property. Where permitted, open storage shall meet the following requirements:

- a) open storage on non-residential lots shall not occupy more than 25 percent of the site area and shall not be located in the front yard or in any required buffer areas;
- b) open storage areas shall be enclosed by a wall or fence not less than 2 metres in height constructed of uniform materials approved by the Town;
- c) open storage areas shall be maintained with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

5. Site Maintenance Standards, Non-Residential Uses

Any use other than a private residence occupying a site in the Mixed Development Zone shall meet the conditions below.

- (1) Trash and Garbage Receptacles. Trash and garbage receptacles which contain garbage awaiting collection shall be located within a screened enclosure constructed of opaque materials and of a design satisfactory to the Town.
- (2) Exterior Lighting. Exterior lighting for use on the site shall be erected and maintained so the light is confined to the property and will not cast direct light or glare upon the adjacent properties or roads. The light source shall not be higher than 6 metres.

- (3) Landscaping and Surfacing. Lots shall be landscaped or provided with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

6. Subsidiary Apartments

One subsidiary apartment may be permitted in a single dwelling and for the purposes of calculating lot area and yard requirements, shall be considered part of the single dwelling. Provision shall be made for at least two off-street parking spaces. Minimum floor area requirements for a subsidiary apartment are 40 square metres for a one-bedroom apartment, plus 10 square metres for each additional bedroom. See also Regulation 32 – Accessory Uses, and Regulation 62 – Subsidiary Apartments.

7. Take-Out and Amusement Uses

Uses in the Take-out Food Service and Amusement Use Classes may be considered for approval provided:

- a) the proposed site does not abut properties in private residential use; and
- b) the Town has made regulations under the Urban and Rural Planning Act or the Municipalities Act with respect to the licensing and operation of the Use Class.

USE ZONE TABLE

HERITAGE DISTRICT (HD) ZONE

ZONE TITLE	HERITAGE DISTRICT (HD)	(Harbour Grace)
PERMITTED USE CLASSES - (see Regulation 92)		
Boarding House Residential and Bed and Breakfast, Child Care, Conservation, Cultural and Civic, Double Dwelling, Home Business Accessory Use, Recreational Open Space, Row Dwelling, Single Dwelling		
DISCRETIONARY USE CLASSES - (see Regulations 23 and 93)		
Antenna, Apartment Building, Catering (restaurants), Club and Lodge, Commercial – Residential, General Assembly, General Service, Light Industry, Medical and Professional, Medical Treatment and Special Care, Office, Personal Service, Place of Worship, Shop, Theatre, Transportation		

CONDITIONS FOR HERITAGE DISTRICT ZONE

1. Non-Residential Development Standards

- (1) For Non-Residential uses not located in a dwelling and not on a dwelling lot, the development standards for this zone shall be as follows:
 - a) Minimum Building Line Setback 6 metres
 - b) Minimum Sideyard 3 metres
 - c) Minimum Side Yard – Flanking Road 4 metres
 - d) Minimum Rearyard 10 metres
 - e) Maximum Height 10 metres
 - f) Maximum Lot Coverage (all buildings) 33%.

2. Residential Development Standards

Residential Development Standards shall conform to the standards in the Residential Zone except that the minimum building line setback may be reduced to 4 metres.

- (1) New buildings to be constructed within the Heritage District must not have

an appearance which would be visually incompatible with, or which would diminish the overall historic quality of the Heritage Area.

- (2) The Town may require building plans and architectural renderings of any building to be built in the District to be submitted before approving development to ensure that it is compatible with the use and appearance of the Heritage District.

3. Review of Applications and Demolitions

Except for minor repairs and interior work, the Town shall refer all development applications, including fences and signs, within this Zone to the Heritage Advisory Committee before granting an approval.

For the purpose of this Zone, minor repairs include replacing fence palings and posts, replacing hardware, roof shingles and similar repairs which do not alter the original appearance or materials of the structure. However, the Town may refer any application to the Committee should it feel that additional advice is needed before making a decision on a permit application.

No demolition shall take place within the Heritage District Zone unless it has been approved by the Town.

4. Building and Property Design Standards - General

- (1) The prevailing massing, scale, forms and styles of the buildings and structures, including accessory buildings, and the landscapes of this Zone shall be retained.
- (2) Before issuing a permit for development or major renovations of a property the Town shall be satisfied that every reasonable effort has been made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- (3) The character defining elements of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material, distinctive architectural feature, or example of skilled craftsmanship shall not be permitted unless the feature is unsalvageable, in which case the feature shall be duplicated in the appropriate material and original design.

- (4) Original architectural features which have deteriorated shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, colour, texture, and other visual qualities. Repair or replacement of missing original architectural features shall be based on accurate duplication of features, substantiated by heritage, physical, or conjectural designs or the availability of different architectural elements from other buildings or structures.
- (5) Contemporary design for alterations and additions to existing properties may be permitted when:
 - a) such alterations and additions do not destroy character defining, historical, architectural, or cultural material; and,
 - b) such design is compatible with the size, scale, colour, material, and character of the property, neighbourhood, or environment.
- (6) Any new building shall be visually compatible with the size, scale, colour, material, texture, and character of any existing structure on the site, adjacent structures and the overall character and environment of the immediate area and the Heritage Area as a whole. See also Clause (2) and a new building shall have the following characteristics:
 - a) a pitched roof;
 - b) be constructed of wood, stone or brick;
 - c) have double-hung windows; and if at all possible,
 - d) a chimney.
- (7) Non-original materials may be used where the non-original material is similar in appearance to the original and the traditional appearance of the building is maintained. However, vinyl siding will not be permitted.

5. General Form and Scale

The scale of a structure after alteration, construction, or partial demolition must be compatible with its architectural style and character, and with surrounding buildings and structures.

The relationship of the width to the height of the principal facade must be retained as close as possible to the original.

The size, shape and prominence of the porch, bridge or deck and entrance

projection or doorway in a building shall be compatible with those found on buildings in the Heritage District of similar architectural style.

6. Windows and Doors Materials

Original windows and doors, including sash, lintels, sills, decorative glass, pediments, trims and hardware shall be retained or replaced with duplicates constructed with the original or other materials which match the original elements as closely as possible.

7. Windows and Doors. Scale, Proportion and Spacing

After alteration or construction the proportions of and relationships between doors and windows shall be compatible with the original architectural style and character of the structure and with the character of the surrounding environment as documented.

8. Roofs

The direction, pitch and arrangement of the roof or roofs shall be visually compatible with the original architectural style and character of the building, and with surrounding buildings.

Wherever possible, the original shape and materials of the roof shall be restored. Roof covering that is deteriorated beyond repair shall be replaced with new material that matches as closely as possible the existing original material in composition, size, shape, colour and texture.

Roof shape shall not be altered, unless the alteration restores the roof shape to its original state.

Nothing shall be done to change the essential character of the roof by adding architectural features or roofing materials inappropriate to the original style of the house.

The roof shall not be stripped of architectural features important to its character, such as dormer windows, cornices, brackets, chimneys, gutters, etc., nor the specified features altered, unless the removal or alteration will restore the features specified to their original state.

No flat roofs, that is, roofs with pitch under 2/12 - that is, with a slope less than a 2%, shall be added to or constructed on principal buildings.

9. Finish Materials and Detail

Architectural details including materials, colours, and textures shall be treated so as to conform to the original architectural style and character of the building and preserve and enhance the Heritage District.

Siding shall be 100 to 102 mm (4 inch) exposure horizontal wood clapboard siding, except where the original siding is masonry.

Trim shall include corner boards not less than 101.4 mm (4 inches) wide.

Extensions to an existing building or structure shall be clad in visually compatible materials, and the original structure and extension should be finished in a uniform colour scheme compatible with the original architectural style.

Where original architectural features such as corner boards, cornices, brackets, window architraves, and doorway pediments have deteriorated, they shall be repaired or replaced where necessary with new material that duplicates in size, shape and texture the original as closely as possible.

10. Open Storage

Open storage of materials, goods and machinery is not permitted in this zone.

11. Site Maintenance Standards, Non-Residential Uses

Any use other than a private residence occupying a site in the Mixed Development Zone shall meet the following conditions:

- (1) Trash and Garbage Receptacles. Trash and garbage receptacles which contain garbage awaiting collection shall be located within a screened enclosure constructed of opaque materials and of a design satisfactory to the Town.
- (2) Exterior Lighting. Exterior lighting for use on the site shall be erected and maintained so the light is confined to the property and will not cause direct light or glare upon the adjacent properties or roads. The light source shall not be higher than 6 metres.

- (3) Landscaping and Surfacing. Lots shall be landscaped or provided with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

12. Subsidiary Apartments

One subsidiary apartment may be permitted in a single dwelling and for the purposes of calculating lot area and yard requirements, shall be considered part of the single dwelling. Provision shall be made for at least two off-street parking spaces. Minimum floor area requirements for a subsidiary apartment are 40 square metres for a one-bedroom apartment, plus 10 square metres for each additional bedroom. See also Regulation 32 – Accessory Uses, and Regulation 62 – Subsidiary Apartments.

13. Transportation Uses - Recreational Wharves and Docks

Transportation uses shall be limited to recreational wharves and docks subject to the following conditions:

- a) the size, scale, and use of the structures is compatible with surrounding development and the land use policies for the area, including nearby zones;
- b) approval from the Water Resources Management Division, Department of Environment and Conservation.

USE ZONE TABLE

PUBLIC ASSEMBLY (PA) ZONE

ZONE TITLE	PUBLIC (PA)	(Harbour Grace)
PERMITTED USE CLASSES (see Regulation 92)		
Conservation, Child Care, Cultural and Civic, Educational, General Assembly, Indoor Assembly, Medical Treatment And Special Care, Office, Outdoor Assembly, Place Of Worship, Recreational Open Space		
DISCRETIONARY USE CLASSES (see Regulations 23 and 93)		
Antenna, Cemetery, Club And Lodge, Collective Residential, Transportation		

CONDITIONS FOR PUBLIC ASSEMBLY ZONE

1. Development Standards

The development standards for this zone shall be as follows:

- | | | |
|----|-------------------------------|---------------|
| a) | Minimum Building Line Setback | 10 metres |
| b) | Minimum Sideyard | 5 and 1 metre |
| c) | Minimum Rearyard | 15 metres |
| d) | Maximum Height | 14 metres |

2. Access and Parking

In assessing proposed new public uses, the Town will require adequate vehicular and pedestrian access to the site and off-street parking that meets the standards of these Development Regulations.

3. Municipal Services

Full municipal water and sewer services shall be required for new public uses.

USE ZONE TABLE

OPEN SPACE AND RECREATION (OSR) ZONE

ZONE TITLE	OPEN SPACE AND RECREATION (OSR)	(Harbour Grace)
PERMITTED USE CLASSES (see Regulation 92)		
Conservation, Cemetery, Recreational Open Space		
DISCRETIONARY USE CLASSES (see Regulations 23 and 93)		
Campground, Cultural and Civic, Indoor Assembly, Outdoor Assembly, Transportation		

CONDITIONS FOR OPEN SPACE AND RECREATION ZONE

The development standards are as determined by the Town, subject to the necessary approvals by Provincial and Federal agencies.

USE ZONE TABLE

COMMERCIAL (COM) ZONE

ZONE TITLE	COMMERCIAL (COM)	Harbour Grace
PERMITTED USE CLASSES (see Regulation 92)		
Antenna, Commercial-Residential, Conservation, General Garage, Light Industry, Recreational Open Space, Service Station, Transportation, all uses in the Assembly Uses Group, all uses in the Business and Personal Services Uses Group, all uses in the Mercantile Uses Group		
DISCRETIONARY USE CLASSES (See Regulations 23 and 93)		
General Industry		

CONDITIONS FOR COMMERCIAL ZONE

1. Development Standards

Except for Shopping Centre, The development standards for this zone shall be as follows:

- | | | |
|----|-----------------------------------|-----------|
| a) | Minimum Building Line Setback | 10 metres |
| b) | Minimum Side Yard | 5 metres |
| c) | Minimum Side Yard Flanking Road | 10 metres |
| d) | Minimum Rear Yard | 10 metres |
| e) | Maximum Height | 10 metres |
| f) | Minimum Sideyard for Open Storage | 5 metres |

2. Development Standards – Shopping Centre

A shopping centre is a group of shops and complementary uses with integrated parking and which is planned, developed and designed as a unit containing a minimum of 5 retail establishments.

The following conditions apply to a shopping centre:

a)	Lot area (minimum)	25,000 square metres
b)	Floor area (minimum)	6,000 square metres
c)	Frontage (minimum)	30 metres
d)	Building line setback (minimum)	15 metres
e)	Sideyard (minimum)	5 metres
f)	Rearyard (minimum)	10 metres
g)	Lot coverage (maximum)	33%
h)	Height (maximum)	10 metres

3. Municipal Services

Development in this zone shall be connected to the Town's water and sewer system where feasible.

4. Open Storage

The Town may permit open dry storage of materials, goods and machinery provided the following conditions are met:

- a) open storage shall not occupy more than 50 percent of the site area and shall not be located in the front yard or in any required buffer areas;
- b) open storage areas shall be enclosed by a wall or fence not less than 2 metres in height constructed of uniform materials approved by the Town;
- c) open storage areas shall be maintained with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

5. Site Maintenance Standards

- (1) Trash and Garbage Receptacles. Trash and garbage receptacles which contain garbage awaiting collection shall be located within a screened enclosure constructed of opaque materials and of a design satisfactory to the Town.
- (2) Exterior Lighting. Exterior lighting for use on the site shall be erected and maintained so the light is confined to the property and will not cause direct light or glare upon the adjacent properties or roads. The light source shall not be higher than 6 metres.

- (3) Landscaping and Surfacing. Lots shall be landscaped or provided with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

6. Vehicular Access

Each site shall be separated from the adjoining road by a curb or other suitable barrier against unchannelled motor vehicle access. The barrier shall be located on the lot along the street line unless the barrier takes the form of a curb along the carriageway.

USE ZONE TABLE

INDUSTRIAL (IND) ZONE

ZONE TITLE	INDUSTRIAL (IND)	Harbour Grace
PERMITTED USE CLASSES (see Regulation 92)		
Antenna, Communications, Conservation, General Industry, General Service, Light Industry, Office, Passenger Assembly, Service Station, Shop, Transportation		
DISCRETIONARY USE CLASSES (see Regulations 23 and 93)		
Hazardous Industry, Office, Mineral Working, Recreational Open Space		

CONDITIONS FOR INDUSTRIAL ZONE

1. Development Standards

The development standards for this zone are as determined by the Town, taking into consideration adjacent land uses.

2. Flammable Liquids Storage

In this zone, all uses and structures for the on-site bulk storage of flammable liquids shall conform to the requirements of the Provincial Fire Commissioner and in order to prevent damage to adjacent uses by fire, explosion or spillage of flammable liquid shall be surrounded by such buffers and landscaping as the Town may require.

3. Industrial Streets and Services

All industrial and light industrial uses must be provided with streets and municipal services designated for industrial use including fire fighting capability. Any industrial establishment must provide adequate off-street parking facilities for all employees. Customer parking may be provided in the street right-of-way by the construction of suitable bays in which parked vehicles will not interfere with moving traffic.

4. Municipal Services

Development in this Zone shall be connected to the Town's water and sewer system where feasible.

5. Outdoor Storage

The Town may permit open dry storage of materials, goods and machinery provided the following conditions are met:

- a) outdoor storage shall not occupy more than 50 percent of the site area and shall not be located in the front yard or in any required buffer areas;
- b) outdoor storage areas shall be enclosed by a wall or fence not less than 2 metres in height constructed of uniform materials approved by the Town;
- c) outdoor storage areas shall be maintained with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

6. Site Maintenance Standards

- (1) Trash and Garbage Receptacles. Trash and garbage receptacles which contain garbage awaiting collection shall be located within a screened enclosure constructed of opaque materials and of a design satisfactory to the Town.
- (2) Exterior Lighting. Exterior lighting for use on the site shall be erected and maintained so the light is confined to the property and will not cast direct light or glare upon the adjacent properties or roads. The light source shall not be higher than 6 metres.
- (3) Landscaping and Surfacing. Lots shall be landscaped or provided with a stable surface to prevent raising or movement of dust, clay, mud, and loose particles.

7. Vehicular Access

Each site shall be separated from the adjoining road by a curb or other suitable barrier against unchannelled motor vehicle access. The barrier shall be located on the lot along the street line unless the barrier takes the form of a curb along the carriageway.

USE ZONE TABLE

RURAL (RU) ZONE

ZONE TITLE	RURAL (RU)	(Harbour Grace)
PERMITTED USE CLASSES (see Regulation 92) Agriculture, Antenna, Conservation, Forestry, Mineral Exploration, Recreational Open Space		
DISCRETIONARY USE CLASSES (see Regulations 23 and 93) Animal, Campground, Catering, Cemetery, Commercial Residential, Communication, General Industry, Mineral Working, Outdoor Assembly, Outdoor Market, Penal and Correctional Detention, Scrap Yard, Single Dwelling, Solid Waste Disposal, Transportation, Utilities, Veterinary		

CONDITIONS FOR RURAL ZONE

1. Development Standards

Development standards in this zone will be determined by the Town, and, where applicable, subject to approvals from the Provincial Government.

2. Blueberry Management Units

As identified on the Land Use Zoning Maps or other appropriate documents and maps, development within the Blueberry Management Units is limited to uses necessary for the cultivation and processing of blueberries. All development in these areas is subject to the approval of the Department of Resources, Agrifoods Development Branch, along with the Town.

3. Campground

- 1) A campground may only be permitted as a discretionary use, provided a plan of the development is submitted in a format satisfactory to the Town, showing and specifying:
 - a) camping sites - location and sizes;
 - b) roads and accesses;

- c) parking areas;
 - d) accessory uses, such as laundry facilities, storage areas, showers, snack-bar, and convenience stores and the caretaker residence, and any other building or facility accessory to the campground facility;
 - e) water supply and waste disposal services;
 - f) landscaping;
 - g) buffers, and screening between the campground and existing and future residential development;
 - h) the land to be developed on a legal survey prepared by a Newfoundland Land Surveyor;
 - i) where deemed, necessary by the Town, a phasing plan of the campground.
- (2) Commercial uses, washroom facilities, laundromats, and similar facilities, and parking areas and recreational areas shall not be located adjacent residential areas.
- (3) All sites and facilities shall only be accessed by the internal road network of the campground.
- (4) A suitable buffer located on the property that is landscaped and planted with materials approved by the Town and/or a privacy fence of a design approved by the Town, shall be provided where the development is abuts a public road, right of way, and/or a present or future residential neighbourhood.
- Any buffering or screening shall be properly maintained by the owner, and not allowed to fall into disrepair or become unsightly.
- (5) The permit for a campground shall specify the maximum number of units and sites - in the form of tents, recreational vehicles, and so forth - that may be accommodated on the site at any one time. This number shall not be exceeded.
- (6) Any expansion or alteration to a campground shall be subject to review by the Town, and except for repairs and maintenance, shall be treated as a discretionary use application.
- (7) The owner and/or the operator shall ensure that all bylaws and regulations of the Town pertaining to noise, rowdy behaviour, and litter are complied with.

- (8) Where deemed necessary by the Town, a deposit sufficient to cover the cost of the buffer and screening shall be deposited with the Town, and then subsequently returned by the Town upon satisfactory completion of the work, or, used by the Town to complete the work in accordance with the approved plan.

4. Commercial Residential, Outdoor Assembly, Catering

A Commercial Residential, Outdoor Assembly, and associated camping park, or Catering uses may be permitted provided the use is a tourist-oriented operation which requires a site in the Rural Zone. A Catering use may only be permitted if accessory to and clearly subordinate to another use named in this condition.

5. Forestry

Forestry activities must preserve the scenic views of the community. Logging will not be permitted in areas clearly visible from the urban area of the Town.

6. General Industry

General Industrial uses shall be restricted to the maintenance and repair of equipment, processing and storage related to agriculture, forestry or mineral working uses, or to uses meeting the following criteria:

- a) unsuitable for location near urban development because they interfere with the amenity and use of adjacent lands by reason of appearance, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust or glare;
- b) operations of a manufacturing or assembly nature or activities which require large areas for open storage and handling of materials, goods, and equipment and whose buildings are accessory to the open storage and handling;
- c) capable of being serviced by on-site water supply and sanitary sewage disposal;
- d) capable of being screened from public roads and lands designated for urban uses;
- e) generating low volumes of traffic; and
- f) capable of operations with no deleterious effect on the environment including, quality of water in any stream, pond or bog.

No warehousing or wholesale and retail sales activities shall be permitted.

7. Mineral Working

Mineral Working uses shall meet the conditions set out below:

7.1. Separation from Adjacent Uses

Unless the Town is satisfied that the working will not create a nuisance and will not adversely affect the amenity of the specified development or natural feature, no mineral working shall be located closer than the minimum distances set out below to the specified development or natural feature.

	<u>Minimum Buffer Distance of Pit or Quarry Working</u>
Hardrock quarry and Urban Development	1,000 metres
Other than hardrock quarry and existing or Proposed Residential Development	300 metres
Any other development area, or area likely to be developed during the life of the pit or quarry working	150 metres
Public highway or street	50 metres
Protected Road	90 metres
Waterbody or watercourse	50 metres

7.2. Screening

A mineral working shall be screened in the following manner where it is visible from a public street or highway, developed area, or area likely to be developed during the life of the working:

- (a) Where tree screens exist between the mineral working and adjacent public highways and streets or other land uses (excepting forestry and agriculture), the tree screens shall be retained in a 30-metre wide strip of vegetation so that visibility of any part of the operation from the surrounding uses or streets will be prevented. The tree screens must be

maintained by the owner or occupier of the mineral working to retain 30 metres in a forested appearance. Where vegetation dies or is removed from the 30-metre strip, the Town may require new trees of a minimum height of 1 metre to be planted to fill in the area affected to the satisfaction of the Town or, at the discretion of the Town, condition 7.2(b) must be undertaken.

- (b) Where no tree screens exist of sufficient width and density to constitute a visual screen, earthen berms shall be constructed to a height sufficient to prevent visibility from any part of the mineral working operation from adjacent uses (excepting forestry and agriculture) or adjacent public highways and streets. The berms shall be landscaped to the Town's satisfaction.
- (c) Where natural topography creates a visual screen between mineral workings and adjacent public highways and streets or other land uses (excepting forestry and agriculture), additional screening may not be required.
- (d) Where effective screening for any mineral working or associated processing or manufacturing use cannot be installed or located as required in 7.2(a) - 7.2(c) above, the Town may refuse to permit the mineral working or associated activity.

7.3. Fencing

The Town may require the mineral working site or excavated area of a pit or quarry working to be enclosed by a fence designed and constructed to its specifications and no less than 1.8 metres in height.

7.4. Water Pollution

No mineral working or associated storm or sanitary drainage shall unacceptably reduce the quality of water in any waterbed or watercourse. Any access road to a pit and quarry working which crosses a brook or stream shall be bridged or culverted at the crossing in accordance with the Regulations of the Department of Environment and Conservation.

7.5. Water Ponding

No mineral working shall result in the excavation of areas below the level of the water table nor in any way cause the accumulation or ponding of water in any

part of the site. Settling ponds may be permitted with the approval of the Department of Environment and Conservation.

7.6. Erosion Control

No mineral working shall be carried out in a manner so as to cause erosion of adjacent land.

7.7. Site Maintenance

The mineral working shall be kept clean of refuse, abandoned vehicles, and abandoned equipment and any derelict buildings.

7.8. Access Roads

No quarry may be developed where the access road passes through a residential neighbourhood.

During extended periods of shutdown, access roads to a mineral working shall be ditched or barred to the satisfaction of the Town.

7.9. Stockpiling Cover Material

All stumps, organic material and topsoil, including the rusty coloured and iron stained layer, shall be stripped and stockpiled at least 5 metres from uncleared areas and 10 metres from active quarry or stockpile areas. The owner or operator shall ensure that the quality of the topsoil is not affected by dilution with other materials.

7.10. Operating Plant and Associated Processing and Manufacturing

The Town may permit processing and manufacturing use associated with mineral workings provided that, in the opinion of the Town, the use does not create a nuisance nor is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of fumes, dust, dirt, objectionable odour, or by reason of unsightly storage of materials.

All permanent or temporary buildings, plants and structures associated with processing and manufacturing will be located so as not to interfere with the present or future extraction of aggregate resources.

The Town may specify a minimum separation distance between operating plant

or associated processing and manufacturing structure or equipment and adjacent developed areas likely to be developed during the life of the mineral working.

7.11. Termination and Site Rehabilitation

Upon completion of the mineral working, the following work shall be carried out by the operation:

- (a) All buildings, machinery and equipment shall be removed.
- (b) All pit and quarry slopes shall be graded to slopes less than 20 percent or to the slope conforming to that existing prior to the mineral working.
- (c) Topsoil and many organic materials shall be respread over the entire quarried area.
- (d) The access road to the working shall be ditched or barred to the satisfaction of the Town.

If the mineral working contains reserve of material sufficient to support further extraction operations, the Town may require the work described above to be carried out only in areas of the site where extraction has depleted aggregate reserves.

7.12. Security

The Town may require the posting of a bond or other type of financial guarantee as security to ensure the rehabilitation of quarry sites to acceptable standard.

7.13. Extraction & Rehabilitation Plan

As a condition of approval, the Town may require the developer:

- (a) to submit for the consideration and approval of the Town a Mineral Working Development Plan for the proposed Mineral Working use which shall include a site plan showing the location of physical site features and extraction and processing features; and
- (b) to submit for the consideration and approval of the Town a Mineral Working Reclamation Plan for the proposed mineral working use which shall explain, illustrate and show to the satisfaction of the Town a plan for restoration of the site which includes final ground contours, slopes, depth

of topsoil, and vegetation and a phasing plan if necessary in the form of a grading and landscape plan or plans.

7.14. Permit Fee

The development permit fee for a mineral working shall be determined by the Town in an amount sufficient to cover the review of any required Development and Reclamation Plans by a professional engineer, ongoing inspection of the site for conformity with any required Plans and with the conditions of the development permit, and inspection of the site to determine acceptable reclamation, and, where applicable, for purposes of return or cancellation of the financial guarantee required in 6.12 above.

8. Municipal Services

Except where deemed necessary by the Town no development in this Zone shall be connected to the Town's water and sewer system.

9. Public Roads

Uses open to or used by the public shall front on a publicly owned and maintained road in accordance with the standards specified in Part IV of the Regulations.

10. Scrap Yard/Solid Waste Disposal

Type of Development	Minimum Distance from Solid Waste Site or Scrap Yard
Existing or proposed residential development	300 metres
Any other developable area or area likely to be developed	150 metres
Public highway or street	50 metres
Watercourse or water body	50 metres
Protected Road	90 metres

11. Single Dwelling

A single dwelling may be permitted if it is necessary to support a permitted use.

USE ZONE TABLE

ENVIRONMENTAL PROTECTION (EP) ZONE

ZONE TITLE	ENVIRONMENTAL PROTECTION (EP)	(Harbour Grace)
PERMITTED USE CLASSES (see Regulation 92)		
Conservation		
DISCRETIONARY USE CLASSES (see Regulations 23 and 93)		
Antenna, Mineral Exploration, Recreational Open Space, Transportation		

CONDITIONS FOR THE ENVIRONMENTAL PROTECTION ZONE

All development in this zone is subject to the approval of the Department of Environment and Conservation along with the Town.

USE ZONE TABLE

PROTECTED PUBLIC WATER SUPPLY (PPWS) ZONE

ZONE TITLE	PROTECTED PUBLIC WATER SUPPLY (PPWS) (Harbour Grace)
PERMITTED USE CLASSES (see Regulation 92)	Conservation
DISCRETIONARY USE CLASSES (see Regulations 23 and 93)	Agriculture, Antenna, Forestry, Mineral Exploration, Outdoor Assembly (Condition 3), Recreational Open Space, Seasonal Residential (Condition 3), Transportation (Condition 3) and Utilities

CONDITIONS FOR THE PROTECTED PUBLIC WATER SUPPLY ZONE

1. General Conditions and Referrals

In addition to any other approvals or requirements by the Town, all development in this zone shall be subject to the approval of the Minister of Environment and Conservation.

Conditions 1, 2, 3, 4, and 5 are based upon Department of Environment and Conservation Policy Directive W.R. 95-01 - Water Resources Management Division as modified.

- (1) Existing non-conforming resource development and other uses will be allowed to continue, and where necessary, upgraded such as in the case of the Harbour Grace Regatta facilities, the Harbour Grace Airstrip and existing seasonal residences, unless it is established that these are impairing water quality or have potential to impair water quality.
- (2) The Minister of Environment and Conservation may require proponents of existing activities, which have potential to impair water quality, to obtain his/her approval.
- (3) No development shall be carried out in a designated area except in accordance with this policy.

- (4) No person shall carry out any development in a designated area without obtaining prior approval in writing from the Minister.

2. Activities Not Permitted in a Designated Area

Although they may be associated with any one of the Permitted or Discretionary Uses under any one of the Zone overlays, the following activities shall not be permitted in the Protected Water Supply:

- (a) placing, depositing or discharging or permitting the placing, depositing or discharging into a body of water any sewage, refuse, chemicals, municipal and industrial wastes or any other material which impairs or has potential to impair water quality;
- (b) using an intake, pond, lake or specified buffer zones for any activity detrimental to water quality, and not permitted in the Environment Act;
- (c) using ice covered water body for transporting logs or wood, riding skidoos/motor vehicles/all terrain vehicles, leading of animals, or any other activity, including littering, which impairs or has potential to impair water quality;
- (d) using or operating existing facilities in such a manner that impairs or has potential to impair water quality;
- (e) storage and disposal of pesticides and manure, application of manure and chemicals in specified buffer zones, extensive land clearing, and peat land drainage without adequate treatment.
- (f) application of herbicides in the right-of-way, and use of chemically treated utility poles and other related structures; and,
- (g) any other storage or disposal facilities that the Minister of Environment and Conservation considers environmentally unacceptable.

3. Activities Regulated in a Designated Area

Subject to the other provisions of these Regulations, in this zone no person shall undertake any of the following activities without obtaining prior written approval from the Minister of Environment and Conservation and a permit from the Town:

- (a) expansion and upgrading of the existing activities, operations or facilities;
- (b) unless deemed to have a negative impact on the water quality, subject to the approval of the Minister of Environment and Conservation existing outdoor assembly, seasonal residential and transportation uses are allowed to continue, be kept up to standard and improved or replaced as needed;
- (c) land clearing or drainage, construction of access roads, servicing of lands for subsequent use, or extension and upgrading of existing buildings or facilities;
- (d) installation of storm or sanitary sewer pipelines, pipelines for transmission of water for hydroelectric generation, agriculture uses, or any other purposes;
- (e) construction of roads, bridges, culverts, and other stream crossings, and installation of power and telecommunication transmission lines;
- (f) modification to intake structures, pump house, reservoir; and
- (g) any other development or activity which, in the opinion of the Minister of Environment and Conservation, has caused impairment or has potential to impair water quality.

4. Approval Process

- (1) The proponent shall submit a detailed development plan along with maps, drawings and specifications and other information as required by the Town and the Minister of Environment and Conservation for approval.
- (2) The Minister of Environment and Conservation may, on the recommendation of his/her officials, issue a certificate of approval for the proposed development on such terms and conditions as the Minister considers necessary to protect water quality.
- (3) The proponent shall obtain separate approvals from the Minister and Conservation for all permanent or temporary stream crossings or for alteration to bodies of water that may be necessary to carry out the approved development.
- (4) The proponent shall also obtain licences, permits or approvals under other

Acts and Regulations, including the Development Regulations as required prior to commencing the approved work.

- (5) The proponent of the approved development shall notify the Town by providing a copy of the approval issued under this policy before commencing the work.
- (6) The proponent shall maintain adequate liaison and consultation with the person or authority responsible for the operation and maintenance of the waterworks during the implementation and operation of the approved work.
- (7) The Minister of Environment and Conservation may require the inspection of the approved development from time to time by his/her officials to ensure that the development is carried out in an environmentally acceptable manner and the proponent is complying with the terms and conditions of the approval.
- (8) The Minister of Environment and Conservation may require a proponent to monitor water quality according to a monitoring program approved by the Minister in order to evaluate the impact of the approved development on public water supply.

5. Buffer Zones

The proponents shall provide the following widths of buffer zones along and around water bodies from the high water mark in a designated area:

Water Body	Width of Buffer Zones
Intake pond or lake	a minimum of 150 metres
River intake	a minimum of 150 metres for a distance of one kilometre upstream and 100 metres downstream
Main river channel	a minimum of 75 metres
Major tributaries, lakes or ponds	a minimum of 50 metres
Other water bodies	a minimum of 30 metres

No development activity shall be permitted in buffer zones except those that are intended to promote vegetation.

6. Forestry

Approvals for woodcutting or other forestry related activities within this zone must be obtained from the provincial Department of Natural Resources - Forestry Services Branch.

**USE ZONE TABLE
WELL HEAD PROTECTED AREA – PUBLIC
WELL HEAD PROTECTED AREA – PRIVATE**

**CONDITIONS FOR THE
WELL-HEAD PROTECTED AREA - PUBLIC
WELL HEAD PROTECTED AREA - PRIVATE**

- (1) Notwithstanding the use zone, within a Well Head Protected Area - Public any development except renovations to an existing structure, fences and minor landscaping shall be referred to the Department of Environment and Conservation for approval before a permit is issued by the Town.
- (2) Notwithstanding the use zone, within a Well Head Protected Area - Private any development except renovations to an existing structure, fences and minor landscaping shall be referred to the owners of the well for review before a permit is issued by the Town.
- (3) Notwithstanding the use zone, within the Well-Head Protected Area - Public and the Well Head Protected Area - Private, the following chemicals/activities are prohibited:
 - a) storage of petroleum fuels in excess of 25 L;
 - b) storage of petroleum solvents in excess of 10 L;
 - c) storage of chlorinated solvents in excess of 10 L;
 - d) storage of pesticides and preservatives in excess of 10 L;
 - e) new sewerage systems
 - f) manure storage;
 - g) manure application;
 - h) mining and aggregate removal;
 - i) inorganic fertilizers (no bulk storage);
 - j) forestry (salvage cutting permitted);
 - k) sawmill operations;
 - l) groundwater extraction(non private wells);
 - m) groundwater heat pumps;
 - n) road salt (no bulk storage);
 - o) waste disposal.

USE ZONE TABLES

HIGHWAY (HWY) ZONE

ZONE TITLE	HIGHWAY	(Harbour Grace)
PERMITTED USE CLASSES - (see Regulation 92)		
Conservation, Public Services and Public Utilities		
DISCRETIONARY USE CLASSES – (see Regulations 23 and 93)		
Recreational Open Space.		

CONDITIONS FOR THE HIGHWAY ZONE

General Development Standards

All development shall be approved by the Department of Transportation and Works before a permit is issued by the Town.

SCHEDULE D - OFFSTREET LOADING AND PARKING REQUIREMENTS

1. Off-Street Loading Requirements

- (1) Where the Town deems necessary, for every building, structure or use to be erected, enlarged or established requiring the shipping, loading or unloading of animals, goods, wares or merchandise, there shall be provided and maintained for the premises loading facilities on land that is not part of a street comprised of one or more loading spaces, 15 m long, 4 m wide, and having a vertical clearance of at least 4 m with direct access to a street or with access by a driveway of a minimum width of 6 m to a street.
- (2) The number of loading spaces to be provided shall be determined by the Town.
- (3) The loading facilities required by this Regulation shall be so arranged that vehicles can manoeuvre clear of any street and so that it is not necessary for any vehicle to reverse onto or from a street.

2. Parking Area Standards

- (1) For every building, structure or use to be erected, enlarged or established, there shall be provided and maintained a quantity of off-street parking spaces sufficient to ensure that the flow of traffic on adjacent streets is not impeded by the on-street parking of vehicles associated with that building, structure or use.
- (2) The number of parking spaces to be provided for any building, structure, use or occupancy shall conform to the standards set out in Schedule D, except as otherwise modified by Schedule C, of these Regulations.
- (3) Each parking space, except in the case of single or duplex dwellings, shall be made accessible by means of a hard surfaced right-of-way at least 3 m in width. Parking required in a Residential Zone shall be provided on the same lot as the dwelling or dwellings. Parking space for apartments shall be provided in the rear yard where possible. In a Non-Residential Zone, parking spaces shall be provided within the limits of the zone in which the use is situated and not more than 200 m distant from the use concerned.

- (4) The parking facilities required by this Regulation shall, except in the case of single or attached dwellings, be arranged so that it is not necessary for any vehicle to reverse onto or from a street.
- (5) Where, in these Regulations, parking facilities for more than four vehicles are required or permitted, with parking perpendicular to the curb the minimum dimensions shall be as follows:
- | | |
|--|--------------|
| (a) parking stall width | 2.75 metres |
| (b) parking stall length or depth | 5.80 metres |
| (c) aisle width, parking stalls across from each other | 7.30 metres |
| (d) aisle width, other obstruction | 7.30 metres |
| (e) driveway width | 7.00 metres. |

Where the parking stall is horizontal to the curb, the minimum length of the stall shall be 7.00 metres, and the minimum aisle width (if applicable) shall be at least 4 metres, more if deemed necessary by the Town.

For any other parking lot configuration, the requirements shall as be as specified by the Town, but in no instance shall the requirements be less than that specified for perpendicular parking spaces.

- (6) Other requirements for parking areas are as follows:
- (a) the parking area shall be constructed and maintained to the specifications of the Town;
 - (b) the lights used for illumination of the parking area shall be so arranged as to divert the light away from adjacent development;
 - (c) a structure, not more than 3 m in height and more than 5 m² in area may be erected in the parking area for the use of attendants in the area;
 - (d) except in zones in which a service station is a permitted use, no gasoline pump or other service station equipment shall be located or maintained on a parking area;
 - (e) no part of any off-street parking area shall be closer than 1.5 m to the front lot line in any zone;
 - (f) access to parking areas in non-residential zones shall not be by way of residential zones;
 - (g) where a parking area is in or abuts a residential zone, a natural or structural barrier at least 1 m in height shall be erected and maintained along all lot lines;

- (h) where, in the opinion of the Town, strict application of the above parking requirements is impractical or undesirable, the Town may as a condition of a permit require the developer to pay a service levy in accordance with these Regulations in lieu of the provision of a parking area, and the full amount of the levy charged shall be used by the Town for the provision and upkeep of alternative parking facilities within the general vicinity of the development.

3. Parking Requirements

- (1) The off-street parking requirements for uses in the various use classes set out in Schedule B shall be as set out in the following table, except as otherwise set out in Schedule C. In case of developments including uses in more than one class, these standards shall be regarded as cumulative.
- (2) Adequate off-street provision for drop-off and pick-up of persons shall be provided in developments where required, such as uses within the education, passenger assembly, child care, medical treatment and special care, commercial-residential and take-out food service classes.

CLASS	MINIMUM OFF-STREET PARKING REQUIREMENT
Theatre	One space for every 5 seats.
Cultural and Civic	One space for every 50 square metres of gross floor areas.
General Assembly	One space for every 10 square metres of gross floor area.
Educational	Schools - 2 spaces for every classroom. Further education - 1 space for every 5 persons using the facilities (students, faculty and staff).
Place of Worship	One space for every 5 seats.
Passenger Assembly	As specified by the Town.
Club and Lodge	One space for every 3 persons that may be accommodated at one time.
Catering	One space for every 3 customers that may be accommodated at one time.
Funeral Home	One space for every 10 square metres of gross floor area.
Child Care	One space for every 20 square metres of gross floor area.
Amusement	One space for every 10 square metres of gross floor area.
Outdoor Assembly	As specified by the Town.

CLASS	MINIMUM OFF-STREET PARKING REQUIREMENT
Campground	As specified by the Town.
Penal and Correctional Detention	As specified by the Town.
Medical Treatment and Special Care	Once space per 20 square metres of suite or ward area
Single Dwelling	Two spaces for every dwelling unit.
Double Dwelling	Two spaces for every dwelling unit.
Row Dwelling	Two spaces for every dwelling unit.
Apartment Building	Three spaces for every two dwelling units.
Collective Residential	As specified by the Town.
Boarding House Residential and/or Bed and Breakfast	As specified by the Town.
Commercial Residential	One space for every guest room.
Seasonal Residential	One space per dwelling unit.
Mobile Homes	Two spaces for every dwelling unit.
Office	One space for every 20 m ² of gross floor area.
Medical and Professional	One space for every 20 m ² of gross floor area.
Personal Service	One space for every 20 m ² of gross floor area.
General Service	One space for every 20 m ² of gross floor area.
Communications	As specified by the Town.
Police Station	As specified by the Town.
Taxi Stand	As specified by the Town.
Take-out Food Service	One space for every 20 m ² of gross floor area.
Veterinary	One space for every 20 m ² of gross floor area.
Shopping Centre	One space for every 15 m ² of gross floor area.
Shop	One space for every 20 m ² of gross floor area.
Indoor Market	As specified by the Town.
Outdoor Market	As specified by the Town.
Convenience Store	One space for every 20 m ² of gross floor area.
Hazardous Industry	As specified by the Town, but not less than one space per 100 m ² of gross floor area or 10 parking spaces, whichever is greater.
General Industry	As specified by the Town, but not less than one space per 100 m ² of gross floor area or 10 parking spaces, whichever is greater.
Service Station	One space for every 20 m ² of gross floor area.

CLASS	MINIMUM OFF-STREET PARKING REQUIREMENT
Light Industry	As specified by the Town, but not less than one space per 50 m ² of gross floor area or 5 parking spaces, whichever is greater.
Agriculture	Not specified.
Forestry	Not specified.
Mineral Working	Not specified.
Mining	Not specified.
Recreational Open Space	Not specified.
Conservation	Not specified.
Cemetery	Not specified.
Scrap Yard	Not specified.
Solid Waste	Not specified.
Animal	Not specified.
Antenna	Not specified.
Transportation	As determined by the Town, taking into consideration associated uses, such as boat repairs, and other facilities and services.
Marina	As determined by the Town, taking into consideration associated uses, such as boat repairs, and other facilities and services.

SCHEDULE E - WATERWAYS AND WETLANDS – W.R. 97-1 AND W.R. 97-2

NOTE: Schedule F sets out the applicable policy directives under the Water Resources Act concerning development in and near bodies of water – waterways and wetlands – as described in Part II of the Development Regulations. These directives were obtained from the Government of Newfoundland and Labrador Department of Environment and Conservation Website and may be amended or changed without notice.

WATERWAYS

Development in Shore Water Zones – Policy Directive W.R. 97-1

1.0 INTRODUCTION

The shore water zone is the interface between land and water, and includes the land along the edge of an ocean, or a fresh water body. The shore water zone owes its unique ecological attributes to the area encompassing both the land draining into the water body and the water body itself. Unplanned and imprudent development on shore water zones, including infilling and waste disposal, may have detrimental effects on water quality, water quantity, and on terrestrial and aquatic life and habitat. Human impacts on salt water shore zones, caused by, for example, untreated sewage disposal, surface runoff from urban and industrial sites, etc., has led to closures of bays to aquaculture and shellfish harvesting. The economic impacts of environmental damage of fresh water shore zones include loss of recreational opportunities, depreciation of land values, etc. Shore water zones are also areas that are subject to flooding, with possible adverse impacts on life and property along the zones.

2.0 OBJECTIVES

This policy will establish the criteria for issuing a permit under Section 48 of the *Water Resources Act*, SNL 2002 cW-4.01, for all development activities in and affecting shore water zones. The objective of the policy is to permit developments of shore water zones such that potential economic losses and impacts on water quantity, water quality, and terrestrial and aquatic habitats and life are minimized.

3.0 LEGISLATION

Water Resources Act, SNL 2002 cW-4.01, ("the Act") sections 30, 48 and 64

4.0 DEFINITIONS

Body of Water - (Statutory definition from the Act) "body of water" means a surface or subterranean source of fresh or salt water

within the jurisdiction of the province, whether that source usually contains liquid or frozen water or not, and includes water above the bed of the sea that is within the jurisdiction of the province, a river, stream, brook, creek, watercourse, lake, pond, spring, lagoon, ravine, gully, canal, wetland and other flowing or standing water and the land occupied by that body of water

Shore Water Zone - "Shore Water Zone" means the land that is intermittently occupied by water as a result of the naturally fluctuating surface water level in a body of water which can be either a fresh or salt water body and, in either case, the low water mark and high water mark of the water body defining the edges of the shore water zone.

Development - "Development" means the carrying out of an activity or operation which includes construction of wharves, moorings, jetties, other docking facilities, marinas, boathouses, etc., mechanical disturbance of the land, infilling, drainage, dredging, channelization, erosion control works, and removal of vegetation on shore water zones for social or economic benefits, or any change in the use or the intensity of use of any shore water zone.

5.0 POLICIES

5.1 High Water Level of a Water Body

The high water level of a water body is taken to be the 1:100 year return period water level. For a fresh water body, this level includes water levels caused strictly by storm runoff or hydraulic effects of ice or both. In marine situations, the level must include maximum waves, wind setup, storm surge, and ultimate mean sea levels under current global climatic forecasts for a 1:100 year design.

5.2 Developments Not Permitted

5.2.1 Infilling, drainage, dredging, channelization, or removal of surface or underwater vegetation on or along shore water zones, which could aggravate flooding problems, will not be permitted.

- 5.2.2 Infilling, drainage, dredging, channelization, or removal of surface or underwater vegetation on or along shore water zones, which have unmitigable adverse water quality impacts on the shore water zones, will not be permitted.
- 5.2.3 Infilling, drainage, dredging, channelization, or removal of surface or underwater vegetation on or along shore water zones which have significant impacts on water circulation patterns within the shore water zones or on sediment deposition or accretion or removal rates along the shore water zones will not be permitted.
- 5.2.4 Placing, depositing or discharging into shore water zones of any raw sewage, refuse, municipal and industrial wastes, fuel or fuel containers, pesticides, herbicides or other chemicals or their containers, or any other material, which impairs or has the potential to impair the water quality of the shore water zones will not be permitted.
- 5.2.5 Construction of extensive paved surfaces along a shore water zone, which changes the intrinsic character of the shore water zone, will not be permitted.

5.3 Developments Requiring Written Permission

The following developments on or along shore water zones will be permitted subject to the prior written permission of the Minister of Environment and Conservation (the "Minister") in accordance with the *Act*.

- 5.3.1 Limited removal of surface vegetation cover for the construction of marinas, boathouses, jetties, wharves, moorings, and other docking facilities.
- 5.3.2 Construction of marinas, boathouses, jetties, wharves, moorings and other docking facilities which would require only minor disturbances to water circulation patterns within the shore water zone and which have limited impacts on sediment deposition or accretion rates along the shore water zone.
- 5.3.3 Extension and upgrading of existing buildings, structures and facilities within shore water zone areas.
- 5.3.4 Development related to recreational activities including the setting up of campgrounds, permanent and semi-permanent facilities, etc., along shore water zones.

5.4 Implementation of Mitigative Measures

All developments which are permitted within shore water zones and which could result in potentially adverse changes to water quantity or water quality of the shore water zone will require the implementation of mitigative measures to be specified in the terms and conditions for the environmental approval.

5.5 Restoration Measures

The terms and conditions of the environmental approval will specify the restoration measures to be implemented upon cessation of activities or abandonment of facilities on shore water zones.

WETLANDS

Subject:

Development in Wetlands

1.0 INTRODUCTION

Wetlands, which include bogs, fens, marsh, swamps, and shallow water, collect and store runoff, moderate and attenuate downstream flood flows, reduce downstream flooding and erosion, clean and purify water, recharge groundwater zones, and provide unique habitat for plants and animals. The wetlands of Newfoundland and Labrador are increasingly being altered from their natural state to support alternative land uses such as agriculture, urbanization, industrial development, and recreation. Unplanned and imprudent development of wetlands, including drainage, infilling, and channelization, have detrimental effects on the wetlands' and downstream water quality and water quantity, and on terrestrial and aquatic habitat, life, flora and fauna. The potential consequences of impacts on water resources include structural damage to bridges and culverts from increased flood flows; river bed erosion causing siltation; and detrimental impacts on fish resources, drinking water quality and recreational uses of water bodies.

The problem facing wetland management is that the ecological and socio-economic benefits of these ecosystems are usually not directly measurable and in many instances are not recognized until it is too late. The extensive nature of wetlands, peatlands in particular, in this province means that there is room for more developments to occur to meet social and economic needs, as long as hydrologic and environmental impacts are minimized.

2.0 OBJECTIVES

This policy will establish the criteria for issuing a permit under Section 48 of the *Water Resources Act*, SNL 2002 cW-4.011, for all development activities in and affecting wetlands. The objective of the policy is to permit developments in wetlands, which do not adversely affect the water quantity, water quality, hydrologic characteristics or functions, and terrestrial and aquatic habitats of the wetlands.

3.0 LEGISLATION

Water Resources Act, SNL 2002 cW-4.01, ("the Act") sections 30, 48 and 64

4.0 DEFINITIONS

- Body of Water -** (Statutory definition from the Act) "body of water" means a surface or subterranean source of fresh or salt water within the jurisdiction of the province, whether that source usually contains liquid or frozen water or not, and includes water above the bed of the sea that is within the jurisdiction of the province, a river, stream, brook, creek, watercourse, lake, pond, spring, lagoon, ravine, gully, canal, wetland and other flowing or standing water and the land occupied by that body of water.
- Wetland -** (Statutory definition from the Act) "wetland" means land that has the water table at, near or above the land surface and includes bogs, fens, marshes, swamps and other shallow open water areas
- Wetland development -** "Wetland development" means the carrying out of an activity or operation which includes the construction of ditches, mechanical disturbance of the ground, alteration of normal water level fluctuations, infilling, drainage, dredging, channelization, and removal of vegetation cover and/or organic matter on a wetland for social or economic benefits, or the making of any change in the use or the intensity of use of any wetland which affects its hydrologic characteristics or functions

5.0 POLICIES

5.1 Developments Not Permitted

- 5.1.1** Infilling, drainage, dredging, channelization, removal of vegetation cover or removal of soil or organic cover of wetlands which could aggravate flooding problems or have unmitigable adverse water quality or water quantity or hydrologic impacts will not be permitted.
- 5.1.2** Developments of wetlands which are located within the recharge zones of domestic, municipal or private groundwater wells will not be permitted.
- 5.1.3** Placing, depositing or discharging any raw sewage, refuse, municipal and industrial wastes, fuel or fuel containers, pesticides, herbicides or other chemicals or their containers, or any other material which impairs or has the potential to impair the water quality of wetlands will not be permitted.

5.2 Developments Requiring Written Permission

The following developments affecting wetlands will be permitted subject to the prior written permission of the Minister of Environment and Conservation (the

"Minister") in accordance with the Act:

- 5.2.1 Removal of the surface vegetation cover of wetlands for extraction of peat, or for preparing the area for agricultural or forestry activities.
- 5.2.2 Construction of ditches, tile fields and other types of flow conveyances to drain wetlands for extraction of peat, or for preparing the area for agricultural or forestry operations.
- 5.2.3 Removal of the topsoil or organic cover of wetlands for use as horticultural or fuel peat, or for preparing the area for agricultural or forestry activities.
- 5.2.4 Infilling, dredging, or any other disturbance of wetlands for the construction of permanent or temporary roads, bridges, culverts, trails, power and telecommunication transmission lines, pipelines, etc., through wetlands which would necessitate only minor disturbances to the vegetation and organic cover, the flow drainage pattern of the area and ground slope.
- 5.2.5 Infilling, dredging or other disturbance of wetlands for the construction of residential, commercial, industrial and institutional facilities or extension and upgrading of existing buildings and facilities within wetland areas.
- 5.2.6 Development related to recreational activities including the setting up of campgrounds, permanent and semi-permanent facilities, etc., on wetland areas.
- 5.2.7 Construction of flow control structures to alter the normal water level fluctuations of wetlands for the purposes of enhancing the quality or quantity of fish and other wildlife habitat.

5.3 Implementation of Mitigative Measures

All uses and developments of wetlands resulting in potentially adverse changes to water quantity or water quality or hydrologic characteristics or functions of the wetlands will require the implementation of mitigative measures to be specified in the terms and conditions for the environmental approval.

5.4 Restoration Measures

The terms and conditions of the environmental approval will specify the restoration measures to be implemented upon cessation of activities or abandonment of facilities on wetland areas.