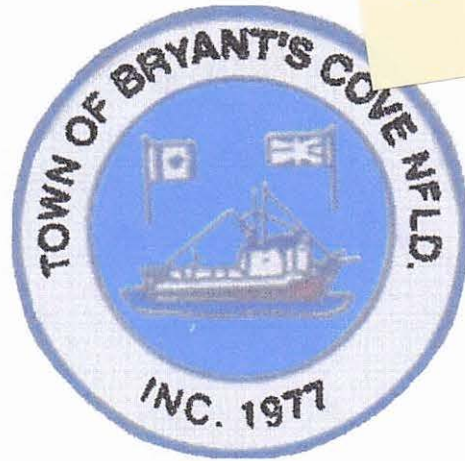


**TOWN OF BRYAN
DEVELOPMENT REGULAT**

Carol
Standard reg'n
letter pls 1/3 thx.
K



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

AMENDMENT TO SCHEDULES A and C

JUNE 2023

PLAN-TECH



ENVIRONMENT

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF BRYANT'S COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Bryant's Cove adopts the Town of Bryant's Cove Development Regulations Amendment No. 1, 2023.

Adopted by the Town Council of Bryant's Cove on the 28th day of June 2023.

Signed and sealed this 18 day of July, 2023.

Mayor:  (Council Seal)

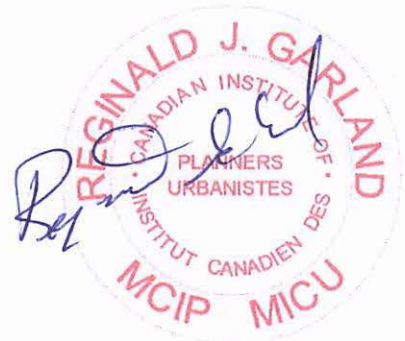
Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Bryant's Cove Development Regulations Amendment No. 1, 2023, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>680-2023-001</u>
Date	<u>7 Aug 2023</u>
Signature	<u></u>



RESOLUTION NO. 1008

TOWN OF BRYAN'S GOV. DEVELOPMENT

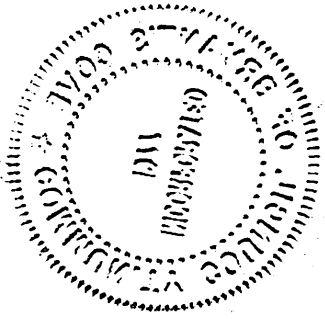
REGULATIONS FOR ZONING

RESOLUTION NO. 1008

Under the authority of Section 16 of the Town and Rural Planning Act, 2000, the Town Council of Bryan's Gov. Development hereby adopts the Town of Bryan's Gov. Development Regulations for Zoning No. 1008.

Adopted by the Town Council of Bryan's Gov. Development on the 17th day of June 2008.

Signed and sealed this _____ day of _____ 2008.



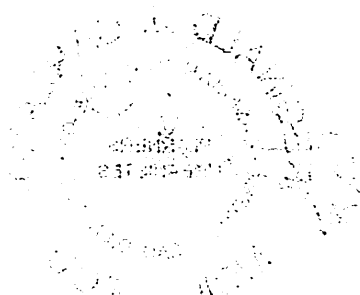
(Council Seal)

Mayor

Chairman

RESOLUTION NO. 1008

I hereby certify that the attached Town of Bryan's Gov. Development Regulations for Zoning No. 1008, have been prepared in accordance with the requirements of the Town and Rural Planning Act, 2000.



Rectangular stamp area containing the text 'RESOLUTION NO. 1008' and a signature.

TOWN OF BRYANT'S COVE
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

BACKGROUND

The Town of Bryant's Cove proposes to amend its Development Regulations. The Town is receiving requests to allow recreational trailers on permanent basis on land throughout the community. The trailers would be used for recreational purposes and not for storage.

Several parcels of land are for sale throughout the community mostly in the Rural zone. The Town has received inquiries to construct cabin/cottages in the Rural Zone. Most inquiries are for development on private land.

Council has received inquiries about sea containers as accessory buildings. Presently the Accessory Building condition in the Residential Land Use Zone Table do not address sea containers as accessory buildings.

ANALYSIS

The Bryant's Cove Municipal Plan and Development Regulations were Gazetted on May 20, 2022. The Town's Development Regulations did not address recreational trailers being used as for temporary occupancy. Nor do the Regulations address cabins/cottages in the Rural zone.

Council proposes to address these issues before it becomes problematic and permanent development occurs. The purpose of this Amendment is to add a definition to Schedule A defining recreational vehicle/trailer. The Amendment will add a condition to Schedule C, Standard Conditions for all use zones prohibiting the use of recreational trailers as a residence or use as a seasonal residence for extended stays.

The Amendment will add a condition to the Rural Land Use Zone Table prohibiting cabins/cottages in the Rural Land Use Zone Table, Schedule C. Further, the Amendment will add a condition to the Accessory Building condition in the Residential Land Use Zone Table, Schedule C, prohibiting the use of sea containers as an Accessory use.

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Bryant's Cove placed a notice on its Facebook Page, posted a notice on the Town's outside Bulletin Board and posted a notice in the Town Office on June 12, 2023, advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed Development Regulations Amendment on display at the Town Council Office from June 12, to June 16, 2023, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. During the public consultation period, one e-mail was received objecting to the Amendment.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2023

The Town of Bryant's Cove Development Regulations are amended by:

- A) Adding** a definition for Recreational Vehicle/Trailer to Schedule A as shown below:

RECREATIONAL VEHICLE/TRAILER means a self-contained unit designed for overnight accommodations which may be driven or towed, designed for temporary occupancy and containing holding tanks for drinking water or wastewater and which cannot accommodate permanent utility service connections without modifications to the original structure.

- B) Adding** Condition 11 to Schedule C, Standard Conditions for all Use Zones as shown below:

11. The use of a recreational vehicle as a permanent residence or use as a seasonal residence for extended stays shall be strictly prohibited in all use zones. Recreational Vehicle shall only be permitted in an established recreational park or camping ground, and

- C) Adding** the following condition to the list of conditions as found in the Rural Land Use Zone Table, Schedule C.

8. Seasonal Residential

Seasonal Residential such as cottages or cabins shall be strictly prohibited in the Rural Zone.

D) Amending the Accessory Building Condition (6) by adding the following to the list of condition as found in the Residential Land Use Zone Table, Schedule C, as shown below:

6. Accessory Buildings

- (a) All accessory buildings shall have a maximum combined floor area of 90m² (1000 sq ft).
- (b) Accessory buildings shall be located on the same lot as the residential dwelling and shall be complementary to the main use of the residential dwelling in character, use, style and exterior finish.
- (c) Accessory buildings shall have a maximum height of 6 metres with a minimum of 1m from any property line and 2m from the nearest corner of a residential dwelling.
- (d) Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion, but not in the flanking sideyard of a corner lot.
- (e) Residential lots may have more than one accessory building provided that the maximum combined floor area of all buildings shall not be greater than the maximum area as set out in the General Development Regulations and this Land Use Zone Table.
- (f) Accessory buildings shall be strictly prohibited for use as performing motor vehicle of heavy equipment repairs. Auto painting, dismantling or scrapping vehicles or other machinery.
- (g) School Buses, semi-trailers, ISO sea/shipping/freight containers or other vehicle body types shall be prohibited from use as an accessory building.**